EX SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4134

LOCATION:
Orchard Cottage Western Avenue, Woodley Reading.

APPLICANT:
Mr P Potter C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)

EARLIEST DATE FOR DECISION: **06/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/07/2001

CASE OFFICER: **Andrew Thorley**

5-56

20

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Potter
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2001/4134

Parish:	**WOODLEY**
Location:	**Orchard Cottage, Western Avenue, Woodley, Reading.**
Proposal:	**Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed driveway by virtue of its location will result in the loss of or serious damage to one Ash tree, which is a significant feature in the surrounding landscape. The proposal is therefore contrary to policy WBE11 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LBE1/2, LBE9, LTV1/LTV6 and LT5/6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WBE11, WOS2/3 and WT6/7.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/07/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6484
Email. Neil.Etherington@wokingham.gov.uk
Date August 16, 2001
My ref. NE/442/4/W

Mr D Syrad
Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Syrad

ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY

Thank you for contacting me about the driveway at the above property and the damage caused to the Ash tree growing on Highway land.

As discussed, the amount of root severance is likely to leave the Ash tree vulnerable to falling over in high winds. It will therefore be necessary to fell the tree, grind out the stump and plant a replacement tree. I will obtain a quotation for this work and let you know what the cost will be. I note that your client will be prepared to reimburse us for the cost of this work. Please pass on my thanks for this.

In view of the above I see no point in moving the driveway and I will not raise any objections to a planning application that shows it in its current position.

Thank you for your help in this matter.

Yours sincerely

NEIL ETHERINGTON
Senior Arboriculturist

cc: Andrew Thorley – Development Control

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/4134

Applicant : Mr P Potter C/O Chamberlain Syrad Architecture.

Location : Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal : Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)

Site Notice Displayed ? :

YES	NO	DATE
✓		4/7/01

Date of Neighbour Notifications : .....

Date of Site Visit : 4/7/01

Date Registered : 04/06/2001

Earliest Date for Decision : 06/07/2001

Latest Consultation Date/Site Notice Expiry Date : 06/07/2001

This application will have expired on: 30/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape: See news objections to location of
Highways: conditional approval dwelling
Trees: Damage to Ash tree?

Neighbours: No comments received

Woodley TC: No objection / comments

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) Highways
4) Landscape
5) Trees.

Planning history:
ref F/2001/3238
proposal 2 storey + single storey extensions.

Application Number: F/2001/4134
Appraisal:

The proposal is to extend a detached two storey derelict house. Western Avenue consists of a variety of residential houses varying in size, age, style & design. The existing 2-storey house is located on a recently cleared triangular wedge shaped plot. Positioned approximately 1.2 m below street level & 16 m away from the highway.

This is an amendment to F/2001/3238, which was approved planning permission on the 19th March 2001. The proposal consists of 2-storey side extensions, a rear conservatory extension, a front porch and attached double garage.

One of the 2 storey side extensions will be located on the southwest elevation to form a new lounge area & an additional bedroom with en-suite facilities. It will be 1.1 metres away from the neighbouring boundary and will be flush with the front and rear elevations of the existing main house.

The other 2-storey side extension will be located on the northeast elevation to form a new kitchen /breakfast room, a utility room and two additional bedrooms. It will be located a metre away from the neighbouring boundary. At ground floor level and at first floor level it will be flush with the front and rear elevations.

It is also proposed that a single storey link extension will be located in the gap between the 2-storey side extension and the proposed detached double garage. It will have a pitched roof with an eaves height of 2.6 metres and a ridge height of 4.4 metres.

The proposed single storey rear extension to form a conservatory will be located on the south east elevation. It will be 4 metres wide and will project 3.5 m towards the rear garden. To be constructed in brick to below window level with a hipped pitched roof with an eaves height of 2.8 metres and a ridge height of 4.3 metres.

The proposed single storey front extension will be located on the northwest elevation to form a porch and cloakroom. It will be 4.5 metres wide and will project 1.5 metres towards the front of the house. To be constructed in brick with a lean to pitched roof with an eaves height of 2.6 metres and a ridge height of 3.8 metres. The roof pitch would match that of the existing main roof.

The proposed single storey double detached garage will be located a metre away from the north eastern boundary & 10 metres away from the highway. It will be 6 metres wide by 7 metres deep. To be constructed in brick with a tiled pitched roof with an eaves height of 2.7 metres and a ridge height of 5.3 metres.

According to the drawings it is proposed that the eaves and ridge height of the new-pitched roof over the 2-storey extensions will be raised to 5.3 metres and 8 metres respectively, and will extend over the existing main roof of the property.

There will also be a number of internal changes which include the insertion of a number of new windows and new doors, but it is considered that these will not cause any overlooking of neighbouring properties.

1) Impact on neighbouring properties

"Oak Trees", to the northeast, 2-storey extended detached house, with detached garage at front of property, footprint located 2.3 metres away from proposal and set further back from road. Main windows at ground floor and at first floor face front and rear gardens. There is a ~~large~~ lounge bay window located approximately 4 metres away from the proposal on the front elevation, however this is not the only window serving the lounge area. Flank elevation

windows consists of a hall window on the single storey flat roofed front porch extension. Also on the rear part of the main house there is another lounge window, which faces the rear proposed conservatory. However it is considered that due to the orientation and distance away the proposals would not create an overbearing effect and would not be detrimental to the amenities of the occupiers of this property.

"Tamarisk", to the southwest, 2-storey extended semi-detached house, with attached garage adjacent to proposal. Footprint located 8 metres away from proposal. Main windows at ground floor and at first floor face front and rear gardens. No windows on flank elevation. Therefore it is considered that due to the orientation, distance away behind a 1.8 m high fence & a 2 m high brick wall, the proposal will not affect the occupants of this property.

2) Impact on street scene /visual impact.

The land slopes steeply down to the site from the road. It is proposed that the hedging at the front of the property will be retained, providing some form of screening. The design and the materials proposed would improve the existing detached house, therefore no adverse impact on street scene/visual amenity of the area – considered acceptable.

3) Highways

A new access is to be created onto Western Avenue with a new driveway and turning space, conditional approval.

4) Landscape

The two important trees shown on the layout plan are to be retained, including the Ash tree, which is on highway land and owned by W.D.C. The land slopes steeply down to the site from the road and therefore a considerable amount of ground regarding will need to take place to accommodate the proposed driveway. The driveway will be approximately 2.5 metres from the Ash tree, which is within the minimum distance stated in BS5837 required for the protection of the tree from disturbance by construction. The Landscape Architect therefore considers the position of the proposed drive to be unacceptable in relation to the council's ash tree, as construction will cause damage to the tree's roots. There is also a lamp column within the footpath in the location of the drive that will need to be relocated.

The applicants will need to provide details of the existing and proposed ground levels in the construction of the drive and around the tree.

The existing vegetation along the site frontage should also be retained.

5) Trees

After inspection of the Ash tree by our Arboricultural Officer to determine the trees health, it has come to light that the driveway has been constructed in the wrong position and subsequently the tree roots of the Ash tree have been severed.

Recommendation : Approval: [ ] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/4134
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
			Reasons for refusal
			The proposed driveway by virtue of its location will result in the loss of or serious damage to one Ash tree, which ~~is owned by WDC and~~ is significant in the surrounding landscape. The proposal is therefore contrary to policy WBE11 of the Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: Orchard Cottage
Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/4134

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/7/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential 2 storey
Large detached houses set within own grounds. identified settlement

3. DESCRIPTION OF SITE/BUILDING
see previous notes — site now cleared
existing detached house remaining

4. RELATIONSHIP TO ADJOINING PROPERTIES
'OakTrees' sec rear lounge window on flank elev. front bay ~~of~~ window + hall window adjacent to proposal reduced light reduction.

5. SITE CONSTRAINTS

TREES — Ash tree 1.2m away from access

ACCESS/PARKING — Access moved to south side

LEVELS — site lower than pavement level

BOUNDARY TREATMENT — 1.8m ab fencing along boundaries with OakTrees + Tamarisk plant established planting along road frontage

OTHERS

Having a ~~2~~ first floor ext above hall way ?
area / no windows on flank wall

**********FILE COPY**********

Tel: 0118 974 6441

Date: **12 June 2001**

My ref: F/2001/4134

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4134
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4134**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **12 June 2001**

My ref: F/2001/4134

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4134
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4134**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **12 June 2001**

My ref: F/2001/4134

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4134
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4134**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4134
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/4134**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 5 July 2001

Location:	Orchard Cottage, Western Avenue, Woodley, Reading
Proposal:	Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage. (Amendment to consent 2001/3238).
Application Number:	F/2001/4134

In response to your consultation dated 12 June 2001 for the above application, the landscape comments are as follows:

The two important trees shown on the layout plan are to be retained, including the ash tree which is on highway land and therefore owned by us.

The land slopes steeply down to the site from the road and therefore a considerable amount of ground regrading will need to take place to accommodate the proposed driveway. The driveway will be approximately 2.5m from the ash which is within the minimum distance stated in BS5837 required for the protection of the tree from disturbance by construction. I therefore consider the position of the proposed drive to be unacceptable in relation to our tree as construction will cause damage to the tree's roots. There is also a lamp column within the footpath in the location of the drive that will need to be relocated.

The applicants will need to provide details of the existing and proposed ground levels in the construction of the drive and around the tree.

The existing vegetation along the site frontage should also be retained.

* Neil will look at Ash tree for condition + health
tree roots been severed?

Catherine Brimble 4/07/01

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 12 June 2001

Application Number: F/2001/4134

Proposal: Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238)

Parish: WOODLEY TOWN

Site Address:
Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant:
Mr P Potter C/O Chamberlain Syrad Architecture.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ C049, R049.

2/ C122, R122.

3/ C127 (INSERT: '... visibility splays of 2 metres by 33 metres to the northeast and 2 metres by 90 metres to the southwest have been provided at the proposed access.'), R127.

4/ C135, R135.

5/ C140 (INSERT: 7metres), R140.

NO7

Signed: _____ **Print name:** Adam Coggins. 18/06/01

FROM: Andrew Thorley

DATE: 12 June 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4134

Proposal: Proposed two storey side extensions to dwelling, rear conservatory extension, front porch and attached double garage (amendment to consent 2001/3238).

Site Address: Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant: Mr P Potter C/O Chamberlain Syrad Architecture.

Your observations are required in respect of this application **by 06/07/2001** .

The committee agreed to make no comment on this proposal.

AT.

PLANNING SERVICES	HT
POL	TLS
DC	EJP
APP	
CS	
20 JUN 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: Anne Keeson DATE: 27.6.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~18 MAY 2001~~ 04 JUN 2001

Officer: AT

Application No. F/2001/4134.

Map No. ~~37~~ Site 0.08

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSIONS TO DWELLING, REAR CONSERVATORY EXTENSION, FRONT PORCH AND ATTACHED DOUBLE GARAGE (AMENDMENT TO CONSENT 2001/3238)

Location: ORCHARD COTTAGE, WESTERN AVE

Parish: WOODLEY Ward: CORONATION

12.06.01.

Applicant: MR P POTTER

2001/3238 – fee paid

Fee Received 95-00 Required ..... Additional ..... Refund 95-00 returned 30/3

Enforcement Section to be notified ☐ tick if required (3)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	NOT WDC forms.	30/3	✓
4	Correct S 66 certificate			
5	Elevation plans	Garage obscures some of the windows in the NW elevation ~~breakfast room window is obscured by~~ porch in SW elevation.	30/3	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.06.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ...✓...
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ...✓...

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps .....

NEIGHBOURS:

S/N + See map. ✓

Environmental Services

For office use only.
Application number: 04 JUN 2001 * 4134

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR P POTTER
	Address and postcode	7 EAST PARK FARM DRIVE CHARVIL READING RG10 9UG
	Phone number	
2	Mr. David Syrad Agent's Name	CHAMBERLAIN SYRAD ARCHITECTURE
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	ORCHARD COTTAGE WESTERN AVENUE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSIONS REAR CONSERVATORY, FRONT PORCH & ATTACHED DOUBLE GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS & TILES TO MATCH EXISTING, TO BE APPROVED
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐ AS PREVIOUSLY APPROVED
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
JOHN BRIGGS	8 CAMBRIDGE PLACE FALMOUTH, CORNWALL TR11 4QR	16 MAY 2001

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR P. POTTER

Date 31 May 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

"ORCHARD COTTAGE"

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/3238	Executors Mrs. O'Gaines	5/st & 2/st side ext conserv. fr porch & det double gar. Relocation of access.	19.03.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2001 Scale: 1 : 1250

N
W E
S