APPLICATION NO

F/2002/8239

LOCATION

27 Nashgrove Lane, Finchampstead
Wokingham.

APPLICANT

Mr/Mrs M Black

PROPOSAL

Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.

EARLIEST DATE FOR DECISION 07/02/2003

APPLICATION WILL HAVE EXPIRED ON:
04/03/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Black
27 Nash Grove Lane
Finchampstead
Berks
RG40 4HE

Application Number: F/2002/8239

Parish:	**FINCHAMPSTEAD**
Location:	**27, Nash Grove Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.**

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 reasons for which are specified hereunder.

Reasons

1. The proposed development, by reason of its siting, scale and design would be visually intrusive and overbearing when viewed from No. 29 Nash Grove Lane. As such it is detrimental to the residential amenity of the neighbouring occupants and contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

2. The proposal would result in the loss of the mature oak tree protected under Tree Preservation Order 1050/2003, which is highly significant to the amentiy of the surrounding landscape. As such it is contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE11 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

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 Policy EN1.
South East Area Local Plan Policies SBE1, SBE2, STV1, ST3, ST5 and SBE9.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7, WT6 and WBE11.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/05/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8239

Applicant : Mr/Mrs M Black .

Location : 27, Nashgrove Lane, Finchampstead, Wokingham.

Proposal : Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : ....16/1/3.....

Date Registered : 07/01/2003

Earliest Date for Decision : 07/02/2003

Latest Consultation Date/Site Notice Expiry Date : 07/02/2003

This application <u>will have expired on</u>: <u>04/03/2003.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

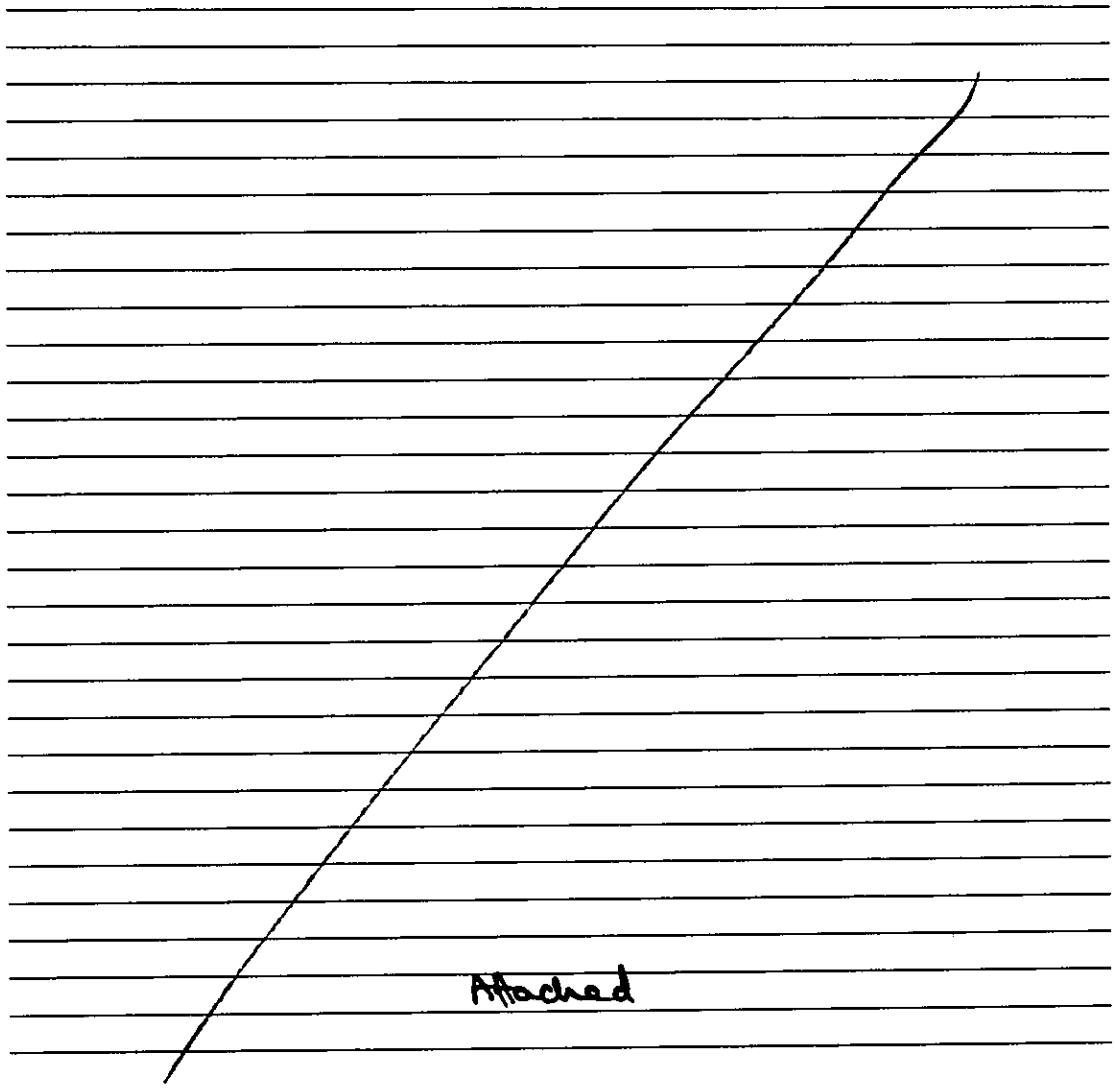
Consultation Responses :

Arboricultural Inf - object loss of TPO tree
PC - no objection

Planning Issues :
Protection of Trees.
Street sc.
Highways
Neighb.

Application Number: F/2002/8239

Appraisal :



Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/8239
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
[redacted]			
1.			The proposed development, by reason of its siting, scale and design would be visually intrusive and overbearing when viewed from No. 29 Nash Grove Lane. As such it is detrimental to the residential amenity of the neighbouring occupants and contrary to policy SBE2 of the SEALP and policy WOS3 of the WDLP.
2			The proposal would result in the loss of the mature oak tree protected under TPO 1050/2003 which is highly significant to the amenity of the surrounding landscape. As such it is contrary to policy SBE9/2 of the SEALP and policy WBE11 of the WDLP.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST1 ST3 ST5 SBE9			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES WBE1 WOS3 WOS2 WT7 WT6 WBE11			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: GN1			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: • G Pdrik
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 13.5.2003

No 29 gf rear window. ? check plans.

RECORD OF SITE VISIT

SITE ADDRESS: 27 Nashgrove Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8239

OFFICER: Louise Smith

DATE OF SITE VISIT: 16/1/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS

Res rd - mix of dwelling types. pred. detached.

Sm. half hip gable facades common to 2/3 dwellings in str. sc.

3. DESCRIPTION OF SITE/BUILDING

residential car parks to rear of site + area of open space

existing detached shed to rear.

sm - detached, low lying bunglow

long plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 29 - replacement dwelling? 2/s. set further forward in plot c. 8m further forward than N 27

2x side el. dormers. obs. gl.

No 25

gf x 3 windows. to side front window is to 2ndry room.

5. SITE CONSTRAINTS

TREES - lg. mature oak tree to rear gdn - within 1 or 2m of proposed detached gge.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 2m sb fencing to sides. rear 2m fencing + gates - access?

OTHERS

No 27 proj. c. 3m to rear of no 27.

No 25. - detached bungalow. - side porch window. - toward rear side kitchen window secondry.

front elevation windows.

set c. 2m back in street scene from No 27.

c. 5m gap between properties

No 25 detached shed to rear boundary c. 3m high.

bedroom mid point → 1m in det. gge c 4m high gable e.

Application Number: F/2002/8239 – 27 Nash Grove Lane, Wokingham

Appraisal:

Development

The site is a detached bungalow, situated within the identified settlement boundary. The application being considered proposes two storey front extension, raised roofline to form rooms in the loft space and detached double garage to the rear of the site.

1. Impact upon neighbouring properties

   There is a staggered building line along Nash Grove Lane. As such, No. 29, as extended, is located 8.5m forward of No. 27 as existing. The proposed two storey front extension At No. 27 would project 4m forward and sit directly in front of No. 29's ground floor, side elevation, south facing, study window. The proposed extension would create a poor outlook from this neighbour's window and obstruct light on the vertical plane, to the detriment of this neighbour's residential amenity. The only other windows in this side elevation serve as secondary windows or serve non-habitable rooms, therefore no additional loss of light is considered.

   No. 27 extends 4.3m to the rear of No. 29 (6.8m including the rear conservatory). The roofline of the existing bungalow is very shallow (2.2m to the eaves and 23° pitched roof) and therefore the existing relationship between the properties is acceptable. However, the proposed raised roofline would measure 4m to the eaves, 7.5m to the ridge with half hip in the rear elevation. This new roofline would be dominating and overbearing, especially given the projection to the rear of No. 29 (4.3m). The two properties are located close to one another, separated by a distance of c.2.4m. Given the relationship exerted by the proposed extension, the development would form an un-neighbourly development, contrary to local policy and householder SPG. It is accepted that No. 29 projects over 8m to the front of No. 27 as existing, however the front driveway at No. 27 is not considered important amenity space, whereas the immediate rear garden of No. 29 is. This neighbour has ground floor, study window in the south side elevation facing the front two storey extension at No. 27. Given that that this window faces the front wall of the extension, with hipped roofline, and given the degree of light received from the east and south-east it is not considered there would be significant material loss of light to this window to warrant a refusal.

   The proposed extension at No. 27 would project 5m to the front of No. 25. However, as this neighbour has bulky detached double garage to the front side boundary and the front of the house is not considered important amenity space, no significant overbearing impacts are considered. This neighbour (bungalow) has habitable windows in the front elevation, however, given the distance between the two properties (5.6m) there would be no significant loss of light on the vertical on horizontal plane.

No. 25 has no primary windows to habitable rooms in the side elevation and no. 27, as proposed to be extended, would not project beyond the rear level of this neighbour: No adverse impacts considered.

The proposed veluxs in the roofline could be conditioned at a given level to prevent significant overlooking to neighbouring sites.

2. Impact upon the character of the area
Nash Grove Lane is characterised by a mix of detached bungalows and two storey dwellings, of varied scale, character and age. The proposed development would not detract from the existing character of the street scene.

The proposed garage to the rear of the site would lie adjacent to amenity space and the car park of Council properties to the rear of the site. There are detached sheds along the rear boundaries of Nash Grove Lane. The proposed garage, although double width, is modest in terms of scale.

The proposed garage would result in the removal of a mature oak tree to the rear of the site. This tree is highly significant to the amenity of the surrounding landscape and on the 26/3/3 a tree preservation order (1050/2003) was served on the oak tree. Therefore its loss would be contrary to Local Policy.

3. Impact upon highway safety (parking provision)
There is sufficient parking and turning space to accommodate the proposed extension. Nash Grove Lane is not an area of high parking stress.

Approval:	**Refusal:**
	✓

FORMAL NOTICE OF THE MAKING OF TREE PRESERVATION ORDER 1050/2003

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

THE WOKINGHAM DISTRICT COUNCIL (PARISH OF FINCHAMPSTEAD)
TREE PRESERVATION ORDER NO. 1050/2003

THIS IS A FORMAL NOTICE to let you know that on 26 March 2003 the Council made the above tree preservation order.

A copy of the order is enclosed. In simple terms it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule (sixth page) and shown on the map, without the Council's consent.

Some explanatory guidance on tree preservation orders is given in the enclosed leaflet *Protected Trees: A Guide to Tree Preservation Orders*, produced by the Department of the Environment, Transport and the Regions.

The Council has made the order because The Oak tree is a mature specimen in good health. It is highly significant in the surrounding landscape and can be seen from both Nash Grove Lane and public areas next to Roycroft Lane. The District Council considers the long-term retention of this tree and its eventual replacement, when appropriate to be essential.

Planning Application number F/2003/8239 includes a proposal to build a double garage at the rear of 27 Nash Grove Lane. This proposal, if allowed, would require the removal of this tree. It is the District Council's intention to refuse planning permission for this application. Therefore the protection of this tree by a Tree Preservation Order is considered expedient.

The making of this Order is in accordance with Policy WBE11 of the Wokingham District Local Plan Deposit Draft with Modifications, a copy of this policy is enclosed.

The order takes effect, on a provisional basis, on 26 March 2003. It will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever occurs first.

The Council will consider whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the order have a right to make objections or other representations about any of the trees or woodlands covered by the order.

If you would like to make any objections or other comments, please make sure we receive them in writing by 23 April 2003. Your comments must comply with regulation 4 of the Town and Country Planning (Trees) Regulations 1999, a copy of which is provided overleaf. Send your comments to Neil Etherington, Senior Arboriculturist, Environmental Services Department, Planning Services, PO Box 157, Shute End, Wokingham, RG40 1WR. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this Notice, please contact Neil Etherington on 0118 974 6469.

Dated: 26 March 2003

Signed Neil Etherington.....
Team Leader
Landscape and Heritage

Council Offices
PO Box 157
Shute End
Wokingham
Berks, RG40 1WR

Louise

Did you realise we were saying this? This TPD should land on their, and their neighbours doorstep tomorrow

Simon 26/3

27 Nash Grove Lane, Finchampstead.

The proposed garage would require the removal of a mature Oak tree. This tree is a mature specimen in good health. It is highly significant in the surrounding landscape.

In view of the above I would recommend that planning permission be refused (Policy WBE11 of the Wokingham District Plan Deposit Draft with Modifications).

In order to avoid damaging the Oak tree no development should take place within 6m of the centre of its trunk.

I have arranged to include this tree in a Tree Preservation Order. This should be made and served next week.

Ned Ethersington
21/3/03

FROM: Louise Smith

DATE: 14 January 2003

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8239

Proposal: Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage..

Site Address: 27, Nashgrove Lane, Finchampstead, Wokingham.

03 FEB 2003

COMMENTS

Applicant: Mr/Mrs M Black .

Your observations are required in respect of this application **by 07/02/2003**.

The Parish Council has no objections to this application.

SIGNED: C.S.Q

29 JAN 2003

DATE:

Clerk To Finchampstead Parish Council Parish/Town Council.

Application Number: F/2002/8239

Case Officer : LS

Valid Date : 07 JAN 2003

Map No : 98

Site Area :

Received Date: 23/12/2002

Level : Delegated Application

Description : Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.

Location : 27, Nashgrove Lane, Finchampstead, Wokingham.

Parish : FI **Ward :** Fin North. 14.1.02 TB.

Applicant : Mr/Mrs M Black .

Fee Required: £0 **Fee Received: £0** Resubmission

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	agric holdings cert deleted		by ✓ 7/1
ELEVATION PLANS	Only two elevations for the garage. Side elevation does not show conservatory door.	requested phone 6/1	✓ 7/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	Elevations - missing scale.		7/1
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 14.1.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No new pre app.

Organisation_Name	Building_Name	address1	Postcode
		107ROYCROFT LANEWOKINGHAM	RG40 4HN
		95ROYCROFT LANEWOKINGHAM	RG40 4HN
		97ROYCROFT LANEWOKINGHAM	RG40 4HN
		32NASH GROVE LANEWOKINGHAM	RG40 4HD
		34NASH GROVE LANEWOKINGHAM	RG40 4HD
		25NASH GROVE LANEWOKINGHAM	RG40 4HE
		27NASH GROVE LANEWOKINGHAM	RG40 4HE
		29NASH GROVE LANEWOKINGHAM	RG40 4HE
	OAKVIEW	OAKVIEWNASH GROVE LANEWOKINGHAM	RG40 4HD

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

Tel: (0118) 974 6463

Date: 14 January 2003

My ref: F/2002/8239

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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/2002/8239
27, Nashgrove Lane, Finchampstead, Wokingham.
Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8239**
27, Nashgrove Lane, Finchampstead, Wokingham.
Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

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

Tel: (0118) 974 6463

Date: 14 January 2003

My ref: F/2002/8239

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2002/8239
27, Nashgrove Lane, Finchampstead, Wokingham.
Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8239**
27, Nashgrove Lane, Finchampstead, Wokingham.
Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/8239

Proposal:
Proposed two storey front extension to dwelling and raising of roof to form rooms in roof space. Proposed erection of detached double garage and demolition of existing garage.

Location:
27, Nashgrove Lane, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8239 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

14 January 2003

Environmental Services

For office use only.
Application number:
07 JAN 2003 8239

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.

WOKINGHAM UNITARY
Aiming for Excellence

23 DEC 2002

1	Your name	MR & MRS M BLACK
	Address and postcode	27 NASH GROVE LANE, FINCHAMPSTEAD BERKSHIRE RG40 4HE
	Phone number	01189 730541
	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	27 NASH GROVE LANE FINCHAMPSTEAD BERKSHIRE RG40 4HE
4	Give brief details of the proposal for example, two storey side extension. About the application	4 METER SINGLE STOREY EXTENSION & NEW ROOF TO PROVIDE LIVING ACCOMD. ALSO OMITTING SINGLE GARAGE & ERECTING DOUBLE GARAGE TO REAR GARDEN.
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 ☐ NO TREES TO BE EFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK WORK TO MATCH EXISTING. TILE HANGING & ROOF TILES TO BE DECIDED AT A LATER DATE.
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 ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
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.~~ STET

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

None of the land forms part of an agricultural holding.

Your signature: Maurice Black

on behalf of

Date 20/12/02

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

1933

LINCHAMPSTEAD 1.6.86

ADDRESS 27 NASH GROVE LANE PARISH ~~BARKHAM~~

PLOT No. ORD. SHEET No. SU. 7969 98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/125/67		O/L		C/A
160/67		BUNGALOW & GARAGE		APP C/A
BR 2927	MR & MRS SHALL WOOD	S/STOREY EXTENSION	3.7.75	APP
02978	"	" " - REPOS. GARAGE	7.8.75	C/A
BR 4612	MR. D. BEAVIS	EXTENSION TO LOUNGE	26.4.76	APP
0445 77	"	"	10.6.76	C/A
F/2002/6210	Mr + Mrs Black	S/St R.ext & alt to front windows	15.5.02	C/A
F 2002 8239	"	2 St/F a raising roof - rooms in loft space - erect det. dble garage + demolish existing		

MINISTRY DECISION

SPECIAL ORDERS