APPLICATION NO:
F/2001/3443

LOCATION:
The Lodge Bowsey Hill, Wargrave Reading.

APPLICANT:
Mr & Mrs Fife C/O P Collis

PROPOSAL:
Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 19/04/2001

CASE OFFICER: **Martin Durkan**

REFUSED

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26868 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Fife
C/O P Collis
The Beren
Hatchgate Farm
Cockpole Green
WARGRAVE
Berkshire RG10 8HE

Application Number: F/2001/3443

Parish: **WARGRAVE**

Location: **The Lodge, Bowsey Hill, Wargrave, Reading**

Proposal: **Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed extension, by reason of its height and massing, would represent an unacceptable increase in the scale of development on the site and, as such, it would amount to inappropriate development that would be detrimental to the open and rural character of the Green Belt, as well as to the amenity of the Area of Special Landscape Importance. It would thereby be contrary to Policies LD3, C3, C4 and C8 of the Berkshire Structure Plan, Policy 9 of the Green Belt Local Plan for Berkshire and Policies WOS1, WOS2, WOS3, WGB1, WGB3 and WLL2 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3443

Applicant : Mr & Mrs Fife C/O P Collis.

Location : The Lodge, Bowsey Hill, Wargrave, Reading.
Proposal : Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 22/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 19/04/2001. 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 :

1. WARGRAVE PARISH COUNCIL - NO OBJECTIONS EXISTING FLAT ROOF IS CONTRARY TO WARGRAVE VILLAGE DESIGN STATEMENT.
2. HIGHWAYS - RECOMMEND APPROVAL SUBJECT TO CONDITIONS.

Planning Issues :

SITE DESIGNATION

GREEN BELT (GBLP-9; BSP-C3, C4; WDLP-WGB1, 3)
ASLI (BSP-C8; WDLP-WLL2)

MAIN ISSUE

IMPACT ON THE OPEN AND RURAL CHARACTER OF THE GREEN BELT AND ON THE AMENITY OF THE AREA OF SPECIAL LANDSCAPE IMPORTANCE.

Application Number: F/2001/3443

Appraisal:

The existing dwelling is mainly single-storey, with a lower ground floor level to the rear. The proposal is to construct additional residential accommodation within a new pitched roof on top of the existing flat roof. Planning permission for a similar proposal was refused in November 1989.

The proposal would result in a significant increase in the height and bulk of the existing dwelling. The height at the front would be increased from 2.7m to 7.4m. The height of the two-storey section at the rear would be increased from 4.9m to 9.5m. The gross floor area of the dwelling would be increased from 293 sq m to 397 sq m. This would represent an increase of approximately 36%, which is within the 40% threshold normally permitted in the Green Belt. However, despite this, it is considered that the height and bulk of the proposed extension is such that it would represent a disproportionate increase in the scale of the original dwelling.

PPG2 on Green Belts states that '*provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green belts.*'

Policy 9 of the Green Belt Local Plan for Berkshire states that there is a presumption against extensions to existing dwellings that would '*cause a material alteration to the scale of development on the site or cause or contribute to a change in the scale or character of the dwelling concerned; (or would have an) adverse effect on the open or rural character of the area in general.*'

Policy C4 of the Berkshire Structure Plan states that approval will only be given for *'limited extension...of existing dwellings'*.

Policy WGB3 of the Wokingham District Local Plan Deposit Draft states that extensions must *'not result in disproportionate additions to the original building nor cause a detrimental alteration to the scale of the dwelling and to the scale of the development on the site.*'

It is considered that the proposed development would fail to satisfy the criteria for extensions to residential dwellings in the Green Belt set out under these policies and that it would represent inappropriate development, which would be harmful to the open and rural character of the Green Belt. It is also considered that the height and bulk of the extension is such that that it would have a detrimental impact on the open, countryside character and special landscape qualities of the designated Area of Special landscape Importance (ASLI). Although the replacement of the existing flat roof with a pitched roof would be an improvement in design terms, it is not considered that this would outweigh the harm that would be caused to the character of the Green Belt and the ASLI. For these reasons, it is recommended that planning permission should be refused.

Recommendation: ~~Approval...~~ **Refusal.** ✓..

Application Number: F/2001/3443
Reasons for Refusal

No	Non Std Reason for Refusal
1	**The proposed extension, by reason of its height and massing, would represent an unacceptable increase in the scale of development on the site and, as such, it would amount to inappropriate development that would be detrimental to the open and rural character of the Green Belt, as well as to the amenity of the Area of Special Landscape Importance. It would thereby be contrary to Policies LD3, C3, C4 and C8 of the Berkshire Structure Plan, Policy 9 of the Green Belt Local Plan for Berkshire and Policies WOS1, WOS2, WOS3, WGB1, WGB3 and WLL2 of the Wokingham District Local Plan Deposit Draft (as amended).**

RECOMMENDATION AND REASONS AGREED:.....

Date.....30/4/01.....

RECORD OF SITE VISIT

SITE ADDRESS: The Lodge Bowsey Hill Wargrave Reading.

APPLICATION NUMBER: F/2001/3443

OFFICER: Martin Durkan

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RURAL SURROUNDINGS. SMALL ENCLAVE OF 8 SCATTERED DWELLINGS. RESEVOIR TO NORTH-EAST. WILDLIFE HERITAGE SITE TO WEST.

3. DESCRIPTION OF SITE/BUILDING

SINGLE-STOREY DWELLING WITH TWO-STOREY ELEMENT AT REAR. FLAT ROOF. NOT VISIBLE FROM PUBLIC ROAD

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEAREST DWELLING (BOWSEY HILL HOUSE) IS 40M AWAY.

5. SITE CONSTRAINTS

TREES ALONG BOUNDARY

ACCESS/PARKING EXISTING ACCESS AND PARKING

LEVELS LAND SLOPES FROM EAST TO WEST.

BOUNDARY TREATMENT TREES AND VEGETATION ALONG BOUNDARIES

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 06 March 2001

Application Number: F/2001/3443

Proposal: Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.

Parish: WARGRAVE PARISH

Site Address:
The Lodge, Bowsey Hill, Wargrave, Reading.

Applicant:
Mr & Mrs Fife C/O P Collis.

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).

C122, R122,
R137 (INSERT! EXTENSION), R137.

Signed: _____ **Print name:** Adam Coggins 9/3/01

FROM: Martin Durkan

DATE: 06 March 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3443

Proposal: Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space..

Site Address: The Lodge, Bowsey Hill, Wargrave, Reading.

Applicant: Mr & Mrs Fife C/O P Collis.

Your observations are required in respect of this application **by 30/03/2001** .

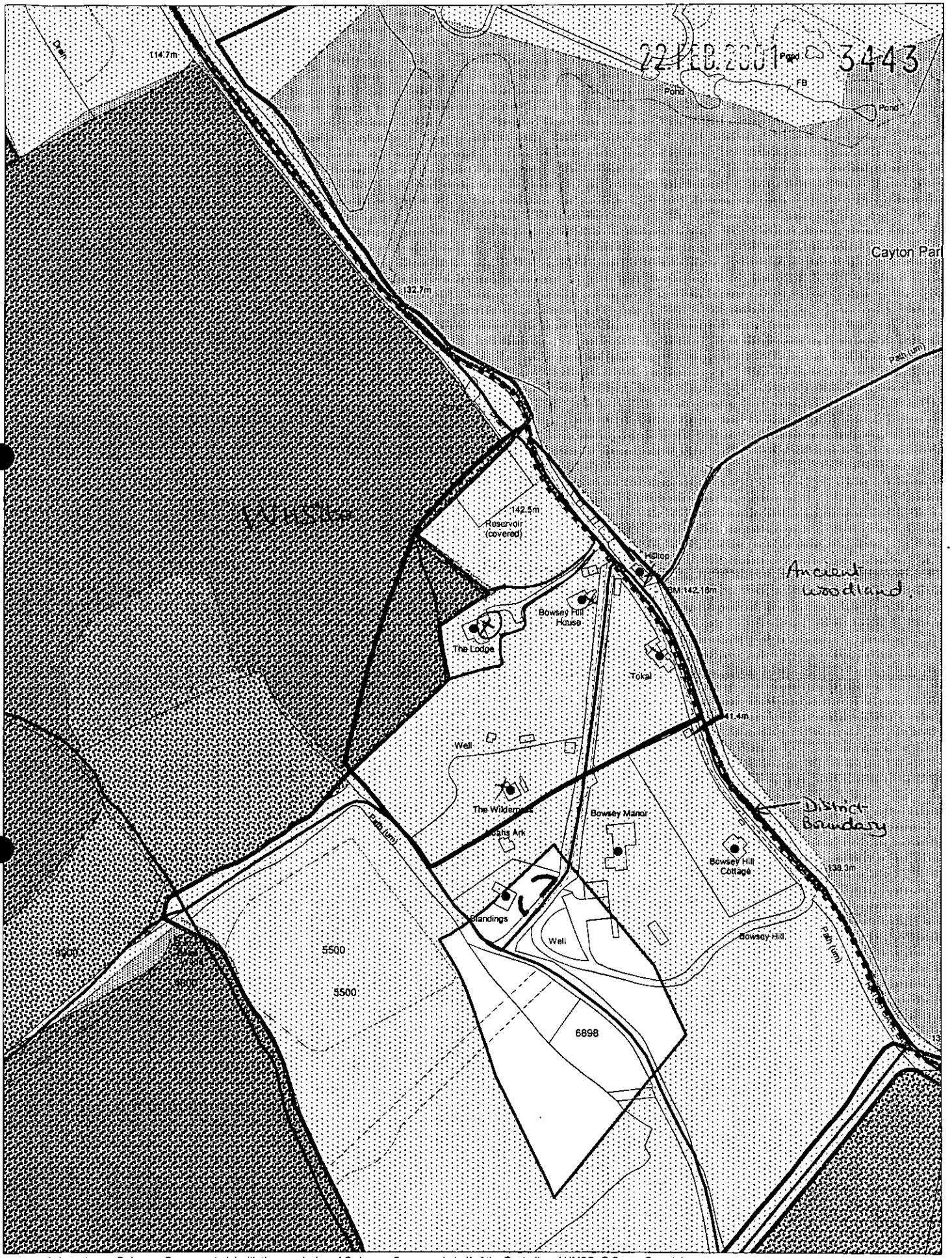
NO OBJECTION

The existing flat roof is contrary to the Wargrave Village Design Statement and the installation of a pitched type would compliment the few dwellings in this rural location.

It is the Parish Council's understanding that a rebuild would be required to have a pitched roof and that recent applications in the immediate area have been issued in favour of pitched roofs.

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.

1 March 2001

Scale: 1 : 2500

N
W E
S

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

Tel: (0118) 974 6446

Date: **06 March 2001**

My ref: F/2001/3443

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3443
The Lodge, Bowsey Hill, Wargrave, Reading.
Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.

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 **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3443**
The Lodge, Bowsey Hill, Wargrave, Reading.
Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6446

Date: **06 March 2001**

My ref: F/2001/3443

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/3443
The Lodge, Bowsey Hill, Wargrave, Reading.
Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.

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If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3443**
The Lodge, Bowsey Hill, Wargrave, Reading.
Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3443
CASE OFFICER: Martin Durkan

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

Received by Wokingham District Council

Application No: F/2001/3443

Proposal:
Proposed replacement of flat roof with pitched roof on dwelling and dormer extensions to form rooms in loft space.

Location:
The Lodge, Bowsey Hill, Wargrave, Reading.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

06 March 2001

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3443 relates.

Address of site THE LODGE, BOWSEY HILL, KILKEEL, DOWN.

Signed Peter Ellis

Date 10/3/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2001
Officer: MD	Application No. F/2001/3443

Map No. 15 Site A:22
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF ON DWELLING AND DORMER EXTENSIONS TO FORM ROOMS IN LOFT SPACE

Location: THE LODGE (BOWSEY HILL) HATCHGATE LANE

Parish: WARGRAVE Ward: Wargrave 6.3.01_B

Applicant: MR/MRS FIFE

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

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			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 6.3.01 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: (Green Belt)

.....
.....
Pre app attached .....

NEIGHBOURS:

S/N+ see map .....
.....
.....
.....
.....
.....
.....
.....
.....

22.FEB.2001 3143

PLAN-it
ARCHITECTURAL CONSULTANTS
The Beren, Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel/Fax: 0118 940 1541

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

21 February 2001

Dear Sirs,

Re: The Lodge, Bowsey Hill, Crazies Hill, Wargrave

Please find enclosed a Planning Application for a proposed pitched roof with rooms in the roof space of the above property.

I enclose the following documents:-

1. Six copies of the Planning Application forms
2. Six copies of drawing number 683/01/2
3. Photographs of the site

In support of the enclosed application, I should like to make the following points in relation to the Greenbelt Policy.

The proposed development:-

a. Has no adverse physical, visual or ecological impact upon the Rural Character of the surrounding countryside.

All Green Belt Policies share one objective, i.e. to retain the openness of the Green Belt by minimising the amount of building within the rural environment. In this case, the proposal involves no increase in footprint and only an increase in the height and bulk of the building. However the openness of the Green Belt will not be harmed because the site is completely screened from both public vantage points and the windows of surrounding dwellings. The building is screened by vegetation and by the distances involved. None of the vegetation will be lost as a result of this development, so the screening effect will be maintained. If the extended building cannot be seen by anyone then it cannot be said to be likely to cause any harm to the Green Belt or its openness.

22.FEB.2007 3443

In order to allow the use of clay tiles, which are the traditional materials used in the local area, the pitch of the roof has been kept to 40 degrees which is the minimum acceptable for this type of tile.

b. Does not result in disproportionate additions to the original building, nor cause a detrimental alteration to the scale of the dwelling and to the scale of the development on site.

The proposed accommodation in the roof area will increase the floor area by 38%. The site on which the house is set is 0.24 hectares. No additional foot print extension of the original dwelling is being proposed, so therefore the overall site development is not affected by the proposal. At present the property has only two bedrooms, the rooms in the roof space will provide four bedrooms in allmaking the property more suitable for family accommodation-which is deemed to be desirable in the Local Plan Policy.

c. Respects local building designs, traditions and materials

The flat roof bungalow is clearly out of keeping with the local environment. There are no other examples of flat roof dwellings in the immediate vicinity. Putting a pitched roof on the bungalow will ensure that it is in keeping with its immediate environment. The removal of the flat roof enables a traditional pitched roof design which is more in keeping with other properties in the locality. The roof covering will be of plain red clay tiles, a traditional material used in this vicinity.

The existing flat roof of the property is susceptible to leakage. The replacement of the flat roof with a pitched roof will firstly solve this problem, secondly will improve the appearance of the property to reflect the local design of neighbouring properties and thirdly will have no impact on the openness of the Green Belt.

I look forward to hearing from you. If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Peter Collis

Attachments. Letter from Client
Site description and photographs.

D ADDRESS BOWSEY HILL HOUSE & LODGE HATCHGATE LANE BOWSEY HILL WARGRAVE E

PLOT No. ORD. SHEET No. SU 8080

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/26/67 HOUSE	Mr D G Millington	Additions	20.2.67	APP C/A
20374 - LODGE	" O/L	FLAT, W/SHOP, GREENHOUSE TO RES, REVISED ACCESS	17.11.83	N/A R
135/71 - LODGE	"	O/L conversion of premises into house	17.2.71	N/A C/A
440/71 - LODGE				
20956 - LODGE	"	2/ST EXT + ENLARGE DINING ROOM & LOUNGE - FLAT 1	4.5.84	N/A REF
21720 - LODGE	Mrs. M.E. Millington	PART DEMOLITION OF EXTNS + IMPROVEMENTS TO FLATS TO PROVIDE 1 DWELLING UNIT	[illegible] 28.6.84	C/A (SUBJ TO ADJ)
6R23436 "	"	RE-LOC. + EXT. OF FLATS	27.8.84	REF N/A
6R23654 "	"	"	25.10.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) BOWSEY HILL HOUSE / LODGE

ADDRESS BOWSEY HILL PARISH WARGRAVE

PLOT No. HATCHGATE LANE ORD. SHEET No. SU 8080

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23753 HOUSE	MRS. M. MILLINGTON	2/ST. EXTENSION	19.6.85	N/A C/A
29140 (LODGE)	"	GARAGE	16.12.87	C/A
34565 "	MR. P. WILSON	PITCHED ROOF TO INCL. 1ST FLOOR RES. TO A S/ST. DWELLING	22.11.89	REF.
42522 THE LODGE				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 22.FEB.2001 * 3443

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 Address and postcode Phone number	Mr & Mrs P. FIFE THE LODGE, BOWSEY HILL WARGRAVE
2	Agent's Name Address and postcode Phone number	P. COLLIS THE BEREN, HATCHGATE FARM COCKPOLE GREEN, WARGRAVE RG.10.8HE 0118 9401541
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.	 THE LODGE BOWSEY HILL WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PITCHED ROOF WITH DORMERS
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.	ROOF COVERING CLAY RED TILES
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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

None of the land forms part of an agricultural holding.

Your signature: Peter Gillo

on behalf of Mr Mb FIFE

Date 21.02.01

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