26/1/03

APPLICATION NO:
F/2002/8222

LOCATION:
24 Tyler Drive, Arborfield Reading.

APPLICANT:
Mr/Mrs Boys C/O C P Architectural Services

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **23/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2003

CASE OFFICER: **Daniel Gigg**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Boys
C/O C P Architectural Services
4 Church View
Upper Clayford
Andover
Hants
SP11 7QF

Application Number: F/2002/8222

Parish: **ARBORFIELD**

Location: **24, Tyler Drive, Arborfield, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan number 01/BOYS/02, received by the Local Planning Authority on 19 December 2002.

2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

3. 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 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WNC3.

T. G Watson

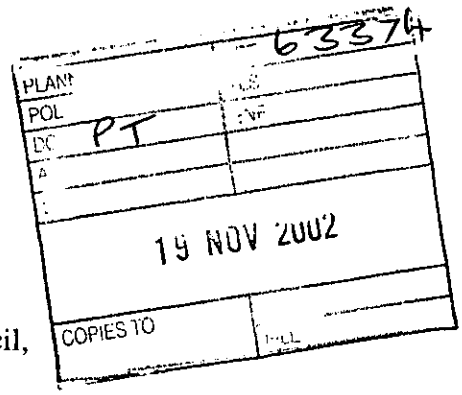
Trevor Watson
Development Control Manager
Date: 19/03/2003

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.

24 Tyler Drive,
Arborfield,
Reading,
RG2 9NG
(0118) 9762413

18th November 2002



Environmental Services,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WH

Dear Mrs Lake

Re: Proposed Conservatory at 24 Tyler Drive, Arborfield

Thank you for your letter dated 6 Nov 2002 in reply to my letter of 22nd September regarding the proposed conservatory at 24 Tyler Drive, Arborfield. In this letter you state we need to seek planning permission since we are proposing to build on land not within the curtilage of our property. I have also received the 1:500 OS plans from WDC and note that these plans incorrectly show the boundary of our property. I therefore enclose a copy of the land registry site plan, which shows the correct boundary in bold black outline and would like to know, as soon as possible, whether we still need planning permission now the correct boundary has been established?

Regards,

S Boys.

Mrs S E Boys

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8222

Applicant : Mr/Mrs Boys C/O C P Architectural Services.

Location : 24, Tyler Drive, Arborfield, Reading.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/12/2002

Earliest Date for Decision : 23/01/2003

Latest Consultation Date/Site Notice Expiry Date : 23/01/2003

This application will have expired on: 13/02/2003. 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 :

Countryside – Details of use of badger corridor

Environmental Health – No objection in

Parish Council – Object on grounds of impact to badgers.

Planning Issues :

Impact upon neighbouring properties

" " character of the area

" " protected species (badgers)

Application Number: F/2002/8222 – 24 Tyler Drive, Arborfield.

Appraisal:

Proposed Development

The proposed development is a rear extension to form conservatory. The proposed will 5.6m in length, it will be 2.9m in width and will be 3.55m in height to the ridge of the roof.

The proposed conservatory falls to be assessed against policies in the South East Area Local Plan (adopted) and the Wokingham District Local Plan (modified)

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given that:-

- The majority of the conservatory will be screened by the main house and there is a sufficient distance between the proposed and no. 34 Barker Close for there not to be any overlooking.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure. Further, the scale and design are satisfactory.

2. Impact upon the character of the area

The conservatory would be screened from the street given that it is to the rear of the property and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory is a simple design in keeping with the design of the dwellings and the materials would match the existing property.

3. Impact upon Badgers & Change of Use of the Land

The conservatory will partly encroach on a badger corridor that was designated as part of planning consent no. 64429. According to details submitted by the applicant from Land Registry, the application site is within their ownership and this includes the badger corridor. Plan No. 1270/F/01 that was submitted to meet conditions of planning consent 64429 shows that a chain link fence should have been erected to separate the corridor from the amenity space of the property. From the site visit it was noted that this fence no longer exists.

The 1992 Badger Act seeks to protect badgers and sets but not the corridors. English Nature have stated that provided the proposed is not within 20 metres of a set then there

will be no impact and a DEFRA licence will not be needed. The proposed conservatory will not be within 20 metres of a set (nb. location of the sets taken from plan no. ARB/PL/01). Accordingly there will not be any detrimental impacts to the badgers.

As the badger run is not protected, the view has been taken that the land forms part of the residential curtilage and accordingly, there will not be a change of use of the land.

4. Consultation

Arborfield & Newland Parish Council
Raise strong objections on the grounds that the proposed conservatory will impact on the badgers. Also this will set a precedent to the remaining houses.

Countryside (Internal)
The applicant should submit a survey to prove that there are no badgers using the corridor.

Case Officer Comments
The objection from the Parish Council could not warrant refusal of the application given that English Nature have stated that there would only be an impact if the conservatory were to be erected within 20 metres of a set.

With respect to the Countryside Officer's comments, it is important to take into account the comments from English Nature. Although not a statutory consultee, the Binfield Badger Group submitted a letter stating that the badger set appeared inactive and therefore there would be no impact on the badgers.

Approval: ✓ ~~**Refusal:**~~

8220

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
1	This approval is in respect of the OS Site Location Plan and Plan No. 01/BOYS/02 received by the LPA on 19 December 2002.
N04	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1, WNC3**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Signed: p.p. J.S. Andrewartha

Dated: 18/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 24 Tyler Drive
Arborfield Reading.

APPLICATION NUMBER: F/2002/8222

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 9/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Detached properties.

3. DESCRIPTION OF SITE/BUILDING

Detached
Brick built. Concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

NE - Gate and wooden fence of 1.8m
SE - boundary marked by a 1.2m high
wire fence. There are trees in the adjoining
land then open fields
SW - a wire fence - running sto N - wire fence of 1.5m
then 1.8m high close boarded fence

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

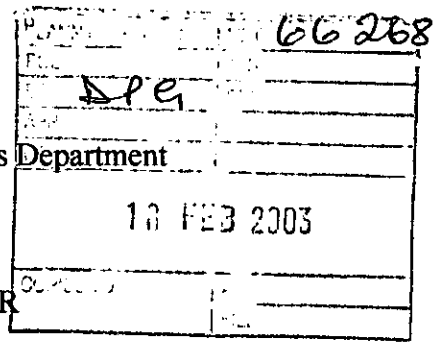
LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

24 Tyler Drive
Arborfield
Reading RG2 9NG

18 February 2003



Mr D. Gigg
Environmental Services
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mr Gigg

Ref: F/2002/8222

I write regarding the e-mail sent to my wife yesterday, 17 February, asking her to forward to you another copy of the Land Registry plan of our house. This I now enclose. I apologise for the quality but this is a copy from one forwarded to us recently by our solicitor.

I note that the badger run does not even appear on this plan for either our house or the two adjoining properties. The second plan shows our boundaries outlined in red and is a copy from the sale agreement provided by the builders, Persimmon Homes. On this plan the badger run is indeed marked. Note that the badger run comes to an abrupt halt at a panel fence. It does beg the question as to what purpose this fenced run was supposed to achieve. To the south of the run are open fields!

You will, I hope, understand our frustration at the tortuous progress of this application. I originally wrote to the council to enquire whether planning permission was needed on 22 September 2002. Disappointingly, it took until 6 November for a response to confirm that it was. We have had to deal with four different contacts, three of whom have now left the employ of the Council. It appears that our correspondence with Mike Thorp, Nicola Lake and Phillip Taylor has disappeared with them. I enclose copies from our records which I hope will be of assistance. We submitted an application to you with all haste in conjunction with our agent, Colin Dodds. Your letter of 30 December states that we should have received a decision from the council by 13 February 2003. This has not happened.

It appears from your discussions with my wife on the telephone on 14 February that little progress has been made with the application. We would be grateful if you would give it your urgent attention and look forward to a speedy response.

Yours sincerely

M. V. Boys

24 Tyler Drive,
Arborfield,
Reading,
RG2 9NG
(0118) 9762413

22nd September 2002

Mr M. Thorp,
Principal Development Control Officer,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WH

Dear Mr Thorp,

Further to our telephone conversation of 3rd April 2002, I am now writing with details of the conservatory that we are considering having built on the side of our house. The volume is less than 70 cubic metres and there have been no other extensions to the property.

I explained to you that we have a badger corridor running down the side of our garden and that the conservatory will encroach slightly onto it. The corridor was created when our property was built 3.5 years ago. You will see from your own plans that the corridor was never properly completed by the developers and, in fact, goes nowhere, finishing at a panel fence. In any case, the badgers disappeared from the sett up to 4.5 years ago and it has remained empty ever since.

Following your advice and that of Andy Glencross at Dinton Pastures, I have made contact with David Lee of Binfield Badger Group. I enclose a sketch of the proposed conservatory and a copy of David Lee's letter to us, dated 16 September 2002.

I would be grateful if you would confirm we do not require planning permission.

Yours sincerely,

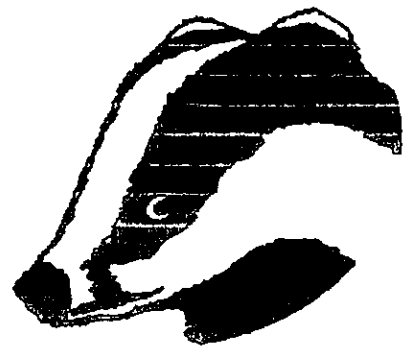
M.V. Boys

PLANNING SERVICES | HPT
POL | CS
DC
APP
CS
18 FEB 2003
COPIES TO

Binfield Badger Group

Protecting badgers in Berkshire

Charity Number: 1075886



PO Box 3805
Bracknell
RG42 1HH

16th September 2002

Mr and Mrs Boys
24 Tyler Drive
Arborfield
READING
RG2 9NG

Dear Mr and Mrs Boys

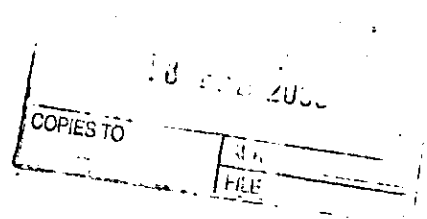
Further to my visit on 14th September, I would like to confirm that I found no evidence of use of the original badger corridor running through your garden. The badger sett in the south-west corner of the site also appears, as at my last visit, still to be completely inactive.

I therefore believe that the construction of a conservatory in your garden, although encroaching slightly into the area of the badger corridor, will have no impact in terms of disturbance to badgers.

Yours sincerely

David Lee

Please reply to: 5 The Rise, Caversham, READING, RG4 8NZ



Affiliated to the
National Federation of Badger Groups

24 Tyler Drive,
Arborfield,
Reading,
RG2 9NG
(0118) 9762413

8th November 2002

Environmental Services,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WH

Please could you send six copies of the 1:2500 scale location plan and 1:500 scale block plan with the site, 24 Tyler Drive, Arborfield, outlined in red. I enclose a cheque for £24.85 as payment for these plans.

Regards,

Mrs S E Boys

Enc. cheque

24 Tyler Drive,
Arborfield,
Reading,
RG2 9NG
(0118) 9762413

18th November 2002

Environmental Services,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WH

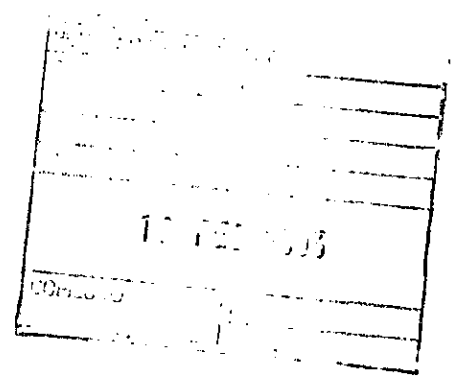
Dear Mrs Lake

Re: Proposed Conservatory at 24 Tyler Drive, Arborfield

Thank you for your letter dated 6 Nov 2002 in reply to my letter of 22nd September regarding the proposed conservatory at 24 Tyler Drive, Arborfield. In this letter you state we need to seek planning permission since we are proposing to build on land not within the curtilage of our property. I have also received the 1:500 OS plans from WDC and note that these plans incorrectly show the boundary of our property. I therefore enclose a copy of the land registry site plan, which shows the correct boundary in bold black outline and would like to know, as soon as possible, whether we still need planning permission now the correct boundary has been established?

Regards,

Mrs S E Boys



Daniel Gigg

From: Andy Glencross
Sent: 24 January 2003 14:42
To: Daniel Gigg
Subject: PAF/2002/8222 24 Tyler drive Arborfield

Hi Daniel

The applicant needs to submit a survey to prove that the there are no badgers using the corridor (even if this is just a letter form the Binfield badger group). Even thought the conservatory only occupies a small amount of the corridor it appears fornm the plan that the applicant is effectively taking the whole corridor into is land cutilage. It would be interesting to know who the landowner is?

Cheers

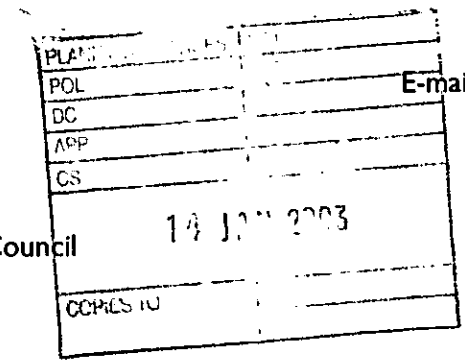
Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

13th January 2003



Mr Daniel Gigg
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Gigg

Reference: PA F/2002/8222 24 Tyler Drive, Arborfield
Proposed single storey side extension to form conservatory

The Parish Council strongly objects to the erection of a conservatory on land that is designated for the badgers and any construction that threatens their well being now and in the future should be refused. Members do accept that each application must be looked at on its own merit but allowing a construction on a badger run will set a precedent to the remaining eleven houses.

The parish council requests that the appropriate officer is contacted to confirm that the badger run behind all the relevant houses has not, to date, been affected.

Members noted that erection of a rear-elevated conservatory would not compromise the badger run.

Yours sincerely

Mrs Zoe Bolton
Clerk

Daniel Gigg

From: John Mullaney
Sent: 14 January 2003 15:47
To: Daniel Gigg
Subject: 24 Tyler Drive, Arborfield F/2002/8222

No objections to proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number: F/2002/8222

Case Officer : OPG.

Valid Date : 19.12.02

Map No : 97

Site Area :

Received Date: 19/12/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling to form conservatory.

Location : 24, Tyler Drive, Arborfield, Reading.

Parish : AB Ward : ARB 30.12.02 B.

Applicant : Mr/Mrs Boys C/O C P Architectural Services.

Fee Required: £110 Fee Received: £110 (3)

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			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
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 30.12.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓ Landfill consultation Zone.

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: ~~Easthampstead~~

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 pre-app

Organisation_Name	Building_Name	address1	Postcode
		22TYLER DRIVEREADING	RG2 9NG
		24TYLER DRIVEREADING	RG2 9NG
		26TYLER DRIVEREADING	RG2 9NG
		34BARKER CLOSEREADING	RG2 9NQ

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

Tel: 0118 974 6296

Date: 30 December 2002

My ref: F/2002/8222

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2002/8222
24, Tyler Drive, Arborfield, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8222**
24, Tyler Drive, Arborfield, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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 Cowan

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

Received by Wokingham District Council

Application No: F/2002/8222

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
24, Tyler Drive, Arborfield, 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 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/2002/8222 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2003. 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

30 December 2002

19.DEC.2002 8222

Binfield Badger Group

Protecting badgers in Berkshire

Charity Number: 1075886



19 DEC 2002

PO Box 3805
Bracknell
RG42 1HH

16th September 2002

Mr and Mrs Boys
24 Tyler Drive
Arborfield
READING
RG2 9NG

Dear Mr and Mrs Boys

Further to my visit on 14th September, I would like to confirm that I found no evidence of use of the original badger corridor running through your garden. The badger sett in the south-west corner of the site also appears, as at my last visit, still to be completely inactive.

I therefore believe that the construction of a conservatory in your garden, although encroaching slightly into the area of the badger corridor, will have no impact in terms of disturbance to badgers.

Yours sincerely

David Lee

Please reply to: 5 The Rise, Caversham, READING, RG4 8NZ

Environmental Services

For office use only.
Application number:
19.DEC.2002 6222

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

19 DEC 2002

Seb@ hrwallingford.co.uk 8222

1	Your name	MR + MRS BOYS
	Address and postcode	24 TYLER DRIVE ABORFIELD READING BERKS RG2 9NG.
	Phone number	0118 976 2413. 9762413
	Agent's Name	C.P. ARCHITECTURAL SERVICES
	Address and postcode	4 CHURCH VIEW UPPER CLATFORD ANDOVER HANTS SP11 7QF
	Phone number	01264 336854 COLIN DODDS.
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.	24 TYLER DRIVE ABORFIELD READING BERKS RG2 9NG.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY CONSTRUCTION TO SIDE OF PROPERTY

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.	BRICKWORK TO MATCH EXISTING & WHITE UPVC GLAZING.
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: N/A	Proposed: N/A
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: C. DODDS

on behalf of MR + MRS BOYS

Date 17.12.02

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

1933

ADDRESS 24 TYLER DRIVE **PARISH** ARBORFIELD

PLOT No. 24 **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64429/F	PERSIMMON HOMES	DEM - ERECTION OF	25.4.97	REF.
		63 DWELLINGS ETC.		
		1 Det. House & Garage		
64429/14		Appl of Archeological Report		APP
F2002/8822	MR + MRS BOYS	S/S SIDE EX - CONSERV.		

MINISTRY DECISION 64429 - APPEAL ALLOWED - 8.1.98

SPECIAL ORDERS Rd Orig. Conservatory · Mrs Boys · 06/11/02 PPreq