APPLICATION NO:
F/2002/6499

LOCATION:
2 Wensley Close, Twyford Reading.

APPLICANT:
Mr P Shumake C/O Cedar Design

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **01/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/06/2002

CASE OFFICER: **Phillip Taylor**

ADOPTED

440

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Shumake
C/O Cedar Design
16 Cedar Avenue
Kesgrave
Ipswich
Suffolk
IP5 1EZ

Application Number: F/2002/6499

Parish: **TWYFORD**

Location: **2, Wensley Close, Twyford, Reading.**

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

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.

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

Condition
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.

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

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

Informative
1. No soakaways should be constructed such that they penetrate the water table and they should not in any event exceed 3.0 metres in depth below the existing ground level.

Informative

2. 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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6499	PT
BUILDING CONTROL NUMBER	FX2002/3064	
~~APPLICANT~~/AGENT	Cedar Design	
ADDRESS OF SITE	2 Wensley Close TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S side ext. + internal alterations	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	017/2002/02	017/2002/02
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/6/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6499

Applicant : Mr P Shumake C/O Cedar Design.

Location : 2, Wensley Close, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29th May 02

Date of Neighbour Notifications : .....

Date of Site Visit : 28/05/02

Date Registered : 30/04/2002

Earliest Date for Decision : 01/06/2002

Latest Consultation Date/Site Notice Expiry Date : 01/06/2002

This application will have expired on: 25/06/2002. 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 :

Twyford Parish Council - No comment

Environment Agency (Landfill) - No objection - Condition & Approval.

No objection letters received

Planning Issues :

Impact on Neighbouring Properties, Character of the area

Policy Used: LBE1, LBE2
WOS3, WBE1
LD3.

Application Number: F/2002/6499

Appraisal :

The application property is a detached house located on the south side of Wentsty Close within the identified settlement. It has an integral side garage and a porch was constructed using permitted development rights.

Proposed is for a single storey side extension with a mono pitched roof to create a lounge and dining room. The extension would project 3.6 metres to the side and 0.6m past the rear building line. To the rear the height is 2.6 metres with a height of 4.2 metres. Window inserted at the front with a patio door at the rear. No side windows. The extension is also stepped to link in with the boundary to the adjacent neighbour No 4. The porch + garage would also have a new fascia but there would be no internal alterations to the garage.

The adjacent neighbour No 4 is set at as a slight angle to No 2 with a side garage present. The garage is quite near with a dining room pitch. The extension would not have any adverse impact on the occupiers of No 4.

The extension is to be built in line with the front of the building. The adjacent neighbour No 4 has been a new garage built. No undue impact on the streetscene.

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

Application Number F/2002/6499
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	INFORMATIVE		1. No soakaways should be constructed such that they penetrate the water table and they should not in any event exceed 3.0m in depth below the existing ground level.
			~~R to prevent pollution of groundwater.~~

Informative for approvals

2. N16

LODDON AREA LOCAL PLAN POLICIES:	LBE1/2
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 12.6.02

RECORD OF SITE VISIT

SITE ADDRESS: 2 Wensley Close Twyford Reading. APPLICATION NUMBER: F/2002/6499	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS residential street

3. DESCRIPTION OF SITE/BUILDING detached house
integral side gage, porch

4. RELATIONSHIP TO ADJOINING PROPERTIES adjacent neighbour has
dummy pitch extreme gage (near
set of gate no overlooking or
overbearing

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

56859

PLANNING SERVICES	RPT
POL	TLS
DC PT	ENF
APP	
CS	
27 MAY 2002	
COPIES TO	DK
	FILE

ENVIRONMENT AGENCY

Our Ref : SP/2002/005767-1/1
Your Ref : F/2002/6499

Date : 23 May 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Phillip Taylor

Dear Sir

SINGLE STOREY SIDE EXTENSION

2 WENSLEY CLOSE TWYFORD READING

Thank you for your letter dated 8 May 2002, received on 10 May 2002. Please quote the following reference in any correspondence: SU77NE/9/61. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE

Waste Regulation

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU788765	124m	King George's Field	Putrescibles/Household

In view of the distance of the site from the landfill it is unlikely that landfill gas will present a risk to this proposal.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Conservation

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Cedar Design

FROM: Phillip Taylor

DATE: 08 May 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/6499

Proposal: Proposed single storey side extension to dwelling..

Site Address: 2, Wensley Close, Twyford, Reading.

Applicant: Mr P Shumake C/O Cedar Design.

31 MAY 2002

Your observations are required in respect of this application **by 01/06/2002** .

NO COMMENT

SIGNED: _____ DATE: 30/5/02

Clerk To Twyford Parish/Town Council.

Application Number : F/2002/6499	Map No : 29
Case Officer : PT	Site Area : 0.03
Valid Date : 30.4.02	Received Date: 30/04/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 2, Wensley Close, Twyford, Reading.

Parish : TW **Ward : TWY** 8.5.02 B

Applicant : Mr P Shumake C/O Cedar Design.

Fee Required: £110 **Fee Received: £110** joint cheque with B/control.

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	Other side elevation	8.5.	
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 8.5.02

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) – landfill Site 250m Consultation

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

Groundwater Protection Zone

No pre-app

NEIGHBOURS

S/N+ see map

Organisation_Name	Building_Name	address1	Postcode
		19SYCAMORE DRIVEREADING	RG109HP
		1WENSLEY CLOSEREADING	RG109HR
		2WENSLEY CLOSEREADING	RG109HR
		3WENSLEY CLOSEREADING	RG109HR
		4WENSLEY CLOSEREADING	RG109HR
		5WENSLEY CLOSEREADING	RG109HR
		26HERMITAGE DRIVEREADING	RG109HS
		28HERMITAGE DRIVEREADING	RG109HS
		30HERMITAGE DRIVEREADING	RG109HS
		32HERMITAGE DRIVEREADING	RG109HS
		34HERMITAGE DRIVEREADING	RG109HS

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

Tel: (0118) 974 6442

Date: 08 May 2002

My ref: F/2002/6499

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/6499
2, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6499**
2, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 D Tomlin

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

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

Tel: (0118) 974 6442

Date: 08 May 2002

My ref: F/2002/6499

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

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2, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/6499**
2, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 C A Ferris

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

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

Tel: (0118) 974 6442

Date: 08 May 2002

My ref: F/2002/6499

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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/2002/6499
2, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6499**
2, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 S Conway

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

Received by Wokingham District Council

Application No: F/2002/6499

Proposal:
Proposed single storey side extension to dwelling.

Location:
2, Wensley Close, Twyford, 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/2002/6499 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2002. 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**

08 May 2002

6499

Environmental Services

For office use only.
Application number: 30.APR.2002 6499

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

1	Your name	PAUL SHUMAKE
	Address and postcode	2, WENSLEY CLOSE TWYFORD, READING BERKS. RG10 9HR
	Phone number	07971 646984.
2	Agent's Name	CEDAR. DESIGN
	Address and postcode	16, CEDAR AVENUE KESGRAVE IPSWICH SUFFOLK IP5 1EZ
	Phone number	(01473) 610654.
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.	2, WENSLEY CLOSE TWYFORD READING. BERKS. RG10 9HR.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS
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.	CONCRETE PLAIN TILES. FACING BRICKS TO MATCH.
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 ☑

3944 Crystal Mark
Clarity approved by

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NO CHANGE.
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: [signature] on behalf of PAUL SHIMMAKE

Date 18/4/2002

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

1933

ADDRESS 2 Wensley Close PARISH Twyford

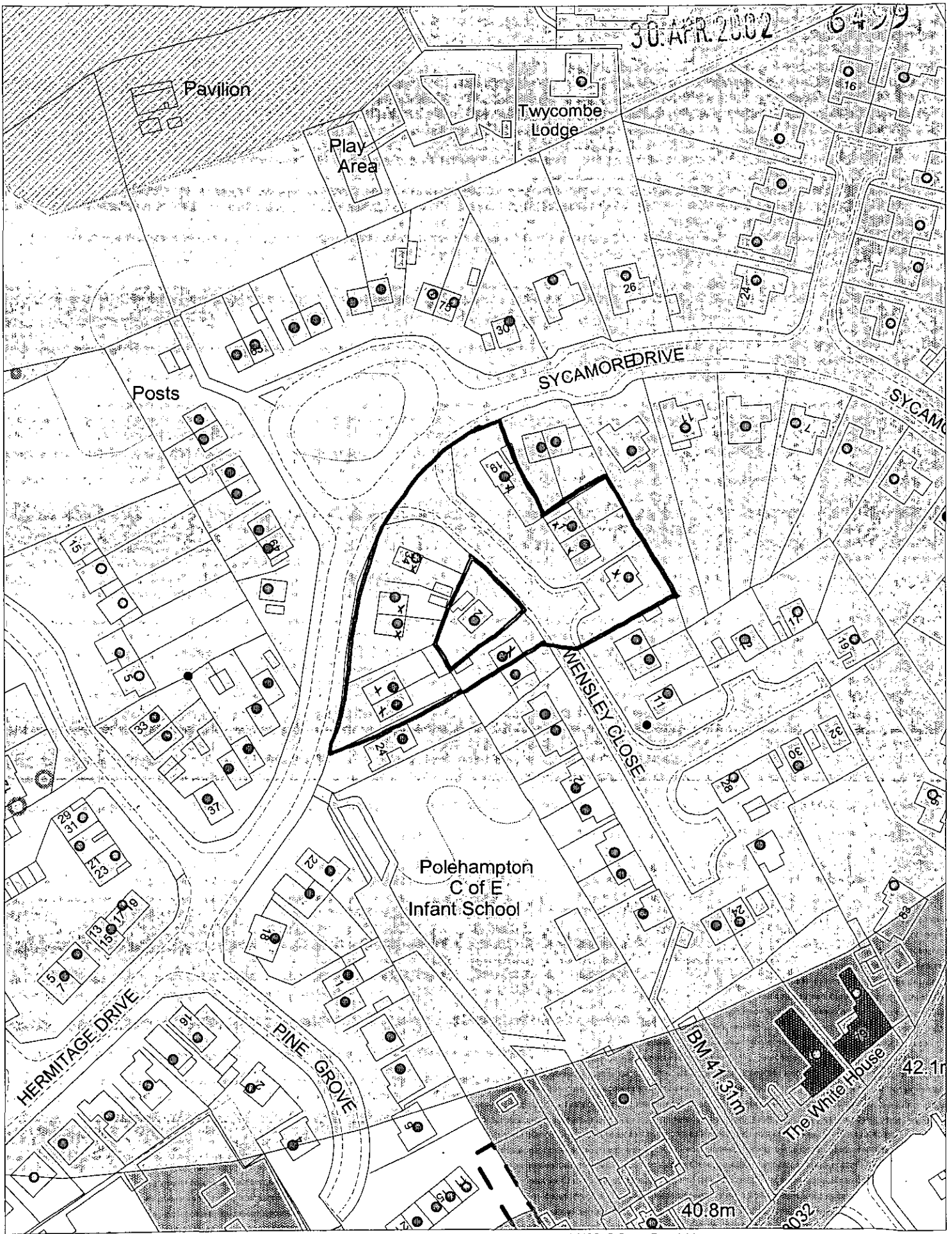
PLOT No. 25 ORD. SHEET No. SU 7846 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/320/61	MAJOR L. WHITE	O/L.	6.12.61	CIA
O/29/63	DORMER DEV. LTD.	O/L.	26.2.63	CIA
68/63	PSYCHE DEVS. LTD.	ALT. HOUSE & GARAGE	18.6.63	APP CIA
PD/342/69	MRS. J. STEPHEN	PORCH	7.8.69	PD
PD/579/67	MR. HUNT	ADDITIONS	26.10.67	PD

MINISTRY DECISION

SPECIAL ORDERS



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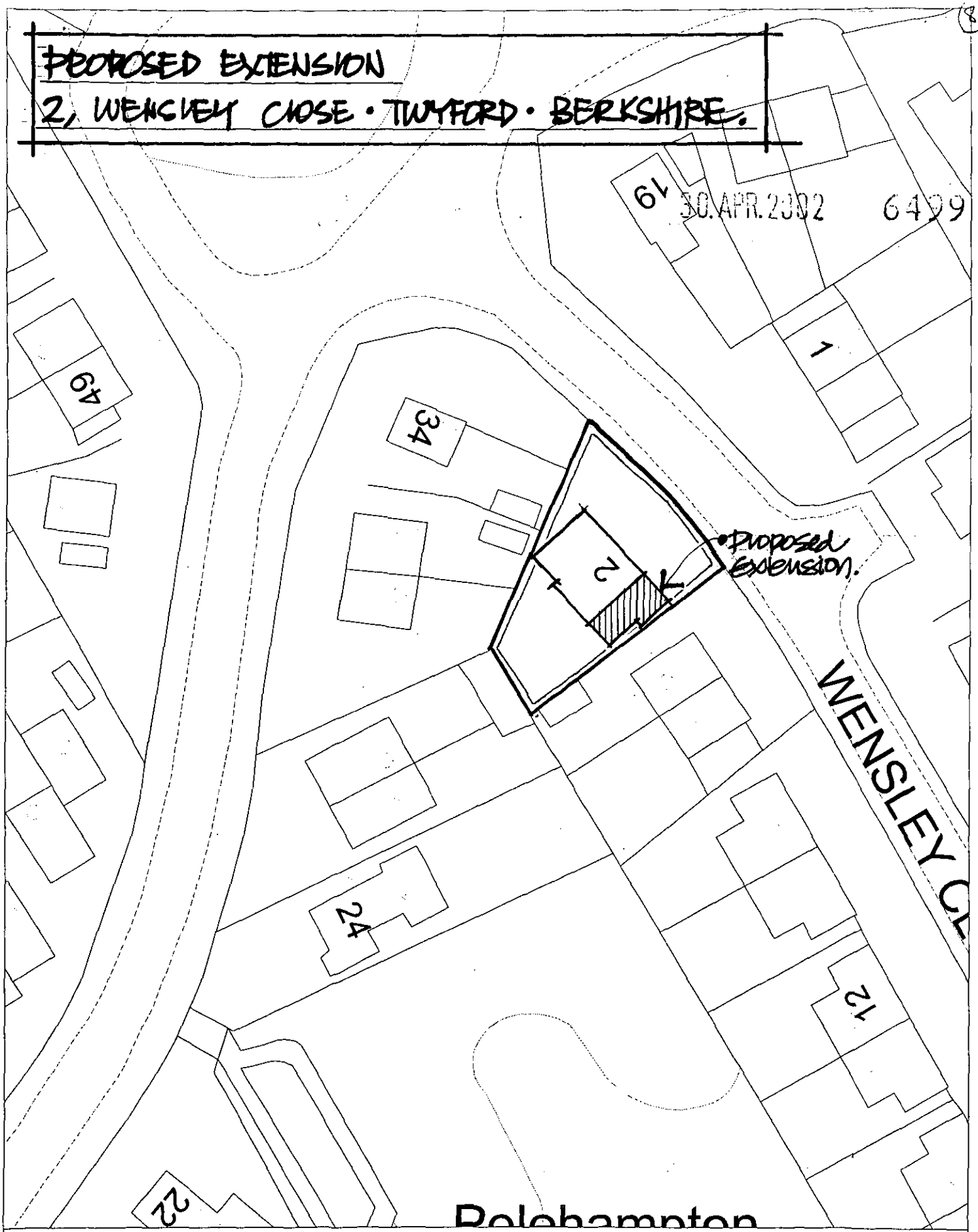
Development Control Section, Environmental Services, Wokingham District Council.

7 May 2002

Scale: 1 : 1250

PROPOSED EXTENSION
2, WENSLEY CLOSE · TWYFORD · BERKSHIRE.



Site Plan, Scale: 1 to 500

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Date: 27 February 2002

N
W E
S