APPLICATION NO:

F/2001/3454

LOCATION:
97 Wargrave Road, Twyford Reading.

APPLICANT:
D Hicks C/O The Edwards Irish Partnership

PROPOSAL:
Proposed demolition of existing garage and erection of replacement with garage/workshop.

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

APPLICATION WILL HAVE EXPIRED ON:
27/04/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D Hicks
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2001/3454

Parish: **TWYFORD**

Location: **97 Wargrave Road, Twyford, Reading**

Proposal: **Proposed demolition of existing garage and erection of replacement with garage/workshop.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No development shall take place until the applicant has submitted details to the Local Planning Authority of proposed foundations and received written approval. These details shall show a form of foundations and construction methods that take into account the need to safeguard the nearby protected trees. The garage hereby approved shall not be erected until the foundation and construction method details have been approved.

Condition
4. A protective fence shall be erected around all Tree Preservation Order trees during the construction period of the development hereby approved. The fence shall be erected at the recommended distances stated in BS 5837. The fencing shall be removed after the completion of the development.

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.

Reason
3. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
4. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE11

John Mitchell

John Mitchell
Development Control Manager
Date: 26/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3454	FH
BUILDING CONTROL NUMBER	FX2001/2403 North	
~~APPLICANT~~/AGENT	The Edwards Stock Partnership	
ADDRESS OF SITE	97 Hanover Road TWICKENHAM.	
DESCRIPTION OF PROPOSED WORK	garage + workshop.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1364/04	1364/04
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC -	front opening garage doors	above deleted
DATE	13/11/01	

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	

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 18 April 2002
My ref: F/2001/3454
Your ref: JI/FJ/1364

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berks
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Irish,

RE: CONDITION NO 3, APPLICATION F/2001/3454: REPLACEMENT GARAGE, 97 WARGRAVE ROAD, TWYFORD

Further to your site visit with Catherine Brimble of 21 February 2002, I can confirm that subject to no further digging adjacent to the pine tree and the erection of protective fencing around the tree the raft foundation does satisfy condition No 3 on approval F/2001/3454.

If you have any queries, please do not hesitate to contact Richard Kelly on the above direct line number.

Yours sincerely,

Trevor Watson
Development Control Manager

File: 3454 Wargrave

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 25 January, 2002
My ref. BC/DC/2001/3454

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) 977 8909
DX: 33506 – Wokingham

David Hicks
c/o Edwards Irish Partnership
36 Langborough Road
Wokingham
RG40 2BT

Dear Sirs

PLANNING PERMISSION 2001/3454
SITE: 97 WARGRAVE ROAD, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3454 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

M L THORP
Principal Development Control Officer

Copy

Tel. 0118 974 6470 (Direct Line)
Email. Catherine.brimble@wokingham.gov.uk
Date. 26th March 2002
My ref. CJB/F/2001/3454
Your ref. JI/FJ/1364

Mr John Irish
The Edward Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Irish

97 WARGRAVE ROAD – TWYFORD
APPLICATION NO. F/2001/3453

Thank you for your letter dated 18 March 2002.

Following our site visit on the 21st February 2002, I informed both Mr Thorp and the Planning Officer dealing with the application Mr Kelly of our discussion on site, as correctly summarised in your letter. Unfortunately I am not in a position to withdraw Mr Thorp's letter as requested, as this is a planning issue. I am therefore passing your letter onto Mr Kelly to take the necessary action to resolve this issue.

Yours sincerely

Catherine Brimble
Landscape Architect

cc: Mike Thorp – Principle Development Control Officer
Richard Kelly – Planning Assistant

54455

REPLY REQUIRED

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BJ
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT
DC	TLS
APP	ENF
CS	
19 MAR 2002	
COPIES TO	ACK
	FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

18 March 2002

Ref: JI/FJ/1364

For the attention of: C. Brimble

Dear Sirs,

RE: 97 WARGRAVE ROAD – TWYFORD.
APPLICATION REF: F/2001/3454.

I refer to our recent site meeting and Mr Thorp's letter dated 18th February 2002.

It was agreed on site that subject to no further digging adjacent the pine tree that the raft foundation would satisfy planning condition 3.

It was also agreed to re-erect the pine tree's protective fence nearer the foundations in order to prevent soil compaction adjacent the pine tree root system.

I look forward to confirmation that Mr Thorp's letter dated 18th February 2002 will be withdrawn.

Yours faithfully

John Irish
Partner

Cc. Hicks Developments.

Richard Kelly

From: Catherine Brimble
Sent: 25 February 2002 14:55
To: Richard Kelly
Cc: Mike Thorp
Subject: 97 Wargrave Road, Twyford

Richard

I visited the above site to check the proximity of the garage in relation to the TPO tree but unfortunately the foundations had already been dug and some damage had already occurred to the tree roots. Before the site visit John Irish had suggested that the garage could have been moved further from the tree but this is now no longer practical. In these circumstances where planning permission was granted for the garage to be built within 4m of the tree (against the advice of the landscape consultant) damage will occur to the tree regardless of foundation design, as the proposed foundations will still be deeper than the existing concrete raft of about 100 - 150mm that the previous garage was on. I have asked that builders do not excavate further than the depth of the foundations already dug on site as I saw it on Thursday and that the protective fencing be moved out to the edge of the construction works so that ground between the fencing and the construction works is not further compacted.

Thanks

Catherine

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 18 February 2002
My ref: F/2001/3454

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berks
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Irish,

RE: CONDITION NO 3, APPLICATION F/2001/3454: REPLACEMENT GARAGE, 97 WARGRAVE ROAD, TWYFORD

I refer to your letter of 26 October 2001 with reference to the above and apologise for the delay in replying.

The Council hereby refuses your application to comply with condition 3 of application F/2001/3454. The form of the foundations and methods of construction must take into account the need to safeguard the existing TPO pine tree.

If you have any queries, please do not hesitate to contact Richard Kelly on the above direct line number.

Yours sincerely,

MLT

M L Thorp
Principal Development Control Officer

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 7 February 2002

Location:	97 Wargrave Road, Twyford
Proposal:	Proposed replacement garage.
Application Number:	F/2002/3454

In response to your informal consultation dated 6 February 2002 for the above application, the landscape comments are as follows:

It is unfortunate that the comments dated 29th March 2001 were not taken into consideration when making a decision on this application, as the location of the garage is still unacceptable in relation to the TPO pine. Therefore the design of the foundations will not overcome damage to the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | APP 49204
LC
APP RK
CS
29 OCT 2001
COPIES TO: | ACK
FILE

Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

26 October 2001

Ref: JI/FJ/1364

Dear Sirs,

RE: PROPOSED REPLACEMENT GARAGE – 97 WARGRAVE ROAD – TWYFORD.
REF: F/2001/3454.

Please find a copy of Drawing No. 1364/100 for your approval of the foundation details in order to discharge condition 3. of the planning permission.

Yours faithfully

John Irish
Partner

cc. J. Hicks – Hicks Developments.
cc. D.Hicks – Hicks Developments.

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3454

Applicant : D Hicks C/O The Edwards Irish Partnership.

Location : 97, Wargrave Road, Twyford, Reading.
Proposal : Proposed demolition of existing garage and erection of replacement with garage/workshop.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 02/03/2001

Earliest Date for Decision : 30/03/2001

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

This application will have expired on: 27/04/2001. 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 :

TWYFORD PARISH COUNCIL - No objection, however condition limiting use of garage/workshop to non-commercial use.
HIGHWAYS. Rec. approval subject to conditions.
NEIGHBOUR - Objection → visual impact, loss of visual amenity, poss. noise
ENVIRONMENT AGENCY - Rec. app subject to conditions
ENVIRONMENTAL DESIGN - Objection → proximity to TPO trees.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON WIDER AREA.

Application Number: F/2001/3454

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. demolition of existing garage and replacement with garage / workshop. The prop. garage has a higher pitched roof design. The garage is has dimensions of ~~increased in dimensions by approx 2.5 metres~~ approx 9m by 6m.

The garage is located in the same position of 1m away from the adjacent boundary with No 99 Wargrave Road. However the neigh. prop is located approx 15 metres away. Therefore although the prop. garage has an increase pitch roof by approx 0.5m it is not considered that the garage will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON WIDER AREA

The existing garage is located within close proximity to mature trees protected by TPO. Of particular concern is the mature Corsican Pine which is growing within 1m from existing garage. Although the prop. garage would be 4m away from this tree there is concern that the prop brick structure may require concrete foundations which would sever important roots. Therefore a condition shall be added for details to be submitted showing form of foundation and construction prior to commencement of the development. A condition shall also be added for protective fencing around the tree.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/3454
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3		R153.	NO DEVELOPMENT SHALL TAKE PLACE UNTIL
			APPLICANT HAS SUBMITTED DETAILS TO THE
			LOCAL PLANNING AUTHORITY OF PROPOSED
			FOUNDATIONS AND RECEIVED WRITTEN
			APPROVAL. THESE DETAILS SHALL SHOW A
			FORM OF FOUNDATION AND CONSTRUCTION
			METHOD THAT TAKE INTO ACCOUNT THE NEED
			TO SAFEGUARD THE NEAR BY PROTECTED
			TREES. THE GARAGE HEREBY APPROVED
			SHALL NOT BE ERECTED ~~OTHER THAN~~ UNTIL
			~~BOTH~~ THE FOUNDATION AND CONSTRUCTION
			METHOD DETAILS HAVE BEEN APPROVED
4		R153	A PROTECTIVE FENCE SHALL BE ERECTED AROUND
			ALL TPO TREES DURING THE CONSTRUCTION
			PERIOD OF THE DEVELOPMENT HEREBY APPROVED.
			THE FENCE SHALL BE ERECTED AT THE
			RECOMMENDED DISTANCES STATED IN
			BS 5837. ~~THIS SHOULD BE A MINIMUM~~
			THE FENCING SHALL BE REMOVED AFTER THE
			COMPLETION OF THE DEVELOPMENT

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS3, WBE1, WBE11
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 26/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 97 Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2001/3454

OFFICER: Farah Humayun

DATE OF SITE VISIT: 21/03/01

1 SITE/~~STATUTORY~~ NOTICE DISPLAYED ? YES - SIDE GATE.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED WITH DET. GARAGE

4. RELATIONSHIP TO ADJOINING PROPERTIES

GARAGE TO REAR OF PROPERTY - HIGH HEDGING TO BOUNDARY + CHAIN LINK TYPE FENCING.

PROP TO REAR - REAR WINDOWS FACING

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING LARGE DRIVE

LEVELS LEVEL

BOUNDARY TREATMENT AS ABOVE

OTHERS

FROM: Farah Humayun

DATE: 06 March 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/3454

Proposal: Proposed demolition of existing garage and erection of replacement with garage/workshop..

Site Address: 97, Wargrave Road, Twyford, Reading.

RECEIVED
- 7 MAR 2001

Applicant: D Hicks C/O The Edwards Irish Partnership.

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

The Council have no objection to the proposal. A condition should apply, limiting the use of the garage/workshop to non-commercial use.

PL
POL
DC
APP
CS
TLS
ENF
30 MAR 2001
COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 27-3-01.

Clerk To Twyford Parish/Town Council.

FROM: George Allpress

DATE: 06 March 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/3457

Proposal: Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows..

Site Address: 48, London Road, Twyford, Reading.

Applicant: Mr L Johnson C/O Peter Shotton.

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

The Council have no objection to the proposal. The forward extension of the garage gives the impression that this house may have already been extended.

RECEIVED
- 8 MAR 2001

SIGNED: _____ DATE: 27-3-01

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Farah Humayun **Date:** 06 March 2001

Application Number: F/2001/3454

Proposal: Proposed demolition of existing garage and erection of replacement with garage/workshop.

Parish: TWYFORD PARISH

Site Address:
97, Wargrave Road, Twyford, Reading.

Applicant:
D Hicks C/O The Edwards Irish Partnership.

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).

C049, R049.

Signed: _____ **Print name:** Adam Coggins 09/03/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Farah Humayun DATE: 29th March 2001

Location:	97, Wargrave Road, Twyford
Proposal:	Proposed demolition of existing garage and erection of replacement with garage/workshop
Application Number:	F/2001/3454

In response to your consultation dated 6th March 2001 for the above application, I wish to raise an objection to the above proposal:

The existing garage and proposed replacement building lie in close proximity to a number of mature trees which are protected by a Tree Preservation Order (TPO 792/1996). Of particular concern is the mature Corsican Pine (T31) which is growing within 1m from the existing garage.

Although the development proposals would pull the new building approximately 4m away from this tree the new building would be a brick structure which would replace the existing timber construction. Consequently there would be a requirement to construct concrete foundations which would sever important roots and adversely affect the viability of this mature and important tree.

BS 5837 : 1991 Trees in Relation to Construction advises that for a mature tree of normal vigour a minimum safe distance of 6 to 8 metres from the centre of tree to protective fencing should be employed.

In order to overcome the objection the applicant should be requested to resubmit the proposals showing the new building an appropriate distance away from the tree as well as protective fencing in accordance with BS 5837.

ROBERT PETROW
Consultant Landscape Architect

8/3/01 ab

DELEGATED

2

To:
Neil Etherington
Senior Arboricultural Officer

From: Farah Humayun

Date: 06 March 2001

Application Number: F/2001/3454

Proposal: Proposed demolition of existing garage and erection of replacement with garage/workshop..

Site Address:
97, Wargrave Road, Twyford, Reading.

Applicant:
D Hicks C/O The Edwards Irish Partnership.

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

Very native pine
Cherry closer than shown
- Canopy 3 [illegible]
Check materials, wood or
brick, check [illegible]

Brick

Move

↓

Fast

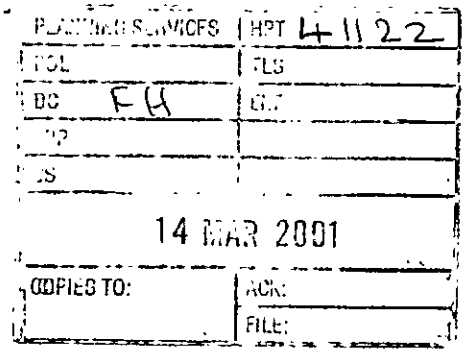
Our ref: SP\2001\003322\001
Your ref: F/2001/3454

Date: 9th March 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

DEMOLITION OF EXISTING GARAGE & ERECTION OF REPLACEMENT GARAGE/WORKSHOP
97 WARGRAVE ROAD, TWYFORD, READING

Thank you for your letter dated 06 March 2001, which was received on 08 March 2001. You are asked to quote the following reference in any correspondence: **SU77NE/9/40**.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 To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

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
SU 788 765	160m	King Georges Field, Twyford	Putrescible/Household

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

We are not aware of any watercourses on the site, but should there be any, we advise that:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly; or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you 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 do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: The Edwards Irish Partnership, 36 Langborough Road, Wokingham, Berkshire, RG40 2BT

D C Deen,
Merryfield House,
99, Wargrave Road,
Twyford,
Berkshire.
RG10 9PE
12th March 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref. App. No. F/2001/3454
97 Wargrave Rd. Twyford

Dear Sir/Madam

I have been informed that an application has been made by 97 Wargrave Road to demolish an existing garage and replace it with a garage /workshop.

Having seen the plans I observe that the proposed replacement garage is to be erected with a higher pitch roof, with further external access shown to the roof space.

The planned pitch of the roof, at about 42 $^{1}/_{2}$° is much steeper than the original and will severely impact the view from all rear rooms of my own home.

Measured at 19 feet to the ridge and immediately adjacent my Southern boundary I believe all of at least 10 feet of bare roof will be visible above the boundary hedge.

A suggestion that a tree in my garden would encroach on the planned garage encouraged my gullible wife to have tree surgeons decimate a healthy weeping willow, which did provide a measure of privacy.

The proximity of a garage and workshop will inevitably give rise to possible noise nuisance in the future.

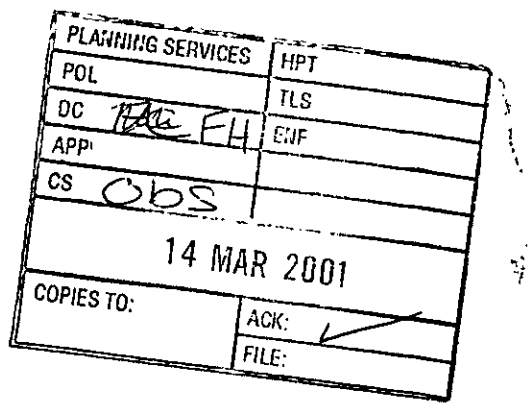
Some poetic license has been exercised on the 1:500 site plan. The site layouts would suggest that the replacement and original garages are of similar dimensions, although to my untrained eye the double garage proposed would appear wider than the original.

On the grounds of visual impact, loss of visual amenity and possible noise nuisance I ask that you to reject this proposal.

I have lived in the adjacent property for almost nineteen years.

If the garage needs to be replaced, its replacement should be of similar dimension and identical lower roof pitch so as not to mar the sight line from my property.

Yours



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

Tel: 0118 974 6482

Date: **06 March 2001**

My ref: F/2001/3454

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2001/3454
97, Wargrave Road, Twyford, Reading.
Proposed demolition of existing garage and erection of replacement with garage/workshop.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3454**
97, Wargrave Road, Twyford, Reading.
Proposed demolition of existing garage and erection of replacement with garage/workshop.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6482

Date: **06 March 2001**

My ref: F/2001/3454

CONFIDENTIAL

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

Dear Councillor

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Councillor C A Ferris

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

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

Tel: 0118 974 6482

Date: **06 March 2001**

My ref: F/2001/3454

CONFIDENTIAL

Councillor 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
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2001/3454

Proposal:
Proposed demolition of existing garage and erection of replacement with garage/workshop.

Location:
97, Wargrave Road, 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. 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 Farah Humayun 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date:	~~17 JAN 2001~~ 02 MAR 2001
Officer: FH	Application No. F/2001/3454

Map No. 29. Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING GARAGE & ERECTION OF REPLACEMENT WITH GARAGE/WORKSHOP

Location: 97 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford 6/3

Applicant: MR D HICKS

Fee Received 95-00 (6) 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	mark exactly where new garage is + Mark position of trees on plan	23/1 ✓	2 MAR
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Tree survey required! There are TPOs just to the rear of existing garage, could be affected by proposal — all trees within 12 metres of proposal to be surveyed	23/1 ✓	2 MAR

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees ✓ c/3 .....
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 ✓ 6/3 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill ✓ 6/3 Site consultation.

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S/N + See map ✓
.....
.....
.....
.....
.....
.....
.....
.....

02 MAR 2001 3454

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The planning Officer
Wokingham Borough Council
Council Offices
Shute End
Wokingham
Berks

16 January 2001

Ref JI/1364

Dear Sirs

Proposed Replacement Garage and Workshop – 97 Wargrave Road, Twyford, Berks.

Please find enclosed a householder application for the demolition of the existing garage and its replacement with a new garage and workshop.

The existing garage is in a poor state of repairs and is constructed of unsympathetic materials. The proposed replacement garage would be located in the same position on site and would be constructed of external materials to match the existing house which has been the subject of extensive refurbishment. In particular the roof would be of a pitch to accept plain clay tiles to match those used on the main house.

The application comprises the following documentation

1. Six copies of drawing number 1364/04
2. Six copies of the householder application form
3. The prescribed fee of £95.00
4. Certificate A

I trust that the enclosed application will meet with your approval but should you require any further information please do not hesitate to contact this office.

Yours sincerely

John Irish

CC D Hicks (Encs)

02 MAR 2001 3454

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Mrs C Hurst
Planning Administration
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

02 MAR 2001

1364/JI

28 February 2001

Dear Mrs Hurst

Proposed Garage 97 Wargrave Road Twyford

I refer to your returned application form dated 23 January 2001, and now enclose, as requested, the same application with the addition of six copies of a plan showing the existing garage and trees on the site.

I would be pleased if you would now register the application.

Yours sincerely

John Irish

(1)

ADDRESS 97 WARGRAVE ROAD PARISH TWYFORD

PLOT No. RINGEN ORD. SHEET No. SU 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
195/56	R. DUXTON	VEHICULAR ACCESS	8-5-86	N/A C
0/68/63	"	ALT. HOUSE & GARAGE IN GARDEN	14-8-63	N/A R
0/150/66	"	"	15-6-66	N/A R
1718/72	ARIG. C CHILDS	O/APP. RES. DEV.	26-10-72	N/A R
43762	BRYANT	4 DWELLINGS R/O	16-1-95	REF
44884	W/DR.			
95/60975/F				
44885	W/DR			
95/60976/F	NOW LLEWELLYN PARK.			
A/95/0127	"		28-8-95	APP
A/96/0131	BRYANT	PLOTS 1-4	5-1-96	APP
96/63470/F	"	DWELLING (AMEND. 43762) PLOT 2	25-4-96	C/

DATE OF COMPLETION

MINISTRY DECISION 43762 - APPEAL ALLOWED - 23.11.95

SPECIAL ORDERS TPO 791/96 TPO 792/96

DRAINAGE PD Eng - R/Dormer windows - Mr. J. Frish - 16/6/00

091074

1933

(2)

ADDRESS 97 Wargrave Road PARISH Twyford

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0857	Mr D Hicks	loft conversion	08.09.00	APP

MINISTRY DECISION

SPECIAL ORDERS

1959/a

02.MAR2001* 3454

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	D. HICKS
	ADDRESS	97 WARGRAVE ROAD
		TWYFORD
		BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LONGBOROUGH ROAD
		WOKINGHAM
		BERKS
	POST CODE	RG40 2BT Tel. No. 9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	97 WARGRAVE ROAD TWYFORD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING GARAGE AND REPLACEMENT WITH NEW

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED	TO MATCH MAIN HOUSE
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

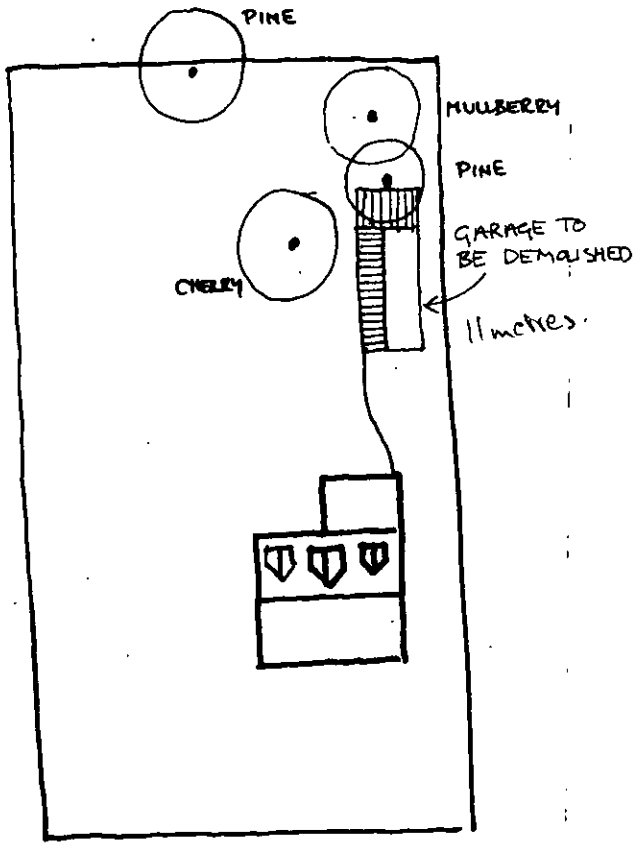
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

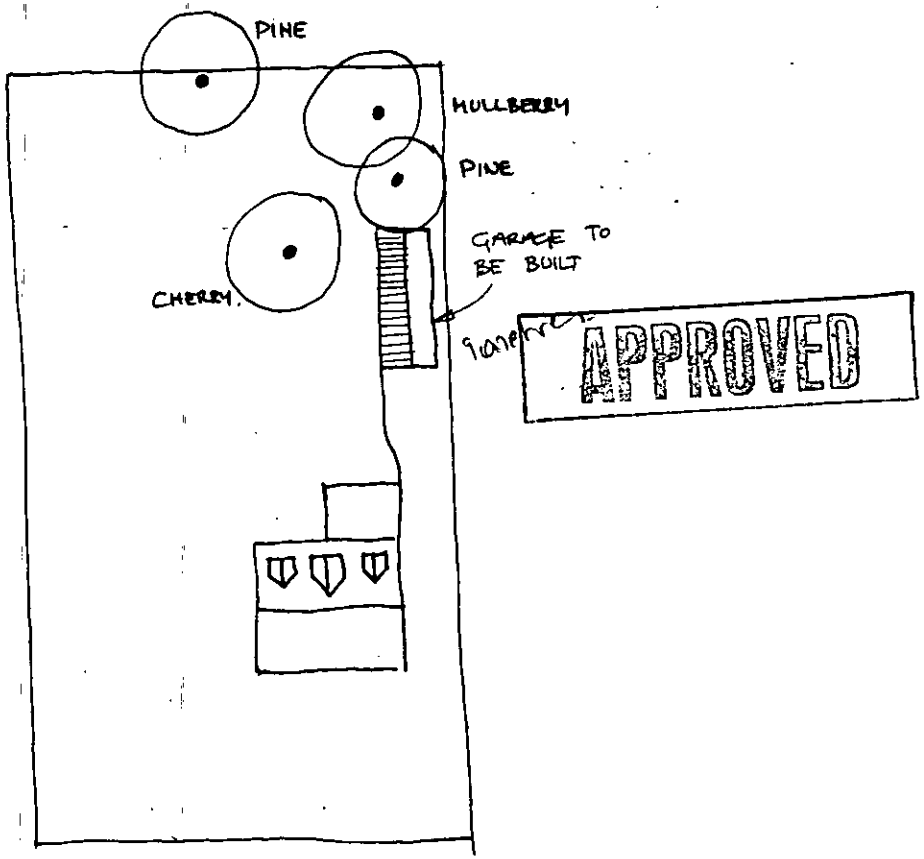
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR D. HICKS

DATE 16 JAN 2001.



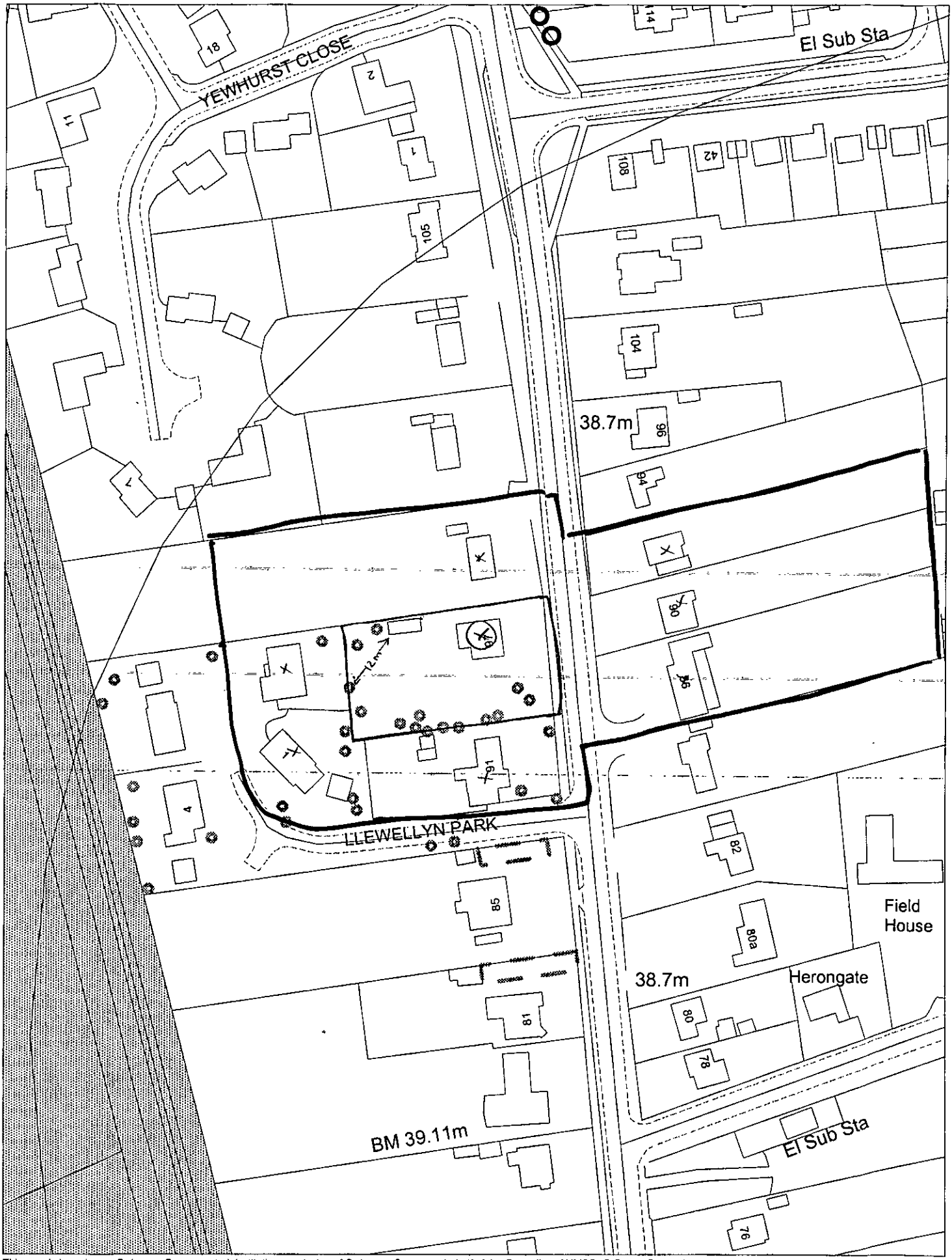


EXISTING GARAGE PLAN PROPOSED GARAGE PLAN 1 500

97 WARGRAVE RD

02.MAR2001* 3454

DELEGATED



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Development Control Section, Environmental Services, Wokingham District Council.

19 January 2001 Scale: 1 : 1250