EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0917

LOCATION:
Land At 27 & 29 Wargrave Road, Twyford Reading.

APPLICANT:
Thames Valley Housing C/O The Keen Partnership

PROPOSAL:
Proposed erection of one dwelling (amendmen to design of dwelling as approved on consent 98/67504/F).

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thames Valley Housing
C/O The Keen Partnership
Culham House
122 Castle Street
Reading
Berks
RG1 7RJ

Application Number: F/2000/0917

Parish: **TWYFORD**

Location: **Land At 27 & 29 Wargrave Road, Twyford, Reading.**

Proposal: **Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).**

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. The materials for the new building elements of the development hereby approved shall be identical to those approved by the Local Planning Authority under condition 3 of planning permission ref. 99/69957/F for the adjoining site at No. 27 Wargrave Road.

Condition
3. Details of the windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
4. The conditions attached to planning permission 98/67504/F shall continue to apply in full to the development hereby approved.

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

Reason
4. For clarification.

John Mitchell

John Mitchell
Development Control Manager
Date: 24/10/2000

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.



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council, Licence No. LA086134
Date: 8 October 1997

ADDRESS 27 WARGRAVE ROAD PARISH TWYFORD

PLOT No. # NALL COTTAGE ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
229/60	MRS M INGRAM	DETACHED HOUSE	26/1/61	APP C/A
BRA H003	Mr + Mrs Barrett	Garage Extension	01-12-87	APP N/I
99/68966/F				
99/69055/CA	WITHDRAWN (3/3/99).			
99/69957/F	Thames Valley Housing	Dem. no 27 + outbuild. of 29. Erection. 4 flats = 2 dwellings	17.12.99	GF
CA/2000/0353	Thames Valley Housing	Dem no 27 + outbuildings 29		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 May 2000
My ref. JM/SB/F/2000/0917 & F/2000/1028 & F/99/70390
Your ref.

29/08

Mrs A Jacobs
Clerk to Twyford Parish Council
6 Wessex Gardens
TWYFORD
Berkshire
RG10 0AY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Jacobs

ADMINISTRATION PROCEDURES - PLANNING APPLICATIONS

Thank you for your letter of 4 May 2000 in which you give examples where the administrative procedures do not allow for sufficient time to comment on applications or have in some cases avoided consulting with adjoining occupiers.

I am grateful for this information. I regard the effective participation of a local community in decision making to be of absolute importance and do not wish for any administrative procedures to interfere with this. Nevertheless, there are occasions when things go awry and I will try and minimise these. I thank you for drawing these matters to my attention and will look into them all.

It is my intention over the forthcoming months to attend meetings of all Parish Councils, if possible, and perhaps we can discuss these matters further at such a time if the problems should continue.

Thank you once again for drawing these matters to my attention.

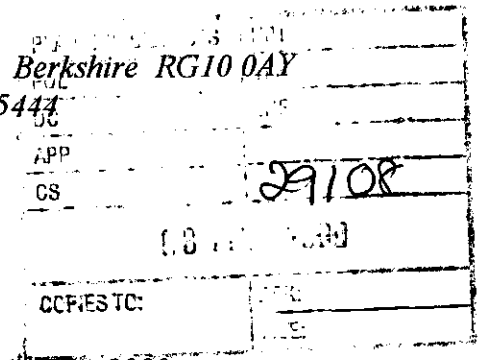
Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY REQUIRED
22/5

TWYFORD PARISH COUNCIL

Clerk: Mrs A Jacobs Address: 6 Wessex Gardens, Twyford, Berkshire RG10 0AY
Telephone Number: *Twyford 9345444*



for the attention of Mr J Mitchell
Head of Development Control
Wokingham District Council
Shute End
Wokingham RG40 1 WL

4th May 2000

Dear Mr Mitchell

My Council are becoming increasingly concerned at delays in receiving planning applications for comment, in particular revised plans where the Council is only allowed ten days. Officers have advised that the cause is a recent postal strike in Reading but this only lasted two days and was some weeks ago now.

An example is a letter dated 20th April, franked 27th April, received on Friday 28th April for comments by Sunday 30th April! Clearly impossible to achieve. For your records this was application number F/2000/0917 for 27 & 29 Wargrave Road, Twyford. There have been many similar instances of consultations taking up to six days from the date of the letter to reach us. My Council has complained before when the allotted ten days includes bank holidays and this is also continuing to happen.

Another problem we have encountered recently is that the plans are not being made available in Woodley Library at the same time as consultation letters are sent out to residents. We have received complaints from residents that they have made the effort to go and view the plans and they are not there. An example of this was application number F/2000/1028 for Herongate in Longfield Road, Twyford. Incidentally this application also revealed another problem - the neighbour most immediately affected by the application was not consulted because his house was only built six months ago and is obviously not yet on your records.

A third problem to arise is that the red notice may not always be displayed at the same time as the consultation process is taking place. The prime example of this was the revised application for the doctors' surgery in Loddon Hall Road, F/99/70390. Revised plans were submitted at the beginning of March and the red notice was immediately displayed. As further revisions were requested by the planning officer, the plans did not go out for consultation until the middle of April by which time the red notice had been removed.

I am asked to express my Council's concerns at the inflexibility of the current system which is restricting the rights of both this Council and the general public to be properly consulted on planning applications.

I look forward to your comments.

Yours sincerely



MRS ANN JACOBS
PARISH CLERK

Date: 20 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0917

Location: Land at 27 & 29, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Applicant: Thames Valley Housing C/O The Keen Partnership.

Case Officer: Heather Morgan

The new plans show the following: Reduced ridgeline of linkway, flat roofed dormers as opposed to hipped. Drawing nos 7011-00-24A, -023A.

Comments are required by 30/04/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/0917 / (Ludhouse) Date Rec. 17/4/00

Location: Land adj 27 + 29 Longrave Road, Twyford

Parish Twyford.

Applicant: Thames Valley Housing

Description of attached plans Reduced ridgeline of linkway, flat roofed dormers as opposed to hipped.

Drawing No's: 7011-00-24A, -023A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: H. Sanders only.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER T.P.M

Consultations Sent by Admin. on 20.04.00.

Yellow - Part One Copy
Green - Officer's Copy

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	HPT 28392
POL	TLS
DC HM	ENF
APP	
CS	
17 APR 2000	
COPIES TO:	ACK:
	FILE:

Our ref CDK/mjm 7011/15

13th April 00

Dear Ms. Morgan,

RE: 27/29 WARGRAVE ROAD, TWYFORD.

Further to your letter dated 5th April 00 please find enclosed 4 copies of the Amended Plans showing a reduced ridgeline to the link over the access road as requested.

You will see that the roof has been reduced by the use of a lead flat roof and the dormers have been reduced in height by the use of a lead flat roof also.

I trust this amendment will now be acceptable and look forward to hearing from you in due course.

Yours sincerely,

REVISED PLAN
0917

Christopher D Keen.
Keen Partnership
CC Derek Thurgood Thames Valley Housing
Kevin Eighteen
James Pargeter

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

Date: 11 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0917

Location: Land At 27 & 29, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Applicant: Thames Valley Housing C/O The Keen Partnership.

Case Officer: Heather Morgan

The new plans show the following: Side elevation of No 29 incorporating the end elevation of new link. Drawing no 7011-00-24.

Comments are required by 21/05/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/0917 (Ludhouse) Date Rec. 05/05/00

Location: Land at 27 & 29 Wargrave Road, Twyford

Parish Twyford

Applicant: Thames Valley Housing

Description of attached plans Side elevation of No 29 incorporating the end elevation of New Units

Drawing No's: 7011 - 00 - 24

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. None

Please tick which of the following you wish consulted.

OTHERS: H. Sanders

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10/07/05

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER A.P.M

Consultations Sent by Admin. on 11.05.05

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F / 2000 / 0917 (Ludhouse) Date Rec. 05/05/00

Location: Land at 27 & 29 Wargrave Road, Twyford

Parish Twyford

Applicant: Thames Valley Housing

Description of attached plans Side elevation of No 29 incorporating the end elevation of new units

Drawing No's: 7011 – 00 – 34

CONSULTEES'

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. None

Please tick which of the following you wish consulted.

OTHERS: H Sanders

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees *unless particular drawing No's are specified in the spaces above.*

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From "

New Site Notice Y / (N)

New Description

CASE OFFICER A.P.M

Consultations Sent by Admin. on 11.05.00

Yellow - Part One Copy
Green - Officer's Copy

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	HPT 28392
POL	TLS
DC HM	ENF
APP	
CS	
17 APR 2000	
COPIES TO:	ACK:
	FILE:

Our ref CDK/mjm 7011/15

13th April 00

Dear Ms. Morgan,

RE: 27/29 WARGRAVE ROAD, TWYFORD.

Further to your letter dated 5th April 00 please find enclosed 4 copies of the Amended Plans showing a reduced ridgeline to the link over the access road as requested.

You will see that the roof has been reduced by the use of a lead flat roof and the dormers have been reduced in height by the use of a lead flat roof also.

I trust this amendment will now be acceptable and look forward to hearing from you in due course.

Yours sincerely,

REVISED PLAN
0917

Christopher D Keen.
Keen Partnership
CC Derek Thurgood Thames Valley Housing
Kevin Eighteen
James Pargeter

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Bhatt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565
Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

Application Number F/2000/0917
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1	SC01	SR02	
2		SR12	The materials for the new build elements of the development hereby approved shall be identical to those approved by the LPA under condition 3 of planning ref permission 99/60957/F for the adjoining site at No 27 Wargrave Road.
3		RO12	~~The~~ Details of the windows hereby approved shall be submitted to and approved in writing by LPA prior to commencement of development.
4			The conditions attached to planning permission 98/60594/F shall continue to apply in full to the development hereby approved. Reason For clarification.
			Policies?
		NIC	

Reasons?

RECORD OF SITE VISIT

SITE ADDRESS: Land At 27 & 29 Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2000/0917

OFFICER: Heather Morgan

DATE OF SITE VISIT: 4/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. on front gate.

2. DESCRIPTION OF SURROUNDINGS Residential. Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Existing Victorian building to be converted

4. RELATIONSHIP TO ADJOINING PROPERTIES
Existing dwelling to the north.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0917

Applicant : Thames Valley Housing C/O The Keen Partnership.

Location : Land At 27 & 29, Wargrave Road, Twyford, Reading.

Proposal : Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/3/00

Date of Neighbour Notifications : 22/3/00

Date of Site Visit : 4/4/00

Date Registered : 16/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

① Conservation - Important design issue re the ridge line, which should be significantly lower than the new adjoining unit. The ridge should also be below the gutter line of the block to the south. Revision is not an improvement or an acceptable alternative.

② Highways - Comments as previous. 0353. ~~Planning Issues~~ Note - add conditions as per the previous consent.

③ Twyford PC - No comment. However, there appear to be changes elsewhere on the site that have not been the subject of revised plans. Have the 4 flats changed? (Pair of semis have been moved back into the site under f/2000/0910)

New Plans - No ~~further~~ comment.

Revised Plans - Mass of the building has been reduced but it is not clear whether the accommodation can be provided in the

space provided - Require a section.

Planning History

98/67904/F - Conversion & No 29 into flats plus extensions and subway over access road to provide extra accommodation.
Approved add date.
99/69957/F - On site next door. Demolition of No 27 and erection of a pair of semis and erection of 4 flats.
Approved add date.

Planning Issues

1/ Impact on residential amenity

The approved extension on the northern boundary into No 31 is to remain in the same position. There will be no change in the impact upon this property and is therefore considered acceptable.

2/ Impact on visual amenity & the streetscene and the Conservation Area.

As previously approved the link over the access road was set back one metre from the frontage of the extension either side. As proposed, it would be 4m back. This in itself will reduce the visual impact and is welcomed. However, the ridge height will now be marginally higher than approved and 2 flat roofed dormers (one on either side) are proposed. Their impact has been mitigated by the use of flat roofs and the set back which would match those proposed on the extensions adjacent. The principle of a first floor link over the internal access road has already been established by the previous consent. Policies deals with alterations and extensions to traditional buildings in Conservation Areas. The above should use traditional materials, the form of the roof should be retained, new windows should match existing and should not disturb the proportions of the existing building and extensions should be subservient and not detract from the traditional integrity of the buildings.

Application Number: F/2000/0917

Appraisal :

This issue is therefore the impact of the alterations on the Conservation Area. Whilst higher than previously approved the link remains subservient to the main house and links well with the new build element to the north. The dormer has been designed to minimise its impact and its window proportions relate well to the new build. They also reflect the general vertical emphasis provided by the original fenestration.
Whilst dormers are not a feature of this building it is considered the introduction would not be detrimental and would preserve the character and appearance of the Conservation Area.

Impact upon residential amenity
The link will be obscured from new to the north by the gable fronted new build element. One dormer faces across the Wargrave Road to houses opposite, and the other over the access road and parking area. There will be no resultant loss of privacy and no overdominance

Other issues
The remainder of the scheme is identical to that approved under 98/67504/F. A condition is to be imposed to ensure the conditions attached to this permission remain equally in force on this application

Recomendation : Approval: ☑ [redacted] ☐
(tick appropriate box)

Received by Wokingham District Council

Application No: F/2000/0917

Proposal:
Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Location:
Land At 27 & 29, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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

Tel: (0118) 974 6446

Date: 12|10|00

My ref: F/2000/0917

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0917
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] *under delegated powers.*

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23|10|00

Yours faithfully

pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0917**
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6446

Date: 12/10/00

My ref: F/2000/0917

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

Application Number: F/2000/0917
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F)..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted]: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 12/10/00

My ref: F/2000/0917

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0917
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F)..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted]: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Our ref PJM/jm 7011/27

24th July 00

Dear Heather,

RE: 27-29 WARGRAVE ROAD TWYFORD

Further to our meeting on 28th June 00 please find enclosed 4no sets of drawings for your perusal.

I hope these drawings address the conditions that we discussed and that you can now clear these conditions.

I understand that with reference to visibility splays these were agreed between your Highways Department and Mr Keen some while ago, I believe you will need to discuss this matter with your Highways Department.

With reference to soft landscaping I noted that you had with you at our meeting a letter from your Landscaping Department.

I do not have a copy of this letter and therefore I am unable at this moment in time to send the relevant information to my Landscape Gardner.

I would appreciate it very much if you could send the letter relating to the soft landscaping to me.

I hop[illegible]bove is in order and I look forward to receiving your comments in due course.

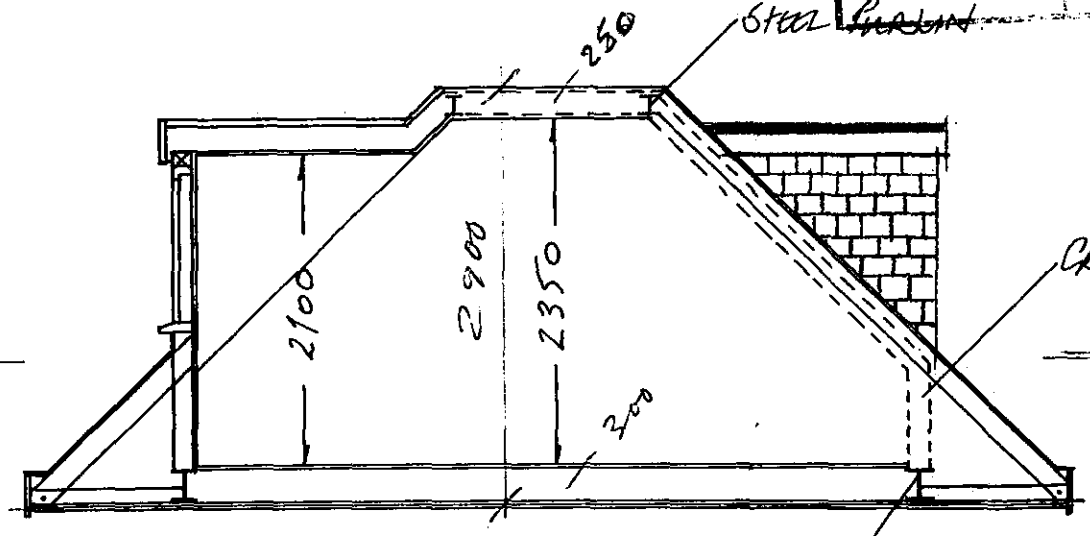
Yours sincerely,

Piers J Maisey.
Keen Partnership

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

PLANNING
POL
ENC
APP
CS
COPIES TO:



SECTION THRU' LINK H10.
27/29 WARGRAVE ROAD
TWYFORD
BERKSHIRE.

DATE : 20:07:00.
SCALE : 1/50.

JOB NO: 7011-00-31.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 1 August, 2000
My ref. HPM/C/2000/1431
Your ref.

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

Mr. P. Maisey,
The Keen Partnership,
Culham House,
122 Castle Street,
Reading,
Berks.
RG1 7RJ.

Dear Mr. Maisey,

DETAILS IN CPMPLIANCE WITH CONDITIONS – 98/67504/F & 99/69957/F
27 & 29 WARGRAVE ROAD, TWYFORD

I refer to your letter, with enclosed plans, received on 25 July 2000. There are a number of issues which are still outstanding, set out below.

Visibility Splays
Your letter makes reference to discussions with our Highways Department. Notwithstanding the above, I will require a plan indicating visibility splays in order to deal with the condition. Please provide the necessary plan.

Landscaping
Please find attached the comments of our Trees and Landscape Officer and a plan indicating where more substantial planting should be provided. The only area which will not require planting is the location of the repositioned bin stores.

Details of materials
Please provide confirmation of the materials to be used for the wall adjoining the car park. I will need to liase with Harold Sanders with regard to the use of concrete paving slabs, as I am concerned at the quality of these materials. Please also provide manufacturers details of the brick paviours to be put down and confirmation that these will cover the whole of the parking area to the rear. It is possible that this treatment will be suggested for the pedestrian walkways after further discussion.

Cycle Store
I have looked at this briefly. I am somewhat concerned at the size of the structure which appears overly large of the storage of cycles. I would suggest a significantly smaller structure (half the size) constructed of timber. This will enable the building to blend into the background and have the appearance of a domestic shed.

Bin Store
A bin store detail has been provided for the new build element of 29 Wargrave Road. Please provide confirmation of how this will be accessed as there appears to be no

doorway. It is also considered necceasy for gates to be provided on the repositioned bin store plus some form of planting in order to achieve an acceptable visual solution.

Double glazing

As you are aware, thermal double glazing is required for the dwellings/flats. A mechanical ventilation system which achieves 30 – 35 dB(A) is deemed necessary. Please provide specification details of the proposed ventilation to be installed.

Other details

Please provide details of the window frames and doors of the new dwellings and conversions as per my letter of 5 June 2000.

Dormer at 29 Wargrave Road

The LPA remain to be convinced that adequate room heights can be achieved in this and the new build element. Please provide a cross section through the dormer and the extension in a north-south direction to establish useable room space. There is an outstanding concern aht if this cannot be achieved then the height of this element may need to be increased.

I look forward to the receipt of all of the above details within the next 14 days. The application and details in compliance cannot be released until all the relevant information has been received.

Yours sincerely,

HEATHER MORGAN

Senior Planning Officer

Enclosure: landscape information

The KEEN Partnership

0118-9-746X484.

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Fax Transmission

3125L

To: HEATHER MORGAN. Date: 29-06-00.

From: PIERS MAISEY. No. of Pages: two

RE: 27/29 WARGRAVE ROAD, TWYFORD.

Reply rqd.

HEATHER.

● PLEASE FIND ATTACHED 22mm GLAZED, COLONIAL - NON BAR WINDOW DETAILS.

I WISH TO KNOW WHETHER THIS STYLE OF WINDOW WOULD BE AN ACCEPTABLE ALTERNATIVE TO THE SLIDING SASH STYLE WINDOWS ON ALL REAR AND SIDE ELEVATIONS.

YOUR EARLIEST RESPONSE WOULD BE MUCH APPRECIATED.

REGARDS

P. Maisey

NG acceptable in Con. Area
Great discussions at applic - Stage on this.

Checked with HS 6/7.
Agreed the above.

P. J. MAISEY.

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30





01189510866

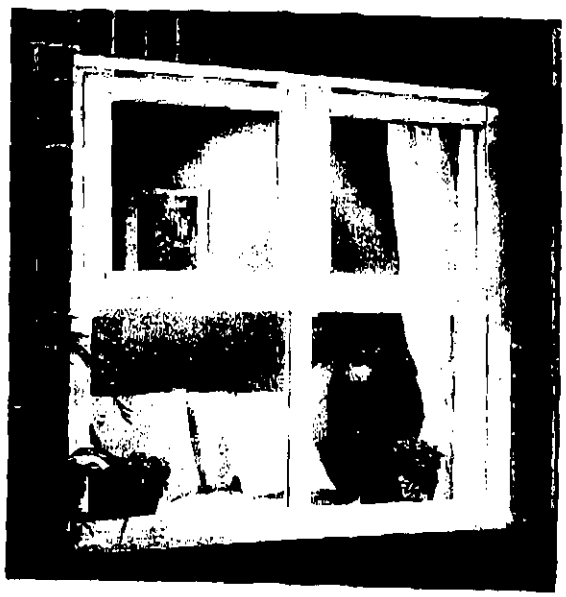
SOVEREIGN stormsure®

COLONIAL - NON BAR

mm	488	630	915	1200	1200	1770
750	WPN07D £149.67 £35.47 £42.00					
900	WPN09D £154.49 £37.41 £42.00	WP109D £155.80 £42.47 £42.00	WP2N09D £170.12 £52.36 £52.50			
1050	WPN10D £159.49 £40.00 £42.00	WP110D £165.25 £45.52 £42.00	WP2N10D £174.84 £59.17 £52.50	WP210D £184.58 £63.99 £58.00	WP210DD £303.07 £91.04 £84.00	WP4N10DD £322.31 £118.34 £105.00
1200	WPN12D £164.24 £42.56 £42.00	WP112D £170.12 £50.24 £48.00	WP2N12D £179.80 £61.77 £52.50	WP212D £189.37 £69.19 £58.00	WP212DD £312.74 £100.49 £96.00	WP4N12DD £331.91 £123.53 £105.00
1350	WPN13D £169.52 £44.55 £42.00	WP113D £175.40 £54.07 £48.00	WP2N13D £184.58 £64.84 £58.00	WP213D £194.26 £74.42 £63.00	WP213DD £322.31 £108.13 £96.00	WP4N13DD £341.48 £129.67 £116.00
1500 †	WP115D £179.80 £57.34 £52.50	WP2N15D £188.93 £67.93 £58.00	WP215D £199.04 £138.50 £63.00	WP215DD £331.91 £156.89 £105.00	WP4N15DD £351.09 £135.80 £116.00	
1650 †	WP2N16D £194.33 £109.26 £63.00	WP216D £204.62 £145.63 £73.50				

† For windows 1500mm high or over, low level glazing units are supplied as tempered safety glass to satisfy BS6262: Part 4: 1994.





Prices shown do not include VAT

16 MAY 2000

Date: 11 May 2000

To: Harold Sanders, Conservation.

We have received Revised Plans for the following planning application:

Application Number: F/2000/0917

Location: Land At 27 & 29, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Applicant: Thames Valley Housing C/O The Keen Partnership.

Case Officer: Heather Morgan

The new plans show the following: Side elevation of No 29 incorporating the end elevation of new link. Drawing no 7011-00-24.

Comments are required by 21/05/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

THIS IS TOTALLY UNACCEPTABLE!

THE OBJECTIVE OF ASKING FOR A SECTION WAS TO PROVIDE US WITH DETAILS OF CONSTRUCTION AND INTERNAL HEIGHTS.

I AM NOT SURE IF THIS IS A SERIOUS RESPONSE FROM THIS APPLICANT.

THE LEVEL OF INFORMATION FOR THIS AND OTHER OUTSTANDING CONDITIONS IS INADEQUATE. HE SHOULD BE INSTRUCTED TO PROVIDE IT OR STOP WORK.

H Sanders
24.05.00

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 23 May, 2000
My ref. HPM/F/2000/0917
Your ref.

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

Mr. C. Keen,
The Keen Partnership,
Culham House,
122 Castle Street,
Reading,
Berks.
RG1 7RJ.

Dear Mr. Keen,

AMENDMENT TO PLANNING PERMISSION 98/67504/F
LAND AT 27 & 29 WARGRAVE ROAD, TWYFORD

I refer to the current application at the above site.

Whilst I am in receipt of your cross section plans dated 12 May 2000, these are inadequate for our purposes. The plans need to give an indication of the internal heights of the connecting room. This needs to indicate joists etc so that it can clearly be established where the floor height is in relation to the windows, and the overall room height in relation to an average person.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0917

Proposal:
Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Location:
Land At, 27 & 29, Wargrave Road, Twyford, Reading

This application is being advertised in the Reading Chronicle newspaper on the 31/03/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/04/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 31/03/2000

Erected on front door
31/03/00
2PM.

29048

RECEIVED

28 APR 2000

Date: 20 April 2000

To: Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/0917

Location: Land at 27 & 29, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Applicant: Thames Valley Housing C/O The Keen Partnership.

Case Officer: Heather Morgan

The new plans show the following: Reduced ridgeline of linkway, flat roofed dormers as opposed to hipped. Drawing nos 7011-00-24A, -023A.

Comments are required by 30/04/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

No further comment

3/5/00.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

See 69957

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0917	HM.
BUILDING CONTROL NUMBER.	FP2000/0569.	Rndy
~~APPLICANT~~/AGENT	Keen Partnership	
ADDRESS OF SITE	27-29 Wargrave Rd. TWYFORD.	
DESCRIPTION OF PROPOSED WORK	2 houses + 4 flats. etc.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	7011-99-01D	7011-99-01E + 7011-00-24
ELEVATIONS	7011-00-23A	7011-00-23A
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	await.	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/5/00	

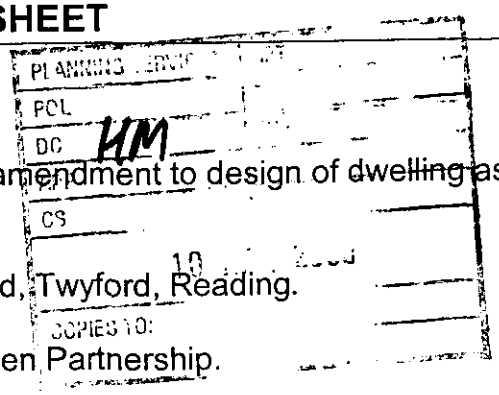
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Heather Morgan

DATE: 22 March 2000

TWYFORD PARISH CONSULTATION SHEET



Application Number: F/2000/0917

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F)..

Site Address: Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant: Thames Valley Housing C/O The Keen Partnership.

Your observations are required in respect of this application **by 15/04/2000** .

No comment on the proposals of this application, however we have noticed that there appear to be changes elsewhere on the site that have not been the subject of revised plans - have the four flats changed? – NOT to my knowledge NOT in position. Semis have moved under F/2000/0910

SIGNED: _____ DATE: 3-4-00

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET.

From: Heather Morgan

Date: 22 March 2000

Application Number: F/2000/0917

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Site Address:
Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant:
Thames Valley Housing C/O The Keen 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).

COMMENTS AS PREVIOUS - 0353.

Signed: N.S. Trotter **Print name:** N TROTTER

6-4-00

Date: 20 April 2000

24 APR 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0917

Location: Land at 27 & 29, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).

Applicant: Thames Valley Housing C/O The Keen Partnership.

Case Officer: Heather Morgan

The new plans show the following: Reduced ridgeline of linkway, flat roofed dormers as opposed to hipped. Drawing nos 7011-00-24A, -023A.

Comments are required by 30/04/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

ALTHOUGH THE MASS OF BUILDING LINK HAS BEEN REDUCED BY THE INTRODUCTION OF THE FLAT LEAD ROOF, IT IS NOT CLEAR HOW THE FIRST FLOOR ACCOMMODATION CAN BE CREATED IN THE SPACE PROVIDED.

A SECTION THROUGH THE LINK, SHOWING THE END ELEVATION OF THE NEW EXTENSION WOULD BE HELPFUL. (SEE PLAN 7011-00-25 FOR AMPLIFICATION) + DETAILS OF BIN STORE ROOF. - NOTE BIN STORE NOT SHOWN ON PROPOSED SIDE ELEVATION

Harold Sanders. 02.05.00.

Left message
3/5

Need to provide
cross section as
per HS's memo.

JEPM

Cross section recd 5/5.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 5 April, 2000
My ref. HPM/F/2000/0917
Your ref.

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

Mr. C. Keen,
The Keen Partnership,
Culham House,
122 Castle Street,
Reading,
Berks.
RG1 7RJ.

Dear Mr. Keen,
AMENDEMENT TO PLANNING PERMISSION 98/67504/F
LAND AT 27&29 WARGRAVE ROAD, TWYFORD

I refer to the current application in respect of the above site. I have received comments from our Conservation Area Officer, which are set out below. It may be necessary to meet to discuss the matter in more detail, as there are a number of revisions which are considered necessary.

The link over the access road should have ridge line which is significantly lower than the new adjoining unit, in order to ensure the proposal does not appear overly dominant in the streetscene. The ridge should be amended so that it is below the gutter line of the existing block to the south. In addition, it is considered that the proposal for the new ridge to cut into the adjoining roof is unacceptable in streetscene terms. As such, it will fail to preserve the appearance of the Conservation Area.

Please provide amended sketch plans which reduce the height and bulk of the extension within the next 10 days. These can then be discussed internally prior to the submission of revised plans.

Do not hesitate to contact me should you wish to discuss the matter further.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

23 MAR 2000

To:
Conservation Officer

From: Heather Morgan

Date: 22 March 2000

Application Number: F/2000/0917

Proposal: Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F)..

Site Address:
Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant:
Thames Valley Housing C/O The Keen Partnership.

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

---

1. I CONSIDER THE IMPORTANT DESIGN ISSUE WITH THE 'LINK' OVER THE ACCESS ROAD IS THAT THE RIDGE LINE IS SIGNIFICANTLY LOWER THAN THE NEW ADJOINING UNIT.

2. THE RIDGE SHOULD ALSO BE BELOW THE GUTTER-LINE OF THE BLOCK TO THE SOUTH.
NOTE: THE SITE LAYOUT PLAN SHOWS THE PROPOSED NEW RIDGE CUTTING INTO THE ADJOINING ROOF
I CONSIDER THIS UNACCEPTABLE.

3. I DO NOT CONSIDER THIS REVISION AN IMPROVEMENT OR AN ACCEPTABLE ALTERNATIVE.

Harold Sanders
CONSERVATION ARCHITECT
04.04.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~28 FEB 2000~~ VALID 16/3/00
Officer: HM	Application No. F/2000/0917

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

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

Description:
(F) PROPOSED ERECTION OF ONE DWELLING
(AMENDMENT TO DESIGN OF DWELLING ~~ON LAND ADJ TO 31~~
AS APPROVED ON CONSENT 98/67504/F)

Location: 27/29 WARGRAVE ROAD

Parish: TWYFORD Ward: ~~Twyford~~ & Ruscombe 22/3

Applicant: THAMES VALLEY HOUSING

Fee Received 190-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	For Unit H10:- Other side elevation (show hall & w/c windows)	8/3	
6	Floor plans	No Scale on floor plans for Houses 1 & 2.		
7	Metric scale disclaimer	(outline of existing dwelling	8/3	
8	Encroachment letter	4 side elevations.)		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Twyford .....

Listed Building 1 2 2*

Advertisement Required ..... Conservation area, not listed. ✓

Date Site Notice Sent : 22/3 ..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓ 22/3
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	~~XA:~~ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

GN + 25, 31, 33, 28 & 30 Wargrave Rd 22/3

6, 7, 8, 9, 10 Thornbury Green ✓

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

16 MAR 2000

Our ref CDK/jm/7011/11

16.MAR2000* 0917

22nd February 00

Dear Ms. Morgan,

RE: 27/29 WARGRAVE ROAD, TWYFORD.

Please find enclosed a Formal Planning Application to amend the design of House 10 which is on the right hand side of No 29 to form a loft room over the pitched roof link. This will entail increasing the size of the link as shown on the drawings with the revised layout. Subject to the details being satisfactory I would hope that you could deal with this within the 2-month period.

Yours sincerely,

Christopher D Keen.
Keen Partnership
CC Derek Thurgood Thames Valley Housing

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

16.MAR2000* 0917

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 of (a) of any part of the land to which the application relates.

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

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . T.U.H.A . . . . . .

Date . . . . . 18/02/09 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** *in* **BLOCK LETTERS.** *If a question is not applicable, answer* **N/A** *in space. Please submit* **SIX** *copies of this form and plans to:-*

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16.MAR2000* 0917

1.	APPLICANT'S NAME	THAMES VALLEY HOUSING.
	ADDRESS	PREMIER HOUSE, 52, LONDON ROAD, TWICKENHAM TW1 3RP.
	POST CODE	PHONE 018-607-0639.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE KEEN PARTNERSHIP
	ADDRESS	CULHAM HOUSE, 122, CASTLE ST READING RG1 7RJ
	POST CODE	PHONE 01189-510855
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	27/29, WARRANE RD. TW4FORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REDESIGN OF HOUSE ADJACENT TO NO 31, WARRANE ROAD.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.06 H
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	PLANS / ELEVATIONS / SITE PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	X	
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACINGS
NATURAL SLATES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS PREVIOUSLY APPROVED SCHEME

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAK AWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS PREVIOUSLY APPROVED SCHEME

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

AS PREVIOUSLY APPROVED SCHEME.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE	11	/		/	0	/
BUNGALOW		/		/		/
FLAT/MAISONETTE		/		/		/
OTHER		/		/		/

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

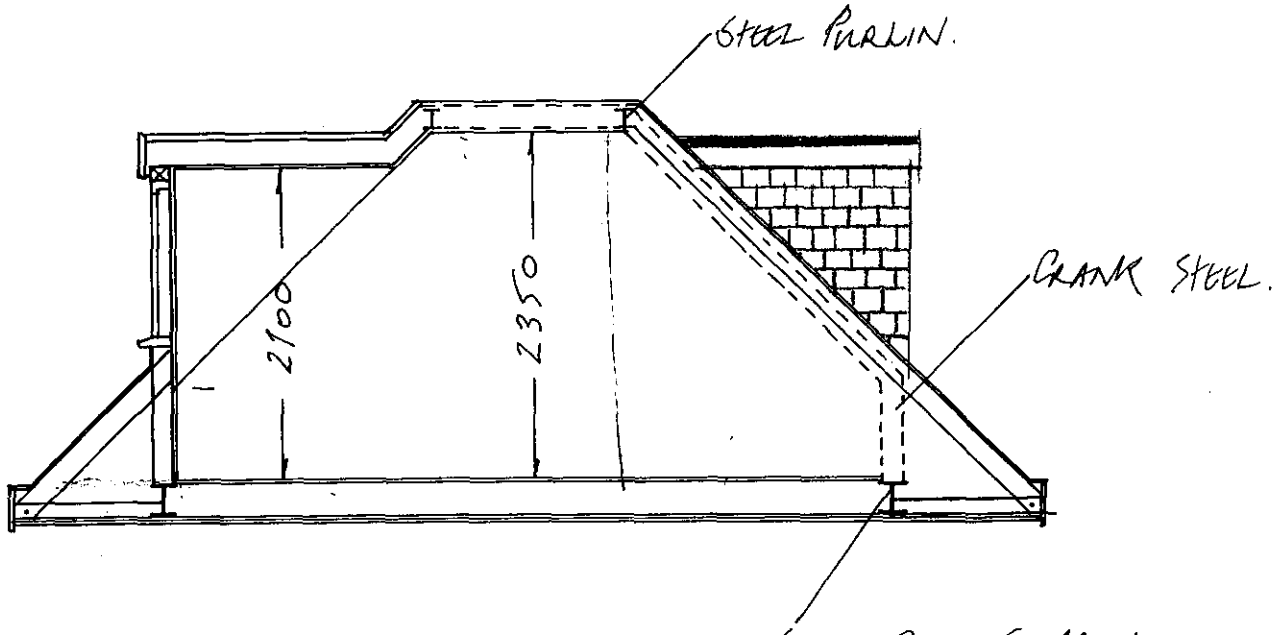
£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF TUHA DATE 18/02/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING SERVICES
POL
DC
ACC
CS
COPIES TO:



SECTION THRU' LINK H10
27/29 WARGRAVE ROAD
TWYFORD
BERKSHIRE.

APPROVED

DATE : 20:07:00.
SCALE : 1/50.

JOB NO: 7011-00-31.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 3 March 2000