APPLICATION NO:
F/2000/0492

LOCATION:
84 Wargrave Road, Twyford Reading.

APPLICANT:
Mr& Mrs N Dean C/O Allerton Clennett Architects

PROPOSAL:
Proposed single storey side extension plus front extension to form garage with rooms in loft.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **29/03/2000**

CASE OFFICER: **Nicola Lake**

28 April 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr& Mrs N Dean
C/O Allerton Clennett Architects
Cobbles Yard
112 High Street
THAME
Oxon
OX9 3DZ

Application Number: F/2000/0492

Parish: **TWYFORD**

Location: **84 Wargrave Road, Twyford, Reading**

Proposal: **Proposed single storey side extension plus front extension to form garage with rooms in loft**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 03 May 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.

Received by Wokingham District Council

Application No: F/2000/0492

Proposal:
Proposed single storey side extension plus front extension to form garage with rooms in loft.

Location:
84 , 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2000. 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

Application Number F/2000/0492
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Yards
3	SC23	SR06	Parking, Garaging + Turning

RECORD OF SITE VISIT

SITE ADDRESS: 84 Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2000/0492

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Large detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Front ext - Next door - 82 has a double flat roof garage to the side. 1 Ground floor side window branded and 1 first floor Bathroom, obscure glazed window - Front of property in-line with front of 82. open frontage with thin landscaping 84's existing garage stands forward of 86.

78 stands much further forward than No 84. But fewer property stand forward to the North.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft wooden fence to the side - Good near distance - Conifer hedge to other side.

OTHERS 3ft wire fence to front side with 82.

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0492

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: 33505 – Wokingham

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0492
84 , Wargrave Road, Twyford, Reading.
Proposed single storey side extension plus front extension to form garage with rooms in loft.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. 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 28th April 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0492**
84 , Wargrave Road, Twyford, Reading.
Proposed single storey side extension plus front extension to form garage with rooms in loft.

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 6481

Date: 18th April 2000

My ref: F/2000/0492

WOKINGHAM DISTRICT COUNCIL
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: 33505 - Wokingham

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0492
84 , Wargrave Road, Twyford, Reading.
Proposed single storey side extension plus front extension to form garage with rooms in loft..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. 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

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 18 April 2000

My ref: F/2000/0492

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0492
84 , Wargrave Road, Twyford, Reading.
Proposed single storey side extension plus front extension to form garage with rooms in loft..

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

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Yours faithfully

John Mitchell pp

Head of Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0492

Applicant : Mr& Mrs N Dean C/O Allerton Clennett Architects.

Location : 84 , Wargrave Road, Twyford, Reading.
Proposal : Proposed single storey side extension plus front extension to form garage with rooms in loft.

Site Notice Displayed ? :	YES	NO	DATE
			17.2.2000

Date of Neighbour Notifications : 25/2/2000

Date of Site Visit : 17.3.2000

Date Registered : 02/02/2000

Earliest Date for Decision : ~~04~~ 17/03/2000

Latest Consultation Date/Site Notice Expiry Date : ~~04~~ 17/03/2000

Application Expiry Date: 29/03/2000

Consultation Responses :

Landscaping - No objection subject to conditions
Highways - No objection subject to conditions
Twyford P.C - No comments ad concerns about the proposed development.

Planning Issues :

Site Description - within the identified Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene.

Application Number: F/2000/0492

Appraisal :

1. Impact upon the neighbouring dwellings

The proposed development is for the conversion the existing Garage, the erection of a 2/S front extension, a single storey side extension.

The proposed 2/S front extension would project 8.0m forward of the existing 2/S building line of the dwelling. The existing Garage already projects past the front of the dwelling. The proposed 2/S ext would project 4.2m further forward again.

The proposed development will not overlook, overshadow or overbear. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the Street Scene.

The proposed 2/S front extension would project 8m forward of the main dwelling and, however, there is a gap of approx. 4.5m between the dwelling and No. 82 and while No. 82 and 80a stand further back than this property at present, No. 80 and 78 stand further forward. Similarly the properties to the north gradutory stand further forward up to No. 94, which is again further forward than the proposed extension.

As such, the proposed development is both in keeping with the existing dwelling and the wider surrounding Area. As such there will be no detrimental impact upon the Street Scene.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)

26564

PO:
DC
APP
CS

COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO.F/2000/0492

Parish: Twyford

Proposal: SINGLE STOREY SIDE EXTENSION PLUS FRONT EXTENSION TO FORM GARAGE WITH ROOMS IN LOFT.

OFFICER: NICOLA LAKE

ADDRESS: 84 WARGRAVE ROAD, TWYFORD

APPLICANT: MR AND MRS N DEAN

The Council would like to make the following comments:-

i) The extension is too big the house has already been substantially extended.
ii) The extension is forward of the building lime
iii) Is enough parking being provided?
iv) How many bedrooms will this property then have?
v) The location shown that this house is opposite the entrance to Llewellyn Drive and any increase in traffic turning onto Wargrave Road would be unacceptable.

Mrs A Jacobs
Parish Clerk
29th February 2000



Site Plan, Scale: 1 to 1250

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Date: 4 February 2000

N
W E
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HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 09 February 2000

Application Number: F/2000/0492

Proposal: Proposed single storey side extension plus front extension to form garage with rooms in loft..

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

Applicant:
Mr& Mrs N Dean C/O Allerton Clennett Architects.

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).

SC 23 - PARKING, GARAGING & TURNING (SR06)

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

21-2-00

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Nicola Lake

DATE: 15/02/00

Location: 84 Wargrave Road, Twyford

Proposal: SINGLE STOREY SIDE EXTENSION AND FRONT EXTENSION TO FORM GARAGE

Application Number: F/2000/0492

In response to your consultation dated 9th February 2000 for the above application, the arboricultural comments are as follows:

The proposed extension is shown as being 2 metres from the Cypress trees growing on the neighbouring property. These trees are around 12 metres in height and are not ideal in relation to the existing building. I consider it likely that the proposed extension will cause some damage to the roots and rooting area of these trees and that this may adversely affect their long-term health. However, I am reluctant to recommend refusing planning permission for this application when the trees are not particularly appropriate for this position in any event and are not suitable for including in a Tree Preservation order.

I would suggest two possible approaches.

1. Would the tree owner object to the loss of the trees immediately next to the extension? If not then we would not need to consider the impact on these trees further.

2. If the tree owner considered they are important then we should ask the applicant for detailed information on how the foundations will be constructed to minimise any damage to the roots or rooting area of the trees. Details of how the trees will be protected during construction works should also be submitted at this stage.

Neil Etherington

Neil Etherington
Senior Arboriculturist

WOKINGHAM D.C. DEVELOPMENT CONTROL

(P) PRE-APP (P) ATTACHED

Start date: 02 FEB 2000	
Officer: NL	Application No. F/2000/0492.

Map No. 29. Site ...0:18....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION PLUS FRONT EXTENSION TO FORM GARAGE WITH ROOMS IN LOFT

Location: 84 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford & Remenham

9.2.2000

Applicant: MR DEAN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
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:

.....

.....

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

NEIGHBOURS:

..... S/N + 82 Wargrave Road. ✓

.....

.....

.....

.....

.....

.....

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.....

Allerton Clennett Architects

Chartered Architects Cobbles Yard
112 High Street Thame Oxon OX9 3DZ
Telephone (01844) 212660 Fax (01844) 212628

DC/AR/1934

1 February, 2000

02.FEB.2000* 0492

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

Dear Sirs

FIRWOOD, 84 WARGRAVE ROAD, TWYFORD, BERKS, RG10 9PJ

We enclose our application for new garages with a bedroom in the loft space and a single storey side extension to the rear of the new garages at the above property.

The proposals have been modified in response to the comments in your letter of 31 August 1999, in that the side extension is now single storey, thus reducing the visible volume of the extensions and not following the width of the site as seen from the street.

Regarding the garages extension, we would ask you to bear in mind that the proposal is not full two storey - the ridge height being only slightly above eaves level of the main house. The site of the new garage is well screened by mature shrubs and trees and will have little impact on the surrounding area. The proposed foundations will be a reinforced concrete raft to avoid damage to the roots.

We would also point out that there are local precedents for both elements of the proposals.

We look forward to hearing from you in due course.

Yours faithfully

David Clennett
ALLERTON CLENNETT ARCHITECTS

ADDRESS 84 Wargrave Road PARISH Twyford

PLOT No. Harwood ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
329/49	MR. CRABTREE	GARAGE	5.8.45	APP	AP
R/78/62	"	ADDITIONS	19.6.62	APP	APP
21323	MR & MRS BEARDSMORE	GARAGE / ENLARGE KITCHEN	6.5.64	N/A	CA
BR22487	"	" "	18.5.64	APP	N/A
35036 W/DR.			13/03/90.		W/D.
35551	"	1ST FLOOR ALTS.	9.5.90		GA
BRA 9401	"	ALT / ALTS.	20.8.90	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

02.FEB.2000* 0492

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS N DEAN
	Address and postcode	FIRWOOD 84 WARGRAVE ROAD TWYFORD BERKS. RG10 9PJ
	Phone number	
	Agent's Name	ALLERTON CLENNETT ARCHITECTS
	Address and postcode	COBBLES YARD 112 HIGH STREET THAME OXON, OX9 3DZ
	Phone number	01844 212660
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	FIRWOOD 84 WARGRAVE ROAD TWYFORD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION AND GARAGES WITH LOFT BEDROOM/BATHROOM
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED RENDER AND STAINED TIMBER, PLAIN CLAY TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: ALLERTON CLENNETT ARCHITECTS

on behalf of: MR & MRS N DEAN

Date: 1/2/00

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



Site Plan, Scale: 1 to 2500

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Date: 28 January 2000

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