APPLICATION NO:

F/2000/2930

LOCATION:

35 Wargrave Road, Twyford Reading.

APPLICANT:

Mrs S Thomas C/O Robert Rigby Architects

PROPOSAL:

Proposed single storey rear extension to dwelling and erection of replacement garage.

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 24/01/2001

CASE OFFICER: **Patrick Haran**

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2930**
CASE OFFICER: **Patrick Haran**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs S Thomas
C/O Robert Rigby Architects
42 Portman Road
Reading
Berkshire
RG30 1EA

Application Number: F/2000/2930

Parish: **TWYFORD**

Location: **35, Wargrave Road, Twyford, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and erection of replacement garage and new front porch.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank elevation of the replacement garage hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The WC window in the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
6. 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
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 adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To prevent pollution of groundwater.

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 Policies LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 23/01/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2930	PH
BUILDING CONTROL NUMBER.	FP 2001/1643	Andy
APPLICANT/AGENT	Robert Rigby Architects.	
ADDRESS OF SITE	35 Wongrave Road TUMFORD.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext & replacement garage & new front porch.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	531-20	531-2
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? BC - alteration to inward facing elevation side garage door.		
DATE	22/3/01	

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	

WORK SHEET FOR : Patrick Haran

Application Number : F/2000/2930

Applicant : Mrs S Thomas C/O Robert Rigby Architects.

Location : 35, Wargrave Road, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling and erection of replacement garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/12/00

Date Registered : 29/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application will have expired on: 24/01/2001. 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 :

H/WAYS - recommend approval with condition relating to retention of garaging

TWYFORD PARISH COUNCIL - believe proposal will have adverse effect on neighbouring properties - supports concerns of both neighbours.

ENVIRONMENT AGENCY - no objection but recommend condition relating to soakaways and discharge of sewage. Require copy of consent.

addressed in appraisal

39 WARGRAVE RD - concerned about height of proposal and overbearing nature

37 WARGRAVE RD - concerns regarding loss of sunlight into garden and issue of outlook.

35 WARGRAVE RD - Concerned that the proposal will block light from kitchen & conservatory.

Planning Issues :

1/ + Impact on Streetscene

2/ * Impact on neighbouring properties

3/ + H/ways issues

* Site designation - within identified settlement

Application Number: F/2000/2930

Appraisal :

IMPACT ON STREETSCENE

The streetscene would be effected, principally, by the new porch structure and the addition of a pitched roof to the replacement garage. The pitched roof to the garage would stand at 4 metres to the ridge and this would be consistant with the ridge height of the proposed new ~~ridge~~ porch. It is considered that while these additions would be visible from the street they would not impact detrimentally on the streetscene.

IMPACT ON NEIGHBOURING PROPERTIES

It is considered that, in terms of loss of light, the proposed ridge heights of the garage, to the South of the dwelling, and of the rear extension, to the north of dwelling, which would stand at 4.5 metres to the ridge, would not consititute significant detrimental impact. The neighbour at NO. 37, to the North, is concerned that a shadow will be cast over a ~~tended~~ shrubbery, however, this is not considered adequate reason to refuse permission. To the South, the neighbour at NO. 33 is concerned about loss of light to kitchen windows however, it is considered that at 4 metres the height of the garage would not hinder an open flow of light significantly.

It is considered that overlooking would not present a problem as the single storey proposal would mean that any additional windows are at ground floor level. Similarly, in term of overbearing, it is considered that the single storey proposal would not present significant problems.

HIGHWAYS

There would be no increase in the amount of bedrooms as such existing parking is adequate.

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

Application Number F/2000/2930
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 yrs.
2	C014	R014	external finishes
3	C049	R049	Garage to be retained for vehicle parking
4	C044	R044	Flank elevation of the replacement garage
5	C045	R045	WC windows in the north elevation
6			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~~	
6		reason	To prevent pollution of groundwater

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1, LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

John Mitchell
23/07/07

RECORD OF SITE VISIT

SITE ADDRESS: 35 Wargrave Road
Twyford Reading.

APPLICATION NUMBER: F/2000/2930

OFFICER: Patrick Haran

DATE OF SITE VISIT: 22/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Front Fence.

2. DESCRIPTION OF SURROUNDINGS Detached Bungalows - railway & agricultural land to rear

3. DESCRIPTION OF SITE/BUILDING

Detached bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES

3 windows and conservatory in flank of No: 33 @ 2.5M from boundary. 6 metres from boundary to dwelling at No: 37

5. SITE CONSTRAINTS

TREES ———

ACCESS/PARKING - garage space to be retained

LEVELS ———

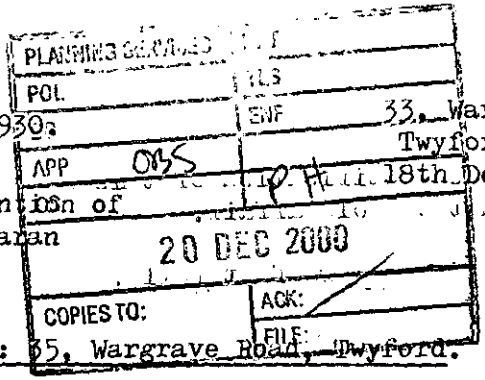
BOUNDARY TREATMENT - 1.8m CB fence to both boundaries Rear.

OTHERS - issue of overbearing

Applicationo	Name & Address
F/2000/2930	R A Gracie 37 Wargrave Road Twyford RG10 9PB
F/2000/2930	Miss P A Teagle 33 Wargrave Road Twyford RG10 9PB
F/2000/2930	Mrs M holt 39 Wargrave Road Twyford RG10 9PB

App. approved
Letter sent 30/01/01

Amended notice 1/2/01



Ref:F/2000/2930.

Your Ref.

For the attention of

Mr.Patrick Harran

F

Dear Sir,

33, Wargrave Road,
Twyford, RG10 9PB.
18th December, 2000.

Re: 35, Wargrave Road, Twyford.

I refer to your letter of the 11th December regarding the alterations to 35, Wargrave Road. I am very concerned as this building will block light from my kitchen and the conservatory. If the new building had a flat roof no higher than the present garage it would be bearable. I do not think any new building should be any higher than the present garage. In fact the garage which is to be demolished has a "trimming" along the side four bricks high and if the new building could be kept to the height of the present garage without these extra bricks it would be an advantage. I strongly object to anything higher than the present garage and to anything other than a flat roof.

I understand the extra space is for storage and I wonder if a full length garage is necessary for this.

Although I have been notified about the alterations at No.35,, I was given no notice about the building on my boundary at No.29. which causes me grave concern.. It was not until I saw some building going on that I knew anything about it. When I asked the site manager what it was he said it was a very small bungalow. This now turns out to be a chalet bungalow, which is much higher. Having been told earlier by my local councillor that there was to be nothing my side, it was a great shock. I think it is absolutely disgraceful that I was at no time

given any written notification of this and am absolutely disgusted with the whole affair.

Yours faithfully,

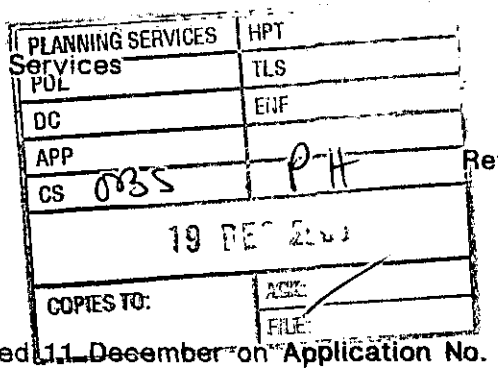
P. A. Teagle (Miss)

37 Wargrave Road, Twyford,
Berks, RG10 9PB.

Wokingham District Council
Environmental Services Dept. Planning Services
P.O.Box 157
Shute End, Wokingham,
Berks, RG40 1WR.

15/12/2000

Ref. F/2000/2930



For the attention of Mr. Patrick Haran.

Dear Sir,

Thank you for your letter dated 11 December on Application No. F/2000/2930. It concerns No. 35 next door to me. Yesterday I looked at the plans. I am not happy.

I have lived here for various times since the land associated with 'Greenacre', my house, was split up by the owner who sold No. 37 to my parents. Two bungalows were then built on the land now forming Nos. 35 and 33. I was sorry to see No. 35 built very close to the boundary between us, the south facing aspect from No. 37. The result over the years has been significant moss growth where the roof next door causes shadow on the ground, the whole of the lawn between the houses. The removal of direct sunlight also limits the growth of plants as you know.

I am unhappy at the thought that if the planned extension goes ahead there will be still more shadow extending to an interesting shrubbery I am gradually working upon. More importantly, the small raised patio on that sunny side would begin to see shade. The outlook from it would be a high roof rather than distant trees. It is a patio I have improved because it is a suntrap with a pleasant outlook. I don't want that ruined.

I understand some of the needs of my new neighbour and have accepted changes which have affected this property detrimentally. I suggest that any such extension has a flat roof, which would be rather higher than the existing corrugated roof. It would also avoid the eyesore of new tiles not matching the existing old tiles.

The outside toilet/utility room is planned to increase in size. I would prefer that the existing length of the room be retained so that the store behind the toilet is not built - surely there will be adequate storage space if the garage is extended to whatever degree. I do not welcome the creeping enlargement of buildings along my sunny side.

Yours faithfully,

R. A. Gracie

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	RAH
03 JAN 2001	
COPIES TO:	ACK: / FILE: /

39 Wargrave Road
Twyford, Reading
Berks RG10 9PB

28 December 2000

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O.Box 157
Shute end
Wokingham,
Berks RG40 1WR

For the attention of Mr. Patrick Haram

Dear Sir

Ref: F/2000/2930

I am rather concerned about the extension of the present garage at n. 35. If it is going to be extended with the height of the present one, the poor bungalow at n. 33 will be engulfed in BRICKS. Already quite a bit of light has been taken away by the new buildings on the other side, which have come up in spite of strong complaints.

There are a few windows along side of the drive and the new garage extension will block completely the light. Careful consideration should be given to neighbours who have to live with what is built up. Please make sure that there is a flat roof and that the existing height is not made higher.

As far as the toilet/utility room on the other side of the building, it only needs to be rebuild following the same outlines of the existing one, without any more height or length.

I trust that you will consider the points explained to you before giving permission for the planning.

Yours faithfully

Marisa Holt

Marisa Holt (Mrs)

Our ref: SP\2000\002860\001
Your ref: F/2000/2930

Date: 29th December 2000

ENVIRONMENT AGENCY
APPT 38230
TLS
DC
ENF
APP
CS
02 JAN 2001
COPIES TO:
ACK:
FILE:

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

For the attention of: Patrick Haran

Dear Sir

SINGLE STOREY REAR EXTENSION & REPLACEMENT GARAGE
35 WARGRAVE ROAD, TWYFORD, READING

Thank you for your letter dated 11 December 2000 which was received on 12 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/9/38. The Environment Agency has the following comments:

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

PLANNING CONDITION

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.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

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

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

Grid Reference	*Distance from site*	*Landfill name*
SU 788 765	250 metres	King Georges Field

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

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

Roof water downpipes 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/applicant. 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: Robert Rigby Architects, 42 Portman Road, Reading Berks RG30 1EA

0118 778741

PLANNING SERVICES	HPT 38290
POL	TLS
DC	ENF
APP	
CS	NC PH.
	04 JAN 2001
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

TWYFORD PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO: F2000/2930

Parish: TWYFORD

Proposal: PROPOSED single storey rear extension to dwelling and erection of replacement garage.

SITE ADDRESS: 35 Wargrave Road, Twyford

APPLICANT: Mrs S Thomas c/o Robert Rigby Architects

The Council would like to comment as follows:-

In view of the length of both extensions, the Council believe that the proposals would have an adverse effect on both neighbouring properties. The Council supports the concerns of both neighbours.

MRS A JACOBS
PARISH CLERK
03.01.01

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 11 December 2000

Application Number: F/2000/2930

Proposal: Proposed single storey rear extension to dwelling and erection of replacement garage.

Parish: TWYFORD PARISH

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

Applicant:
Mrs S Thomas C/O Robert Rigby 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).

C049, R049.

Signed: _____ **Print name:** Adam Coggins.

18/12/00

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2930
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6482

Date: **11 December 2000**

My ref: F/2000/2930

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2930
35, Wargrave Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and erection of replacement garage.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2930**
35, Wargrave Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6482

Date: **11 December 2000**

My ref: F/2000/2930

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2930**
35, Wargrave Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6482

Date: **11 December 2000**

My ref: F/2000/2930

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2930**
35, Wargrave Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and erection of replacement garage.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2000/2930

Proposal:
Proposed single storey rear extension to dwelling and erection of replacement garage.

Location:
35, 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2001. 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

11 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2000
Officer: PH	Application No. F/2000/2930

Map No. 29 Site 0:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND ERECTION OF REPLACEMENT GARAGE

Location: 35 WARGRAVE ROAD

Parish: WINNERSH Ward: TWYFORD 11.12.00

Applicant: MRS S THOMAS

Fee Received 95-00 (S) 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	Other side elevations of garage & utility room (showing new doors & windows)	11.12.00	
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 : 11.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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 ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m landfill 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:

.....SIN + See map: ✓.....

1959/a

HOUSEHOLDER PLANNING APPLICATION

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, RG40 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 (0118) 9778763.

WOKINGHAM DISTRICT COUNCIL

29.NOV.2000* 2930

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	MRS S. THOMAS.
	ADDRESS	35 WARGRAVE ROAD.
		TWYFORD.
		READING. BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROBERT RIGBY ARCHITECTS
	ADDRESS	42. PORTMAN ROAD.
		READING. BERKS.
	POST CODE	RG30 1.E.A. Tel. No. 01189594932
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	35 WARGRAVE ROAD. TWYFORD.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	NEW REPLACEMENT GARAGE NEW REAR EXTENSION AS UTILITY RM & TOILET.

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
TILES AS EXISTING.
FACING BRICKS AS EXG.
WHITE UPVC WINDOWS AS EXG.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. YES/~~NO~~ ALL EXG.

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)
If no fee is payable please say why below

£95

(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. S. THOMAS.

DATE 28/11/00

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

24 November 2000
531/WR/7A

29.NOV.2000* 2330

Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

Dear Sirs

Re: 35 Wargrave Road, Twyford

We act on behalf of our client, Mrs S Thomas, who owns the above premises and wishes to demolish an existing garage and erect a new replacement in the same location but of a double car depth. In addition, Mrs Thomas would like to demolish an existing masonry outbuilding and replace it with a new single storey rear extension, in a similar location to the outbuildings that will be demolished.

Please find enclosed six copies of the following information:

i) Householders Planning Application
ii) Drawing number 531/01, premises as existing
iii) Drawing number 531/02, scheme A showing the premises as intended.

As can be seen from the drawing 531/02, the existing entrance lobby is to be kept, but replaced with new windows and doors, and a new porch open structure, with gable ends and matching tiled roof is to be erected, in order to create a more imposing entrance to the property.

We enclose with this application, a cheque for the sum of £95.00 and the appropriate location and site plan (five copies).

Should you have any queries, please do not hesitate to contact either Mr Rigby or me.

Yours faithfully

Brian D Gibbs

ADDRESS 35 WARGRAVE ROAD PARISH TWYFORD

PLOT No. X CANFORD ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
732/56	MR. CLARK	2 FAM DWELLING	9.11.56	APP CL
1001/56	MR. W STOREY	EXTENSION, IMPROVED ACCESS	14.5.57	APP CL

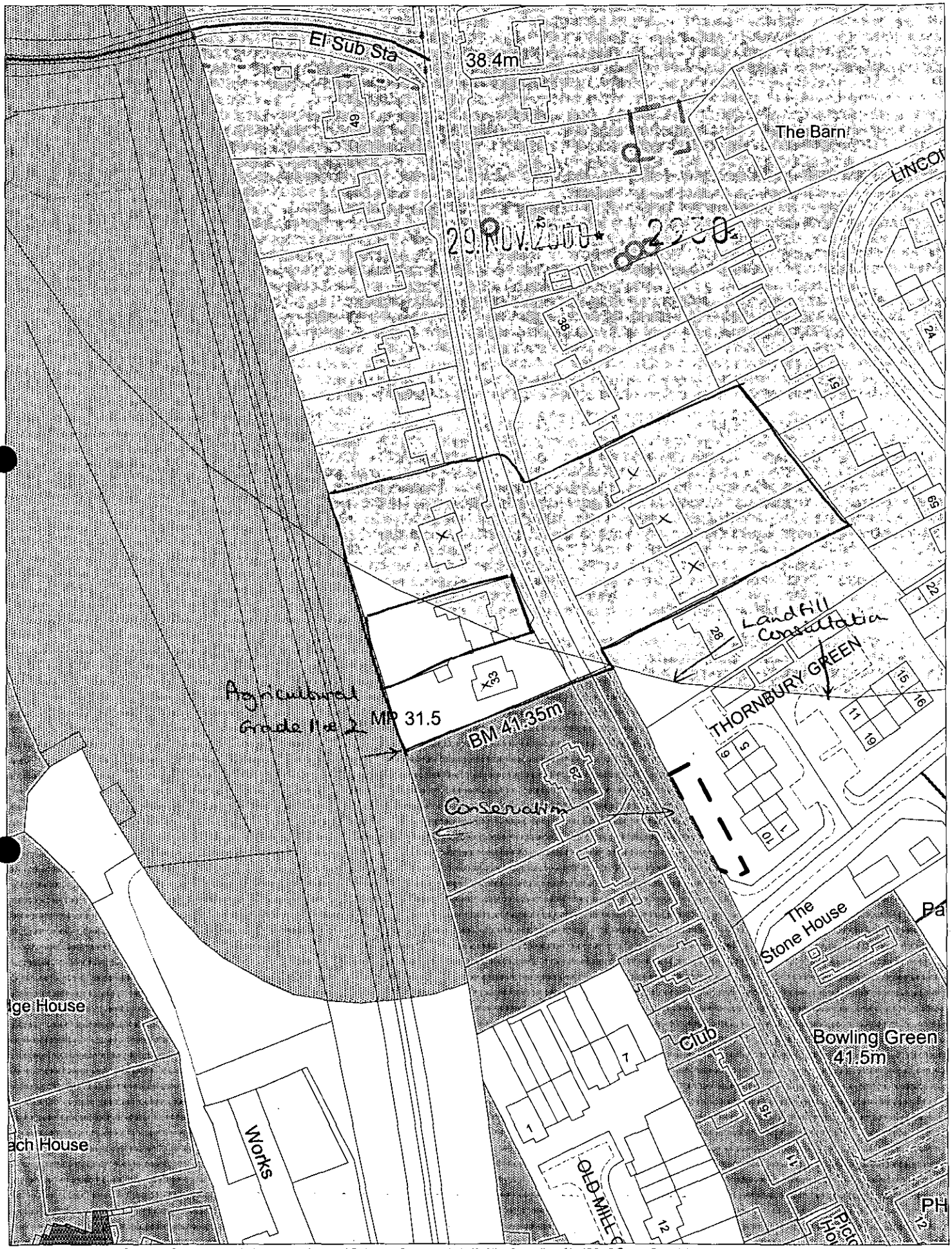
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000

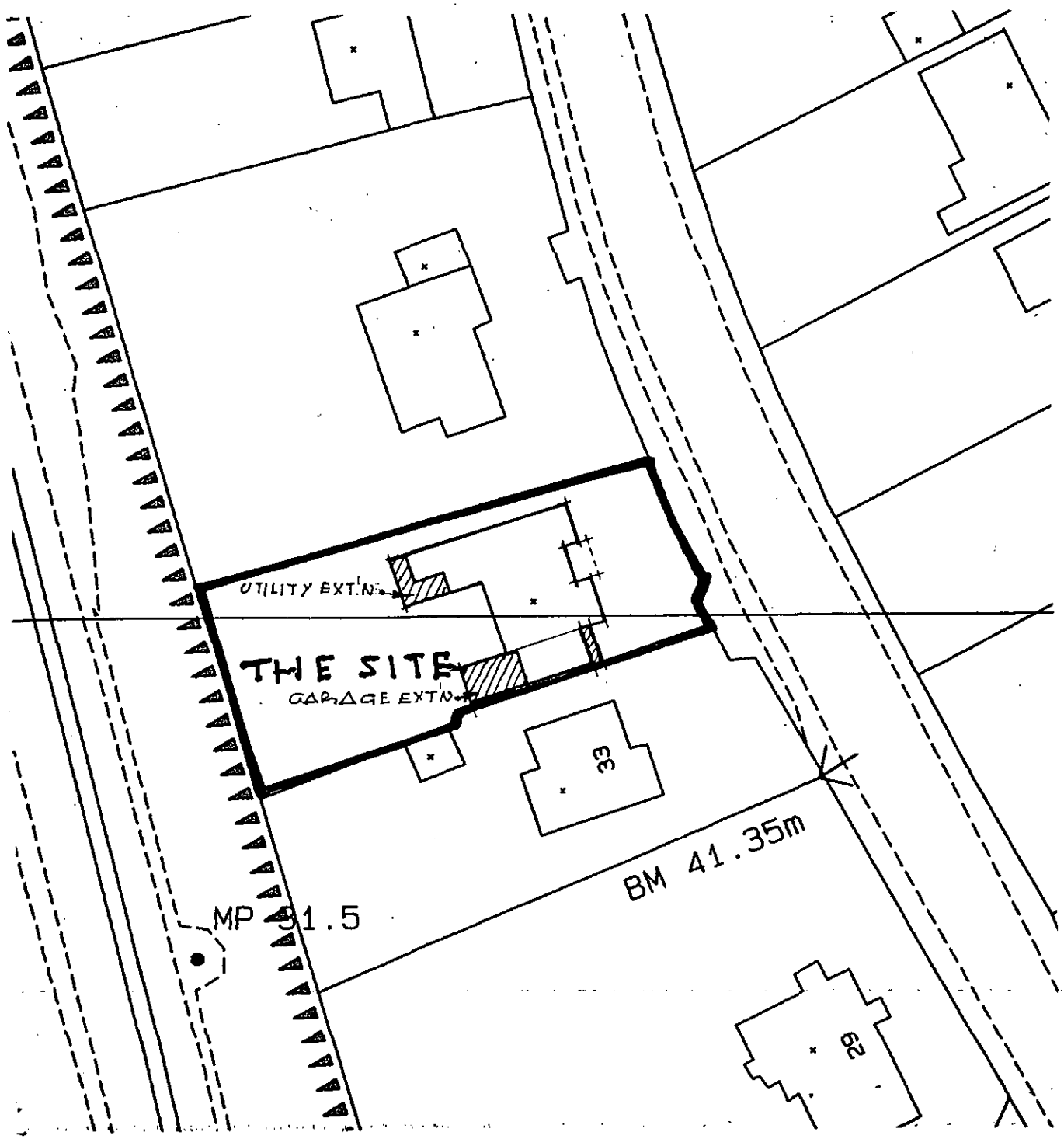
Scale: 1 : 1250

robert RIGBY Architects
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

ALTERATIONS & EXTENSIONS
35 Wargrave Road
TWYFORD, READING

29.NOV.2000* 2930

FOR
Mrs. S THOMAS SCALE 1:500



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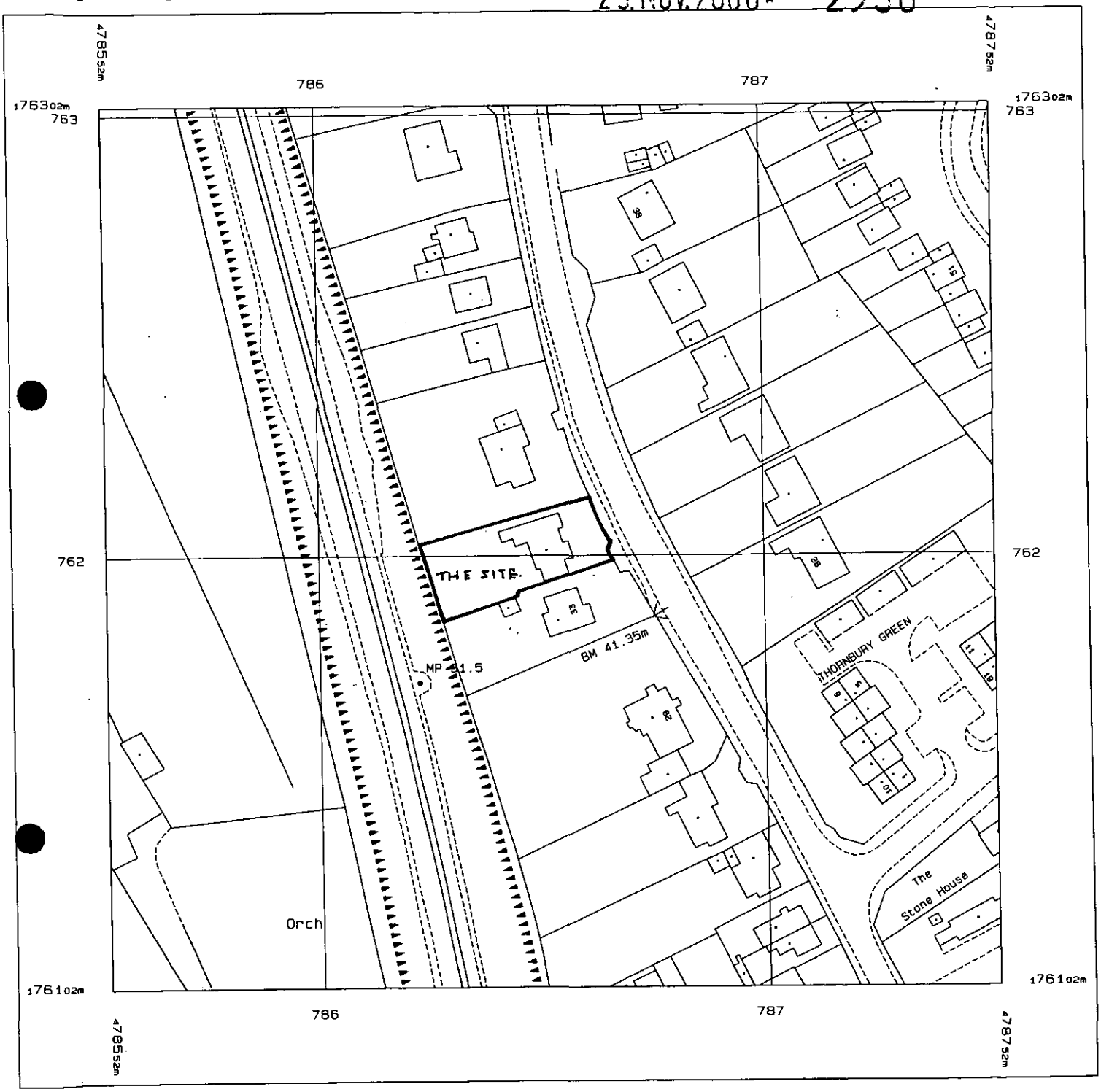
Superplan®

Planning Extract - 1

Site-centred

29.NOV.2000* 2930



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7876

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.