APPLICATION NO:
F/2000/0302

LOCATION:
91, The Croft Wargrave Road Reading.

APPLICANT:
P Donovan

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P Donovan
91 The Croft
Wargrave Road
Twyford
READING
Berkshire RG109PE

Application Number: F/2000/0302

Parish: **TWYFORD**

Location: **91 The Croft, Wargrave Road, Twyford, Reading**

Proposal: **Proposed two storey side extension to dwelling**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble 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) no additional windows or similar openings shall be constructed in the flank elevation facing 89 Wargrave Road of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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) 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
5. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

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

Informative
2. This permission relates to the application as amended with revised unnumbered plan submitted to the Local Planing Authority on 14th September 2000 showing set back of the garage and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 19/09/2000

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.

Application Number
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	flank elevation facing 89 Wargrave Road
4	CO49	R049	
5	C062	R062	
			N16
			BSP – EN1
			LALP – LBE1
			WDLP – W053, LBE1
			NO2. Unnumbered plans received 14/09/00 set back of the garage.

RECORD OF SITE VISIT

SITE ADDRESS The Croft, 91 Wargrave Road, Twyford

APPLICATION NUMBER: F/2000/0302

OFFICER: Heather Morgan

DATE OF SITE VISIT: 25/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No, but consults sent out 28/01

2. DESCRIPTION OF SURROUNDINGS
Residential development on all sides. On a main road.

3. DESCRIPTION OF SITE/BUILDING
1930's detached house with projecting gable fronted (black and white).
No garage on site at present to the side of the property.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 97 located on the far side of its plot. Adequate distance exists.

5. SITE CONSTRAINTS

TREES TPO'd trees next door. Sycamores to the rear.

ACCESS/PARKING Existing access to be retained.

LEVELS Flat site.

BOUNDARY TREATMENT 1.8m cbf.

OTHERS

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0302

Applicant : P. Donovan

Location : The Croft, 91 Wargrave Road, Twyford

Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 28/01/00

Date of Site Visit : 25/01/00

Date Registered : 10/01/00

Earliest Date for Decision : 10/02/00

Latest Consultation Date/Site Notice Expiry Date : 10/02/00

Application Expiry Date: 06/03/00

Consultation Responses :
Twyford PC – No objection subject to conditions to ensure the extension is not used to create a separate dwelling.
Highways – Conditional approval. SC23 garaging SR06.
Trees and Landscape - Trees next to this site are TPO'd. The construction is likely to cause damage to the Cypress tree adjacent. Either need to build further from the tree or minimize the impact by appropriate foundation design. The Sycamore immediately behind the proposed extension is in fairly poor condition. If it was removed this would allow more space for the adjacent Sycamore to develop. The potential loss of the tree is not of concern.
Letters of objection – None.

Planning History :

Previous history on the site relates to previous uses as a dental surgery. None relevant to this application.

Planning Issues :

Impact on the streetscene.
Impact on adjacent trees.
Impact on residential amenity

Appraisal :

Impact upon the streetscene.
No. 91 is set back from the main road by a distance of some 14m. The application is for the erection of a side extension, comprising garage and study room above. The design is such that the roof slopes down on the front elevation (catslide) but is a full two storeys to the rear. The scheme has been revised to bring the extension back in line with the front of the main house (as opposed to proud of it) and the pitch has been altered to match that of the main dwelling. Whilst the extension is not set back from the building the roof is set down. Due to the distance from the highway it is not considered the extension would appear obtrusive in the streetscene.

Impact on adjacent trees
See comments above from trees and landscape. No objection is raised to the development subject to ensuring the TPO'd trees next door are not adversely affected. It is therefore deemed appropriate to impose conditions requiring the submission of foundation details. Trees and Landscape have spoken to the applicant and the principle of special foundations has been agreed.

Impact on residential amenity
No.1 Llewelyn Park would be 37m from the extension. No 89 Wargrave Road would be 17m from the flank wall which has no side windows. The distances are adequate to ensure there would be no loss of privacy.

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

Received by Wokingham District Council

Application No: F/2000/0302

Proposal:

Proposed two storey side extension to dwelling.

Location:

91, The Croft Wargrave Road Twyford.

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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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: 31/9/00

My ref: F/2000/0302

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0302
91, The Croft Wargrave Road Twyford.
Proposed two storey side extension to dwelling.

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 15/9/00

Yours faithfully

John Morgan

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0302**
91, The Croft Wargrave Road Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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: 5/9/00

My ref: F/2000/0302

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/2000/0302
91, The Croft Wargrave Road Reading.
Proposed two storey side extension to dwelling..

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

John Hurrell pp

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 5/9/00

My ref: F/2000/0302

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/2000/0302
91, The Croft Wargrave Road Reading.
Proposed two storey side extension to dwelling..

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

John Morrison pp

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 5/9/00

My ref: F/2000/0302

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/2000/0302
91, The Croft Wargrave Road Reading.
Proposed two storey side extension to dwelling..

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

John Hurrell pp

Head of Planning and Transportation

NOTES OF MEETING 26/6.

Cypress TPO - 25% dead. } NE
3yrs 75% dead }

No amenity value - Can be thinned down.

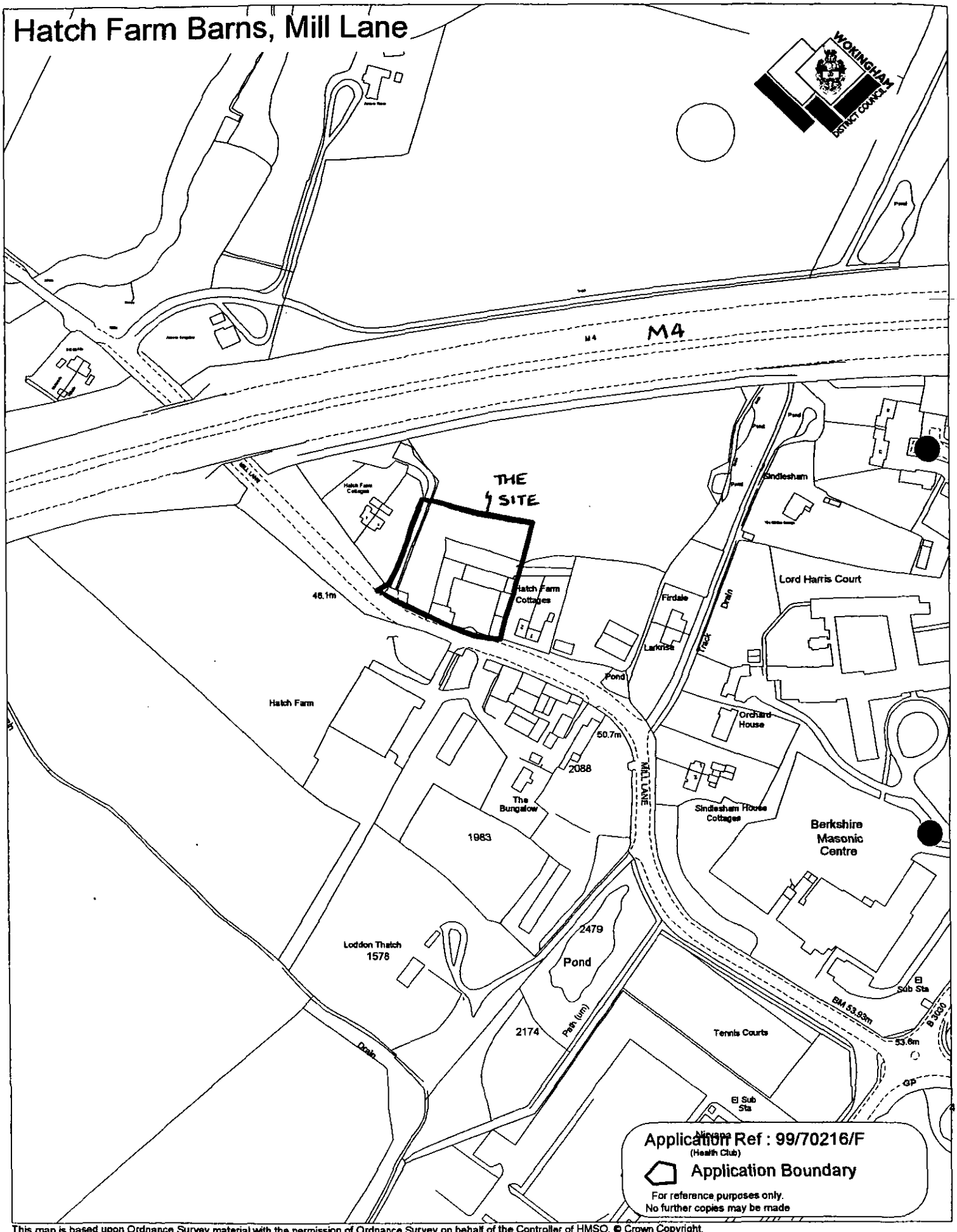
NE - Raft foundations to ensure longer life. (Floating)

NE - Sycamore. No objection to removal.
Sycamore - affecting by existing patio & garage.

- NE Cypress - Probably TPO'd as part of a group when the land to the rear was sold off.

Explained about the setback
Other egs given & recent consents for garages forward & bldg line (whole house) and other extensions.
Bay could be said to be forward-most.

- Need to keep plot the same as the house. Can break up bulk of roof through use & different types eg scalloped.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000 Scale: 1 : 2500

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0302

Applicant : P Donovan .

Location : 91, The Croft Wargrave Road Twyford.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	25/01.

Date of Neighbour Notifications : 28/01

Date of Site Visit : 25/01

Date Registered : 10/01/2000

Earliest Date for Decision : 10/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :

① Twyford PC – No objection to proposal. 2 conditions. No part of the extended dwelling shall be converted to non-residential. No part shall be used to create a separate dwelling.

② Trees + Usrape – Trees next to this site are TPO'd. The construction is likely to cause damage to the Cypress tree growing adjacent. Is it possible to ~~Planning Services~~ build further from the tree? Alternatively it may be possible to minimise the impact by appropriate foundation design. Sycamore immediately behind the proposed extension is in fairly poor condition. If it was removed this would allow more space for the adjacent Sycamore to develop. The potential loss of the tree does not cause me concern.

③ Highways – Conditional approval.
SC23 garaging SR6a

Application Number: F/2000/0302

Appraisal :

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

Application Number F/2000/0302
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 91, The Croft
Wargrave Road Reading.

APPLICATION NUMBER: F/2000/0302

OFFICER: Heather Morgan

DATE OF SITE VISIT: 25/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Residential property. Main Road

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES Adjacent property some distance away

5. SITE CONSTRAINTS

TREES Yes. Some TPO'd.

ACCESS/PARKING

LEVELS Flat Site.

BOUNDARY TREATMENT

OTHERS

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Heather Morgan DATE: 1st September 2000

Location: The Croft, 91 Wargrave Road Twyford.

Proposal: Proposed two storey side extension to dwelling.

Application Number: F/2000/0302.

In response to your consultation dated 16th August 2000 for the above application, the landscape comment is as follows:

The application is acceptable and will not disturb the general amenity of the site. However the proposed two storey extension is located near to the two mature, tall sycamore trees as shown on the 1:1250 drawing (site plan). It would be advisable at least to raise and lighten the crown of the tree nearer to the development, by having the lower branches and some other major branches cut back to the main trunk of the tree.

The applicant must take care not to damage the trees (roots and branches) during construction. The main trunks should be protected by being wrapped in hessian and cardboard while the construction works are in progress. The applicant's attention is drawn to the British Standard no. 5837: *Guide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

1327

WOKINGHAM DISTRICT COUNCIL

To Heather.

Date 10/8. Time

WHILE YOU WERE OUT

Name Clare Reed.

Of

Phone No. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE RE: 91, WARGRAVE ROAD - letter (Donavan) requesting revised plans. She'll drop them in tomorrow.

Signed Elaine

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 3 August, 2000
My ref. HPM/F/2000/0302
Your ref.

Mr. P. Donovan,
91 Wargrave Road,
Twyford,
Berks.

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

WITHOUT PREJUDICE

Dear Mr. Donovan,

PROPOSED TWO STOREY SIDE EXTENSION
THE CROFT, 91 WARGRAVE ROAD, TWTFORD

I refer to my letter dated 1 June 2000 and our subsequent meeting on the 26 June. To date, I have not received any amended plans as per the discussions which took place at that time.

Please provide amended plans within the next 10 days. Failure to do so will result in the application being determined as it stands.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

Heather
This lady rang &
spoke to John on
31/5.

Sandra

letter sent 1/6/00

1327

WOKINGHAM DISTRICT COUNCIL

To Heather / John

Date 30/5 Time 3.45

WHILE YOU WERE OUT

Name Clare Reed

Of 91 The Croft, Wargrave Rd.

Phone No. 932 1141 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	✓
Wants to see you		Urgent	

MESSAGE re. F/2000/0302 - 91 The Croft, Wargrave Rd, Twyford.

Decision was due 6/3/00. Then told would be decided w/c 15/5/00. Still not heard - left tel messages asking to be kept informed of progress - have returned.

Signed She'll try calling Heather Wed. am otherwise will try John. Sandra.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 1 June, 2000
My ref. HPM/F/2000/0302
Your ref.

Mr P Donovan
91 Wargrave Road
Twyford
Berkshire

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

WITHOUT PREJUDICE

Dear Mr Donovan

PROPOSED TWO STOREY SIDE EXTENSION
91 THE CROFT, WARGRAVE ROAD, TWYFORD

I refer to the current application at the above site and apologise for the severe delay in responding which has been due to pressure of work.

As it stands at present there is concern at the visual impact upon the streetscene and upon adjacent trees and landscaping. The amendments which are considered necessary in order to make the scheme acceptable are set out below;

1. The front of the garage extension should be set back from the main frontage of the dwelling. This is in order to ensure it appears subordinate to the main house. The garage should be set back 1m from the adjacent front wall.
2. Whilst the pitch of the garage roof makes the structure appear prominent it is considered that the setting back of the garage and distance from the highway would reduce this impact. In order to provide the first floor accommodation to the rear the pitch of the roof may need to be revised to mirror that of the main house. This can readily be achieved and would not alter the ridgeline of the extension.
3. The trees on this site and adjacent are covered by Tree Preservation Order 792/1996. It is considered that the proposal would have an adverse impact upon the TPO'd Cypress adjacent. The proposed extension needs to be moved further away from this tree. The extension could be reduced in width by 1m which would still provide adequate garage width. The other alternative is to minimise the impact of the garage by appropriate foundation design. Should you wish to discuss this in more detail please contact Neil Etherington on (0118) 974 6469. Any revised plans would need to clearly show the extent of the crown spread of the Cypress and the Sycamores. I am advised that the Sycamore immediately behind the proposed extension is in poor condition and the potential loss of this tree is not a cause for concern.

Please do not hesitate to contact me should you wish to discuss the points raised above. In the meantime, I look forward to receipt of amended plans.

Yours sincerely

HPM

Heather Morgan
Senior Planning Officer

To:
Highways

From: Heather Morgan

Date: 17 January 2000

Application Number: F/2000/0302

Proposal: Proposed two storey side extension to dwelling..

Site Address:
91, The Croft, Wargrave Road, Twyford.

Applicant:
P Donovan .

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

CONDITIONAL APPROVAL

SC 23 - GARAGING (SR06)

N.S. Tadder
25-1-00

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 4th February 2000

Location: 91, The Croft, Wargrave Road, Twyford

Proposal: 2 STOREY SIDE EXTENSION

Application Number: F/2000/0302

In response to your consultation dated 17th January 2000 for the above application, the arboricultural comments are as follows:

The trees on and next to this site are included in Tree Preservation Order No. 792/1996.

The construction of proposed extension is likely to cause damage to the Cypress tree growing on the adjacent property. Is it possible to build further from this tree? Alternatively it may be possible to minimise the impact by appropriate foundation design. Further details would be required if we were to consider this option.

The Sycamore immediately behind the proposed extension is in fairly poor condition. If it was removed this would allow more space for the adjacent Sycamore to develop. Therefore, the potential loss of this tree does not cause me concern.

Neil Etherington
Senior Arboriculturist

25601

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO F/2000/0302

Parish: TWYFORD

Proposal: TWO STOREY SIDE EXTENSION

Officer: MISS H MORGAN

Address: 91 The Croft Wargrave Road, TWYFORD.

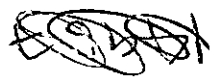
Applicant: P Donovan

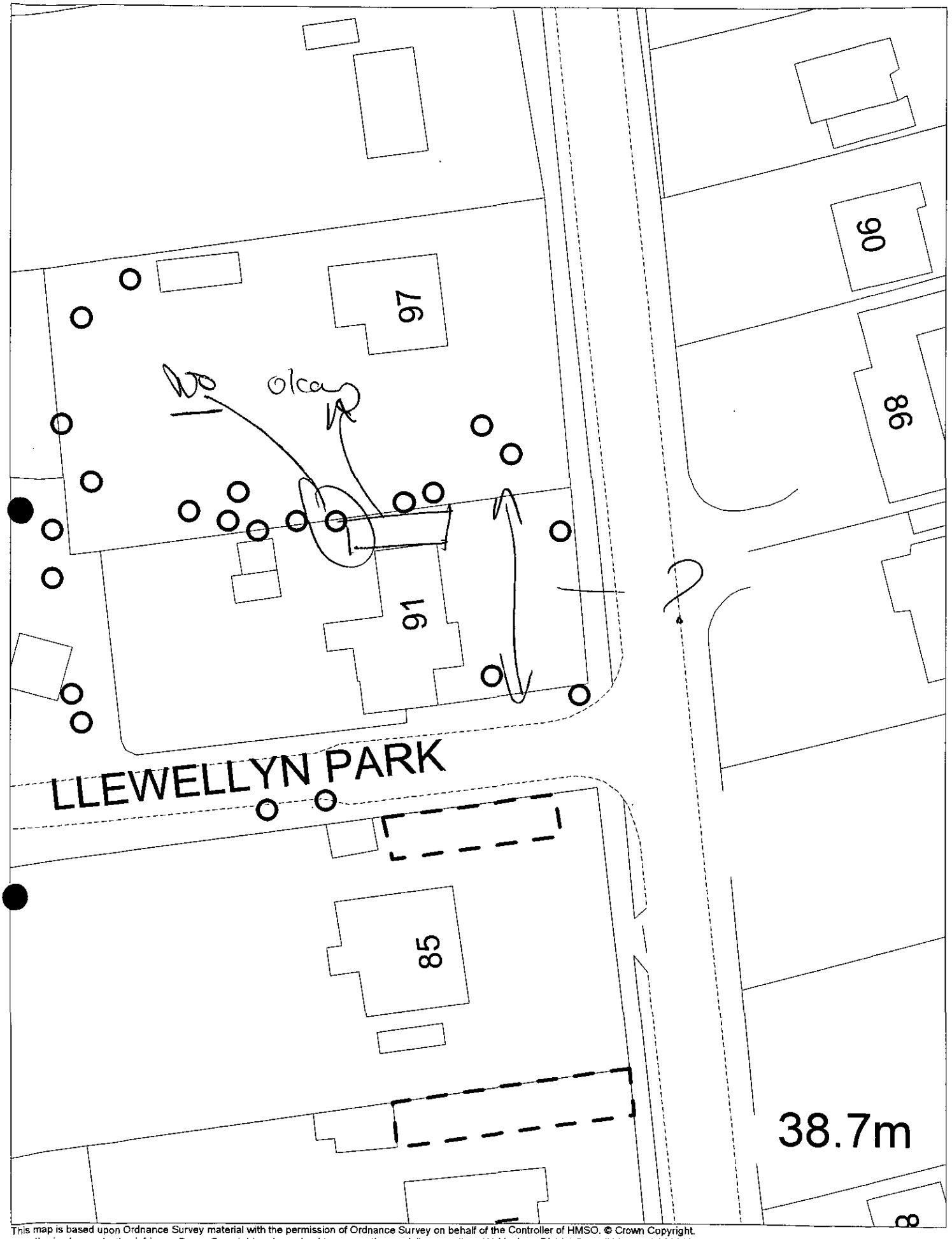
The Parish Council would like to make the following comments:-

We have no objection to the proposed extension but two conditions should be attached to any consent - no part of the extended dwelling shall be converted to non-residential use and no part shall be used to create a separate dwelling.

MRS A JACOBS
PARISH CLERK
01.02.00

Is the premises
all residential
now?
Trees crucial





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

18 January 2000

Scale: 1 : 500

N
W E
S

1763/1 0·12

Map No 29

WOKINGHAM D.C. PLANNING DEPARTMENT

~~13 JUL 1999~~

~~17 NOV 1999~~

VALID
10 JAN 2000

Officer HM

Appln. No. F/2000/0302.

LEVEL: SUB CTTEE | DELE | COUNTY MATTER | S.SEC STATE | INCORRECT FEE | ~~INVALID~~ | PERM. DEVEL.

Description (F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location 81 WARGRAVE ROAD

Applicant P DONOVAN Parish TWYFORD

17.1.2000

ACTION REQUIRED BY CENTRAL SUPPORT

FEE: Received 95-00 (b) Required ..... Additional ..... Refund .....

Enforcement Section to be Notified ☐ ..... / Local Members to be Notified ☐ .....

ADDITIONAL INFORMATION REQUIRED FOR VALIDATION

		Date Requested	Date Received
1.	1/2500 OS LOCATION PLAN showing property edged RED/BLUE	No Scale Name Road 20/1	✓
2.	1/500 BLOCK PLAN showing EXISTING + PROPOSED DEVELOPMENT + ADJ.	No Scale 20/1	✓
3.	FORMS UNSIGNED		
4.	CORRECT S.66 CERTIFICATE		
5.	A CLEARER/COLOURED print for display at Cttee of DRWG NOS:-		
6.	ELEVATION PLANS:-	highlight 20/1	✓
7.	FLOOR PLANS:-	proposals - Not clear existing & proposed.	
8.	METRIC SCALE: Scale disclaimer		
9.	Listed Building Application		
10.	Encroachment Letter		

1763/2

Appln No. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Cons Area	:	A	E	F	G	H	M	R	S	T	W	Y
Listed Bldg	:	I	II	II*								
Advert Reqd.	:	CD	L	LS	NLC	ZZ	YY	XX	VV			

Agricultural / Questionnaire ☐ .....

Area Team	:	N S P	17-1-2000	BCC	:	Local Authty	:	FA	.....
Date SN sent	:		.....	BCC	:	Strategic Planning	:	HA	.....
Neighbours	:		.....	BCC	:	Min Brg Land	:	GA	.....
			.....	BCC	:	D of Ed	:	AP	.....
				BCC	:	Social Services	:	BT	.....
INTERNAL CONSUL				BCC	:	Right OWO	:	NJ	.....
				BCC	:	High Auth	:	XA	.....
Engineers	:	NC	.....	Adj D P A			:		.....
Building Control	:	NF	.....	Adj Parish			:		.....
Urban Design			.....	S E B			:	BN	.....
Landscape		NK	.....	Southern Gas			:	BM	.....
Trees			.....	Health & Safety			:	AS	.....
Conservation			.....	PSA Oil Pipeline			:	BD	.....
Health & Housing	:	NA	.....	Heritage Bodies			:	KA	.....
L & T Services			.....				:	KB	.....
Outdoor Amenities		PA	.....				:	KC	.....
Indoor Amenities			.....				:	KD	.....
P.R.O. Way			.....				:	KE	.....
Prin. Valuer	.	NG	.....				:	KF	.....
Dist. Sec.	:	MA only if Sub to SOS					:	KG	.....
Environmental SO	:	NI	.....				:	KH	.....
Policy & Plans		QA					:	KI	.....
STD CONSUL LETTERS				British Rail (SR)			:	AD	.....
Environmental Agency	:	BP	.....	Rail Track			:	BI	.....
Mid Southern W. Co.	:	AV	.....	Architectural Liaison Officer			:	PC	.....
TWA	:	BY	.....						
DoT PO Obs.	:	RA	.....						
Min of Ag & Fish	:	AT	.....						

OTHERS F1 & F2 ok site notice sufficient

1 Llewellyn Park 86 & 97 Wargrave Rd

28/01

CONSTRAINTS no pre apps

Tel. 0118 9746429 (Direct Line)

Date 20/7/99

Your ref.

My ref.

10. JAN. 2000* U002

17 NOV 1999

WOKINGHAM DISTRICT COUNCIL

Sorry for delay in replying.

Mr P Donovan
81 Wargrave Rd
Twyford

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. No scale or road names on location plan	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. No scale - mark position of extension	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

INVESTORS IN PEOPLE UK
RECYCLED PAPER
NAPM APPROVED

10.JAN.2000* 0502

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐ ✓

highlight proposals or do separate plan as existing ✓

12) The following elevational plans are required: ☐

highlight proposals or do separate plans as existing ✓

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

THE CROFT

ADDRESS 91 WARGRAVE ROAD PARISH TWYFORD

PLOT No. 10 ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/270/62	MR. D. GOODE	GARAGE & ACCESS	29.11.62	APP C/A
R/155/64	MR. W. TREADWELL	PART DENTAL SURGERY - VEHICULAR ACCESS	9.7.64	C/A
R/188/67	"	DENTAL SURGERY - ADDS TO HOUSE & DBLE. GARAGE	19.5.67	APP C/A
R/311/69	"	VEHICULAR ACCESS & PARKING FOR DENTAL SURGERY.	4.9.69	C/A
BR 803	"	EXTENSION TO UTILITY ROOM	15.5.74	APP N/A
14967	"	FLAT ROOF TO PITCHED ROOF ROOF SPACE AS STORE	12.3.81	N/A C/A
BR17384	"	O-STAFF ROOM	14.8.81	APP N/A
32295	MR W. TREADWELL	DENTAL SURGERY TO PARAMEDICAL PREMISES (CLASS D1A) SEPARATE FROM THE CROFT	14.12.88	C/A
32565.	"	" " + ACC/SOLICITORS/ARCHITECTS	15.2.89	REF
[illegible]677	TALBOT & ASSOCIATES	SURGERY TO OFFICES	12.8.92	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 791/96 TPO 792/96

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

10. JAN. 2000* 0502

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, District Council.

Notes to help you fill in the form are attached.
If you still have any questions about the form, please call

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	P. DONOVAN
	ADDRESS	81, WARGRAVE ROAD
		TWYFORD
	POST CODE	NR. READING
		Tel. No. 932141
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	81, WARGRAVE ROAD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
① MATCHING BLOCK & RENDER WHITEWASHED WALLS.
② MATCHING COLOUR TILES

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

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

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

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

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED P. Donovan ON BEHALF OF

DATE 30/6/99

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

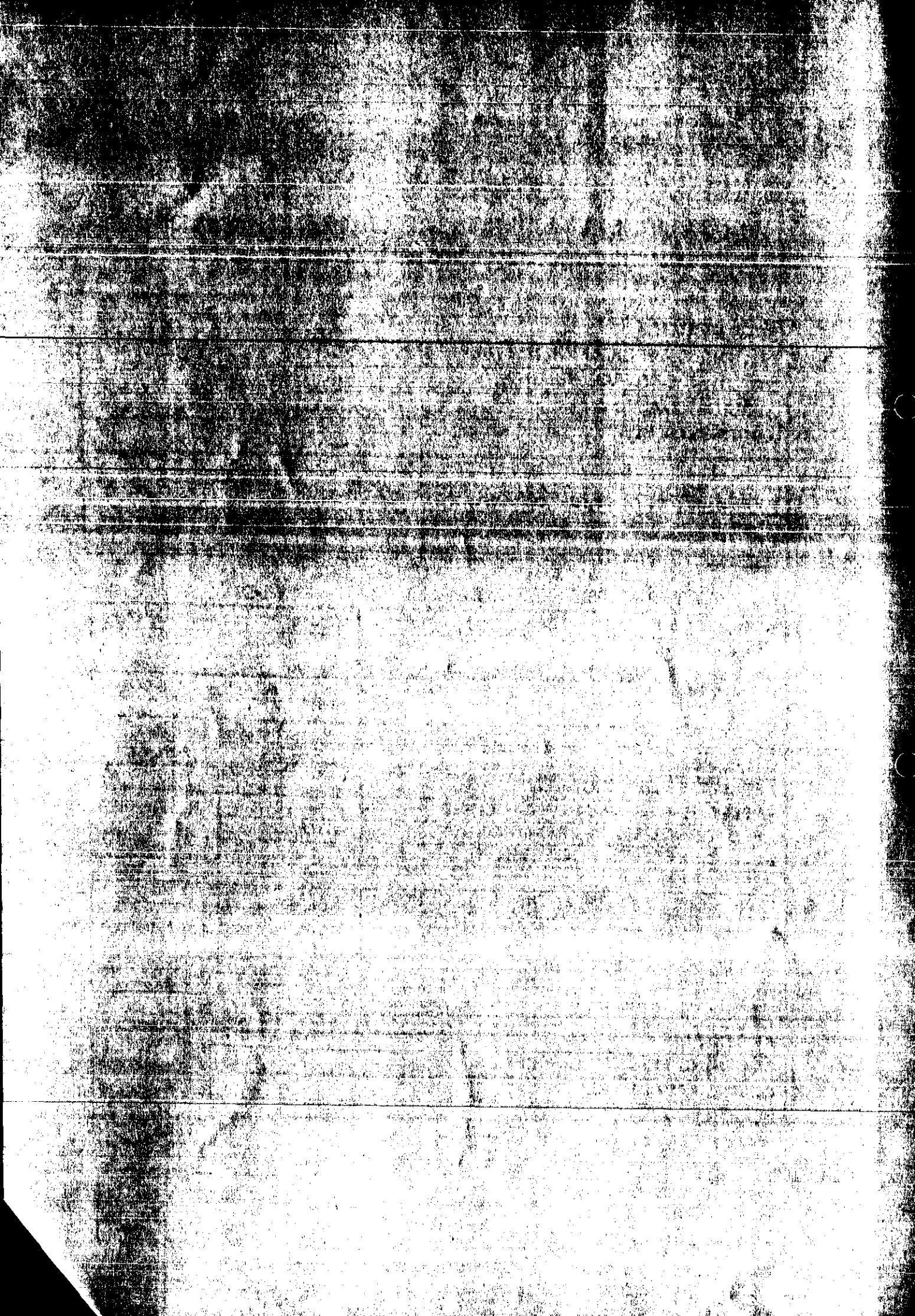
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0302	HM
BUILDING CONTROL NUMBER.	BP 2001/1520	Andy
APPLICANT/~~AGENT~~	P. Donovan.	
ADDRESS OF SITE	The Croft. 91. Wardnave Road TILFORD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	need 24/10/01 ~	~ need 14/9/00
ELEVATIONS	~	~
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	~	
DATE	19/2/01	

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	



Date: 16 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0302

Location: 91, The Croft, Wargrave Road, Twyford, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: P Donovan .

Case Officer: Heather Morgan

The new plans show the following: Set back of the garage level with main house.

Drawing no's 3 un numbered

Comments are required by 26/08/2000.

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) / (Ludhouse) Date Rec.

Location:

Parish

Applicant:

Description of attached plans

Drawing No's:

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:

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

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

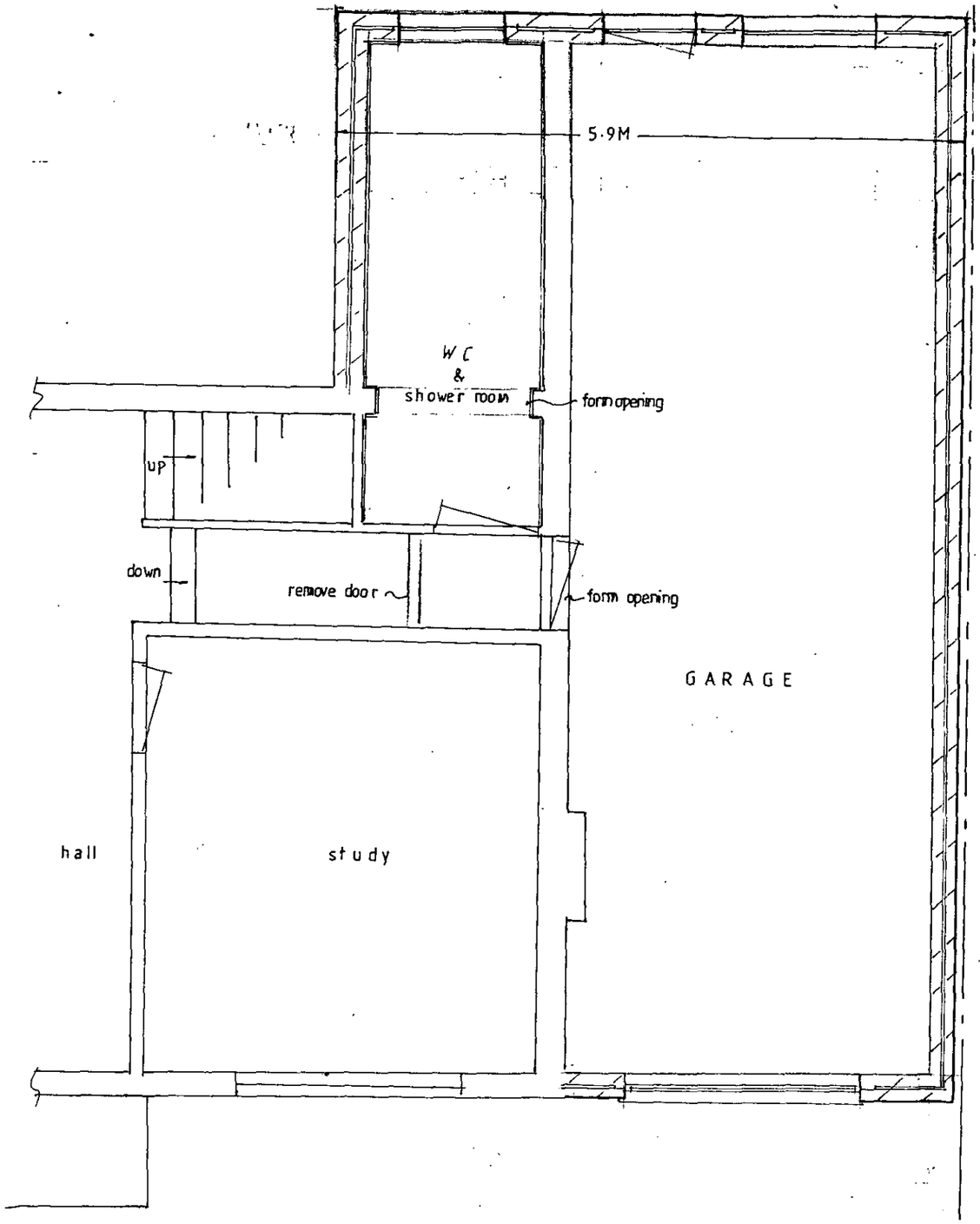
New Description

CASE OFFICER

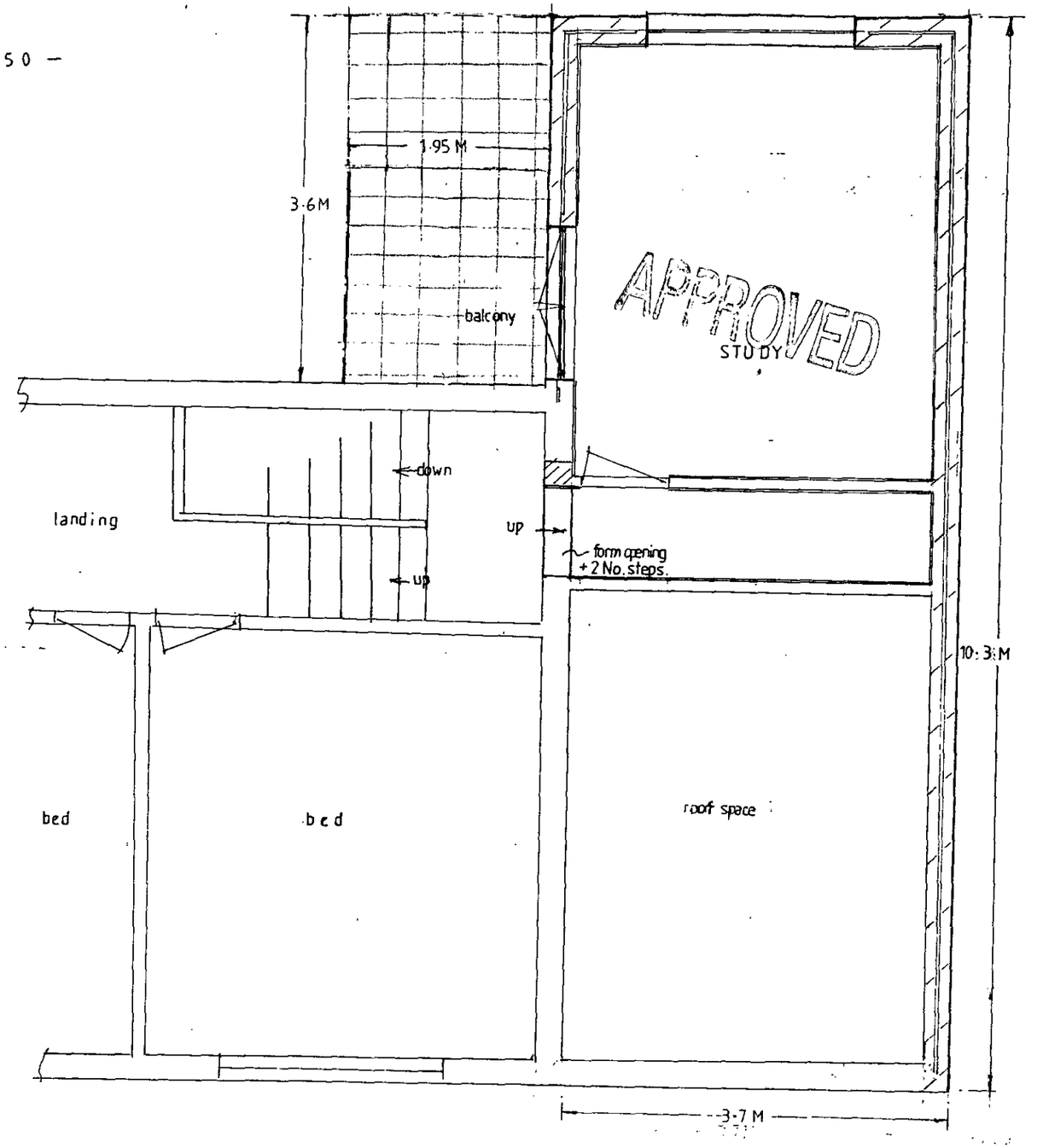
Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

— 1:50 —



GROUND FLOOR



FIRST FLOOR

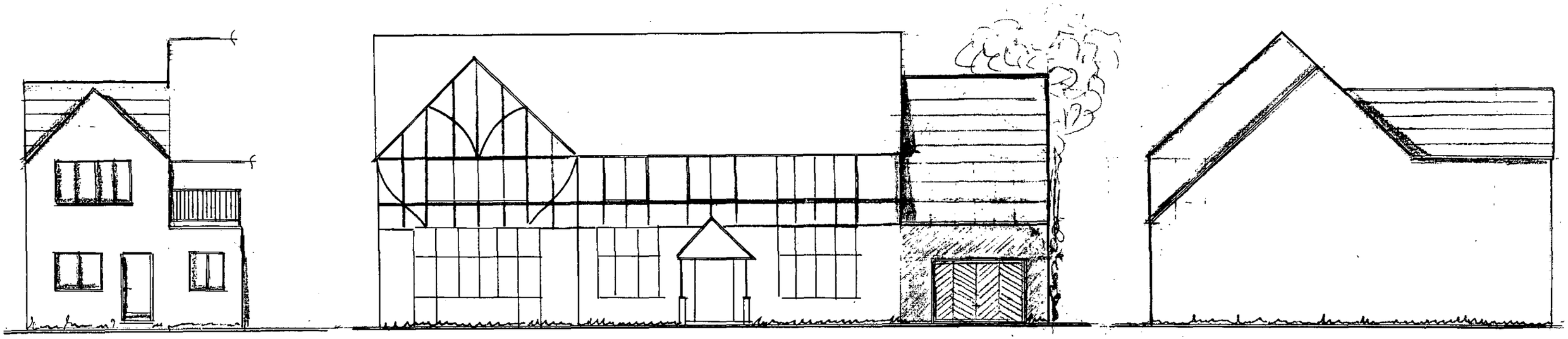
PLANNING SERVICES	HPT
DOL	TLS
DC	ENF
APP	
DS	
14 AUG 2000	
COPIES TO:	ACK:
	FILE:

— 91 WARGRAVE ROAD, TWYFORD —

– 91, WARGRAVE ROAD, TWYFORD –

– ELEVATIONS - 1:100 –

APPROVED



REAR

FRONT

SIDE

PLANNING SERVICES | HPT
PCL | TLS
DC | FM
CS
14 AUG 2000
COPIES TO: | ACK: | FILE:



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: 19 November 1999

N
W E
S

SUPERSEDED PLANS

PLOT 1

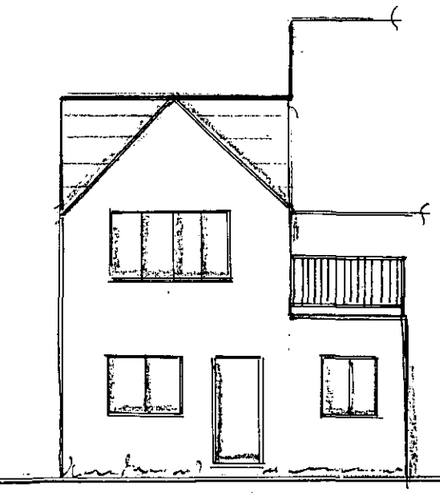
BIRCH
YEW
APPLE
APPLE
CYPRESS
CYPRESS
SYCAMORE
SYCAMORE
HOLLY
CYP
H/CHESTNUT
10. JAN. 2000*
HOUSE N° 91
YEW
YEW
YEW
Swimming pool.
12 PIOL
1·8m feature wall / fence
17 LsH
20 EfGS
24 PIOL
25 Ck
25 LsH
25 PfS
25 EfSQ
12 PIOL
Conifer hedge
CYPRESS
Prunus padus
YEW
PEAR
CYPRESS
Tilia cordata
Posn to be agreed with WDC Tree Officer.
DAWS CYPRESS
CYPRESS
Existing building demolished
PINE
19 ELAEAGNUS EBBINGEI
10 N° PRUNUS LUSITANICA
7 N° CHOISYA TERNATA
8 N° VIBURNUM TINUS
8 N° ELAEAGNUS × EBBINGEI
9 N° PRUNUS LUSITANICA
Small Cherry
Limes
Small Yew
Limes
N

DRAWING BASED ON BRYANT COUN
DWG NO: WRT/05/01. & 841/05/01.

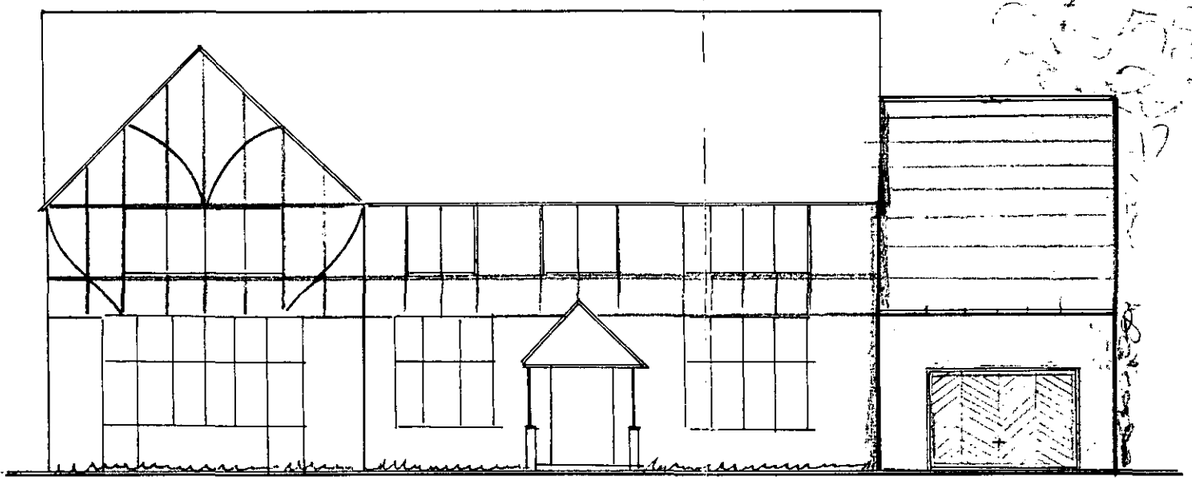
— ELEVATIONS - 1:100 —

10. JAN. 2000* 0502

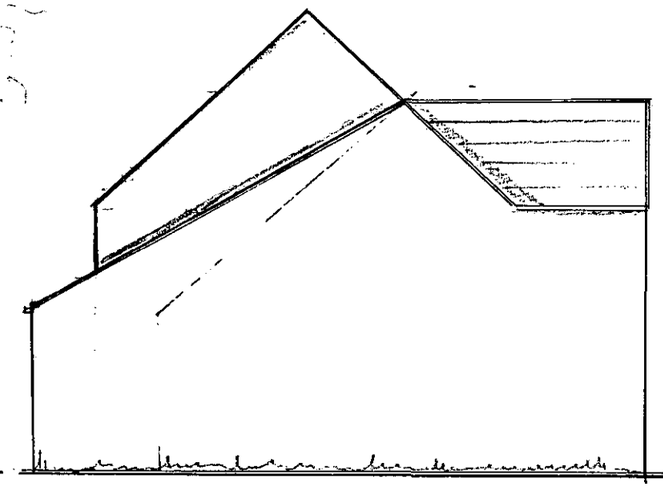
SUPERSEDED



REAR



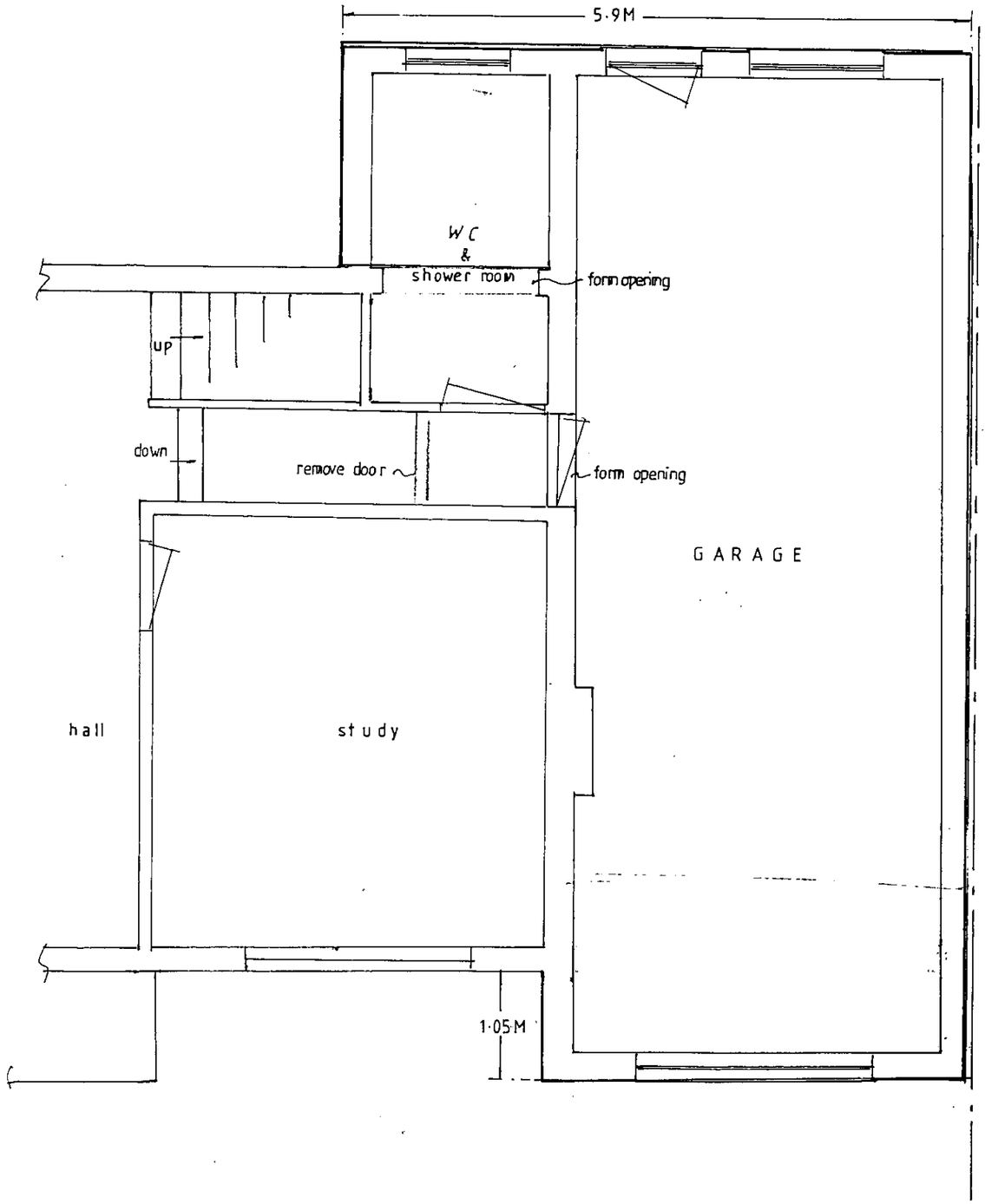
FRONT



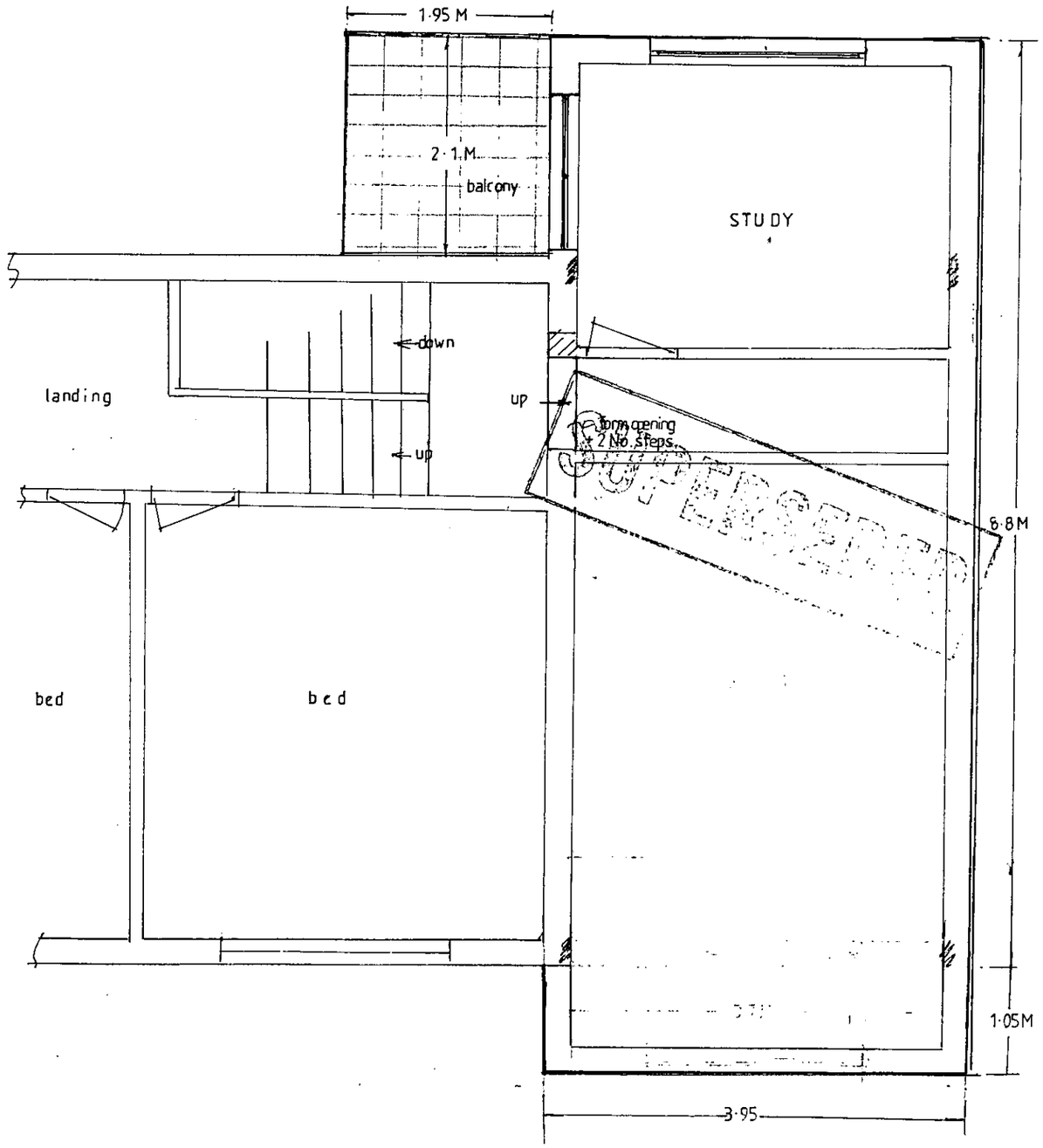
SIDE

— PLANS — 1:50 —

10. JAN. 2000* 0502

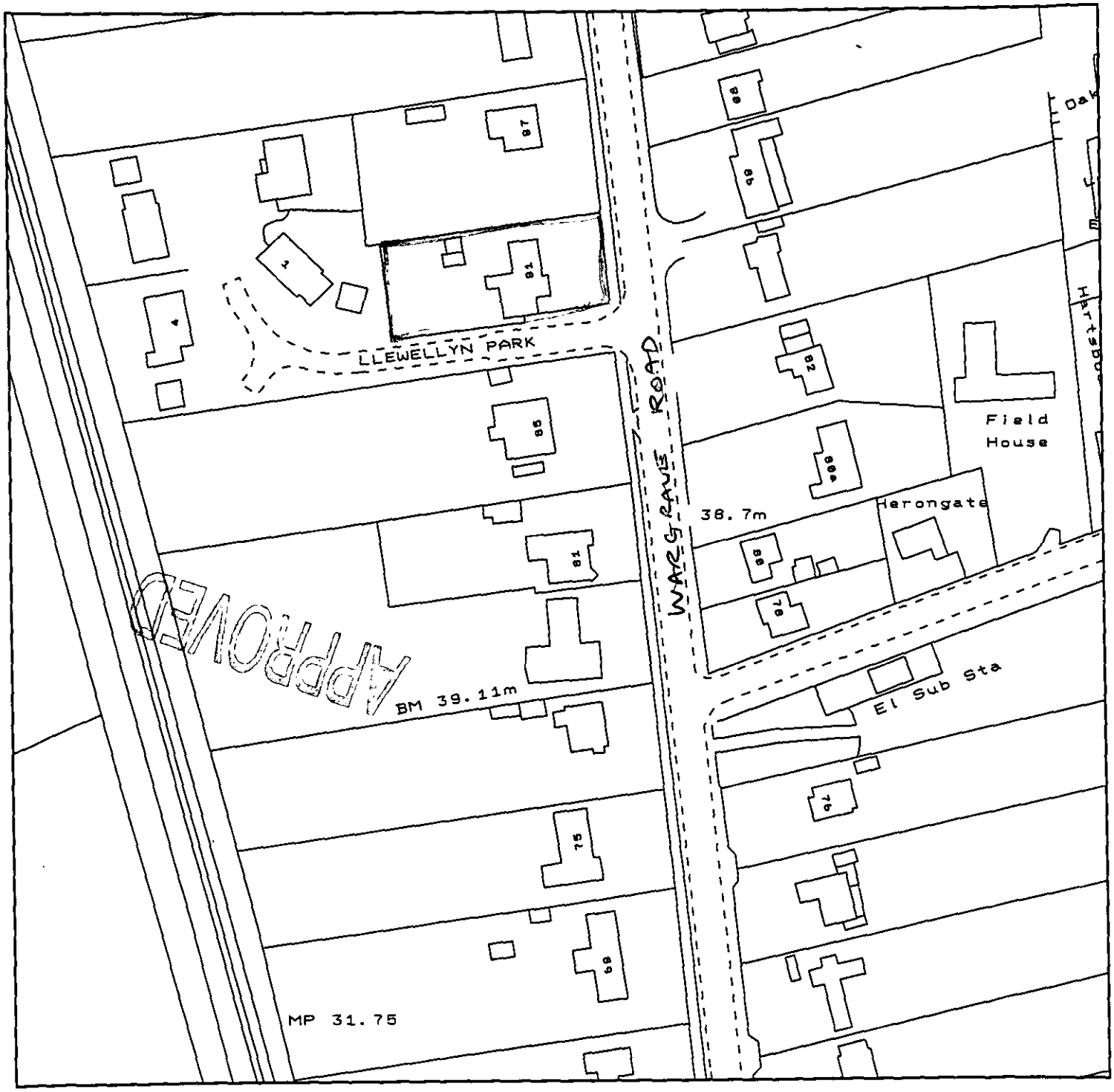


GROUND FLOOR



FIRST FLOOR

10.JAN.2000* 0502



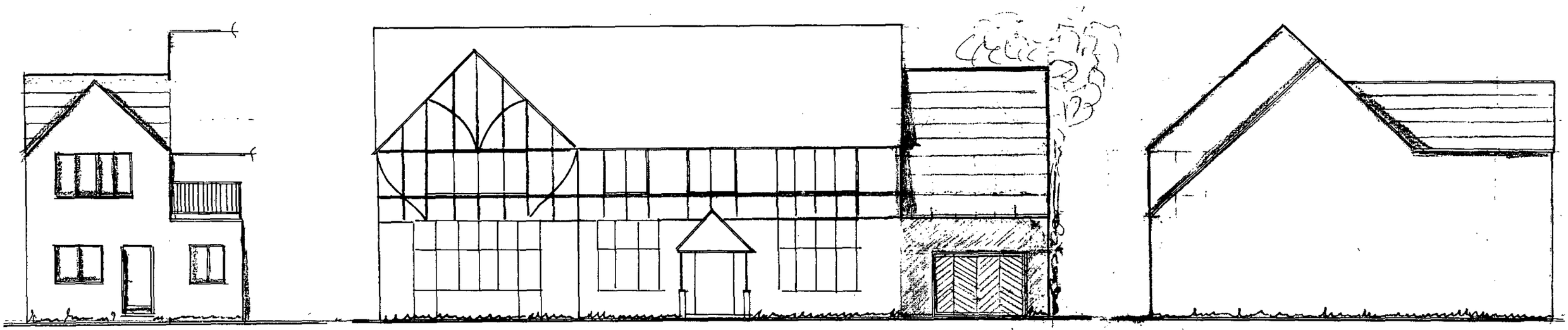
1:1250

50 m intervals

— 91 , WARGRAVE ROAD , TWYFORD —

— ELEVATIONS - 1:100 —

APPROVED

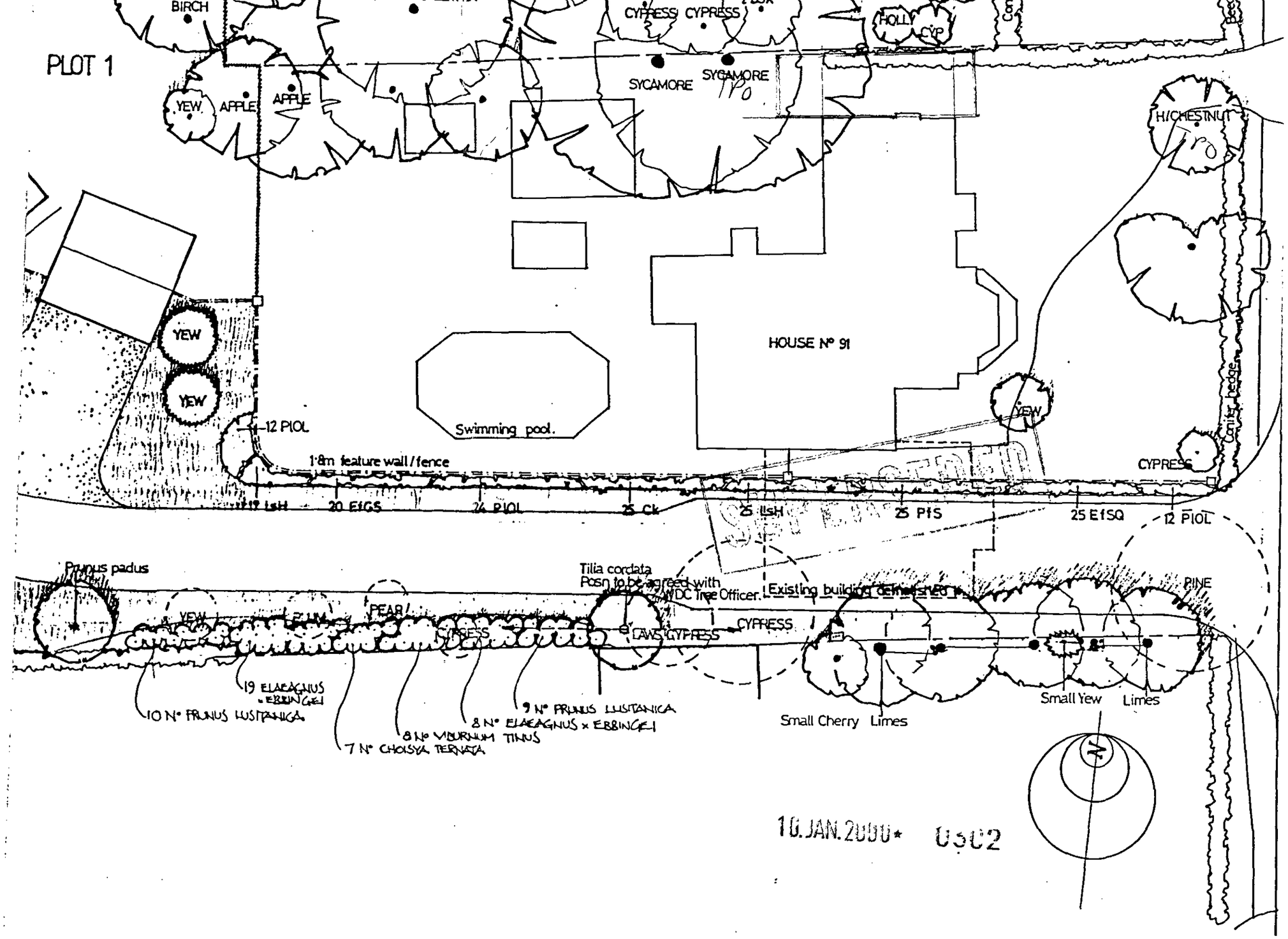


REAR FRONT SIDE

14 AUG 2000

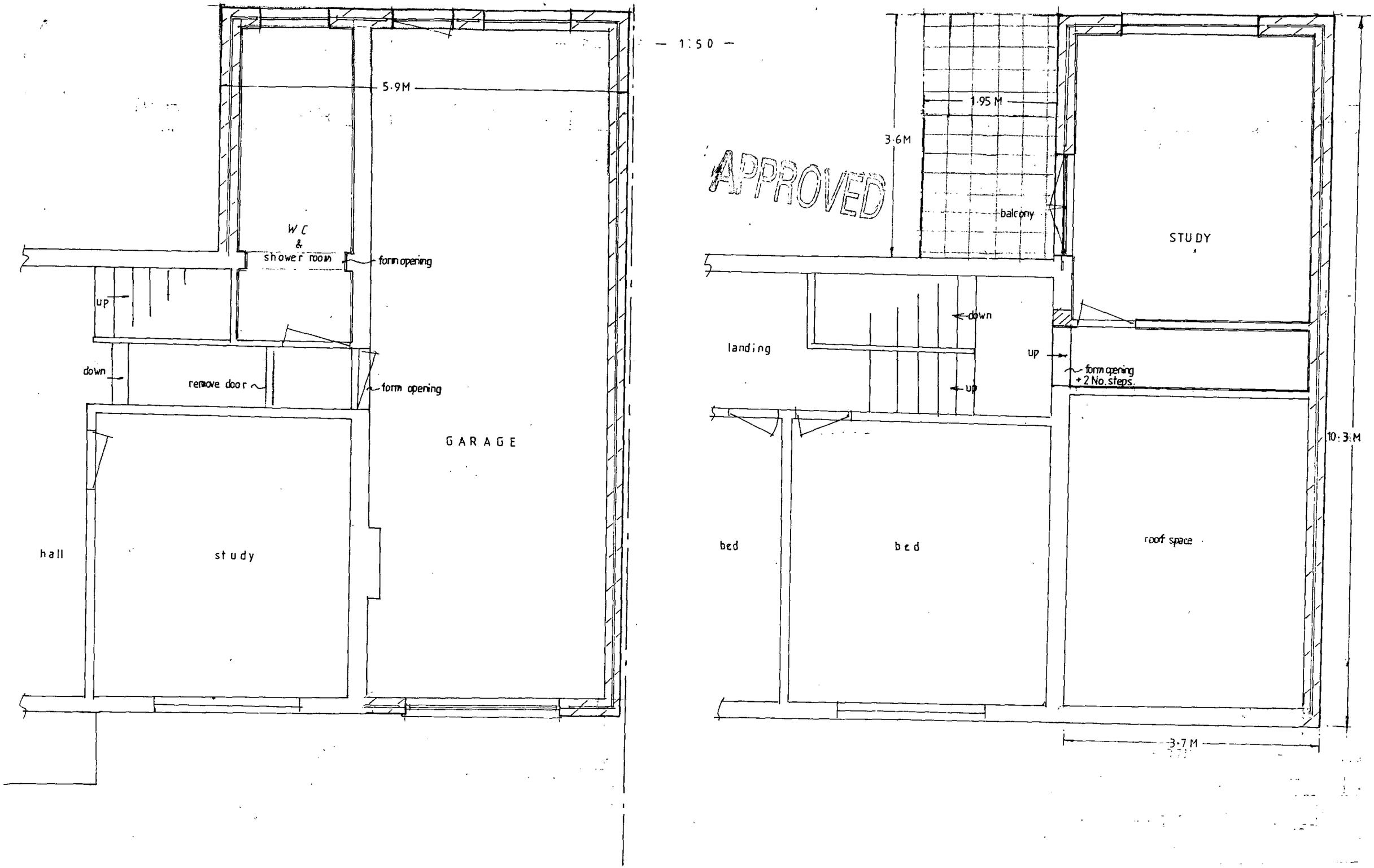
COPIES TO:	ACK:
	FILE:

CD
19/7/01



10.JAN.2000* 0302

DRAWING BASED ON BRYANT COUN
DWG NO: WRT/05/01. & 841/05/01.



GROUND FLOOR

- 91 WARGRAVE ROAD, TWYFORD -

FIRST FLOOR

COPIES TO:

ACK:

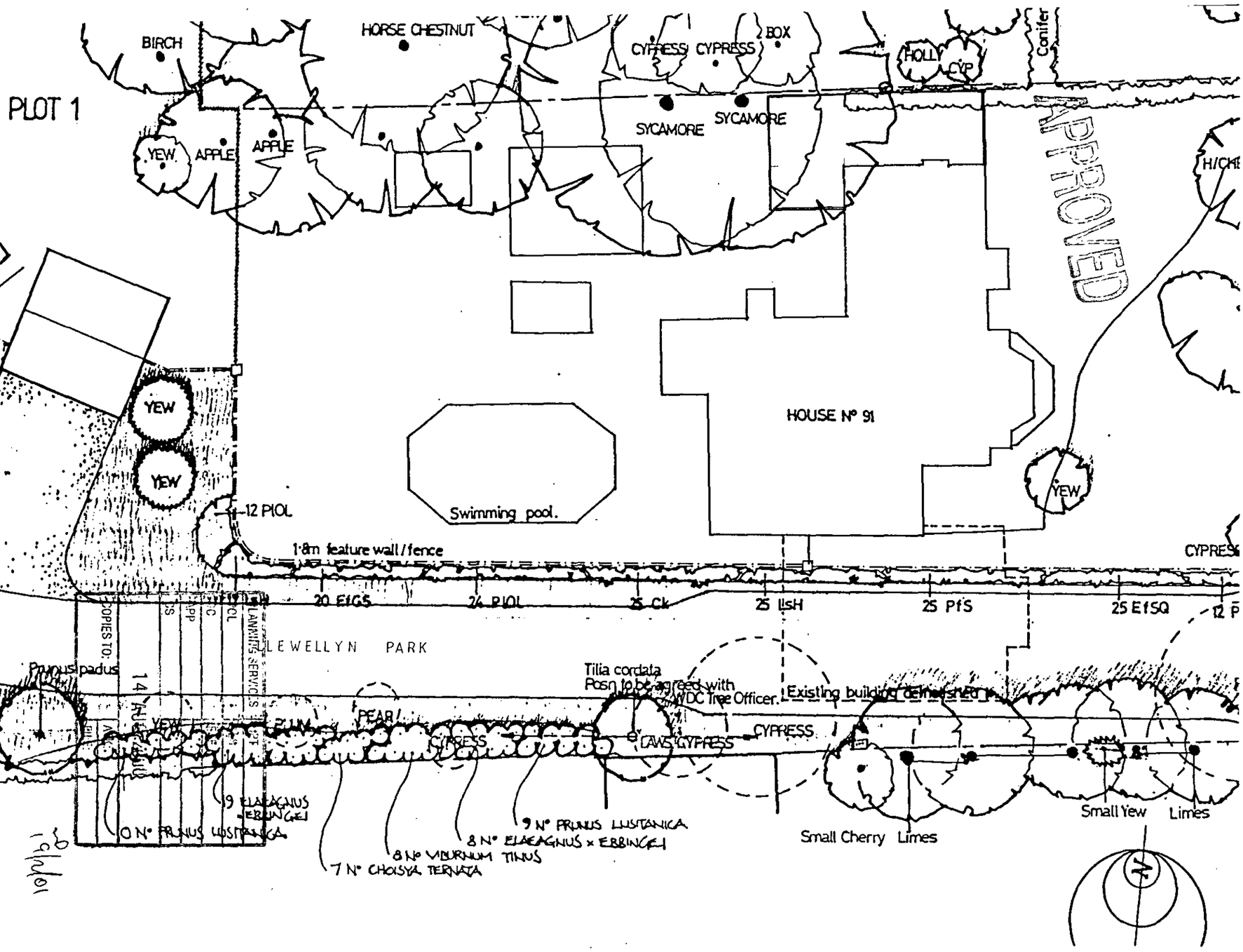
FILE:

CD 19/2/01

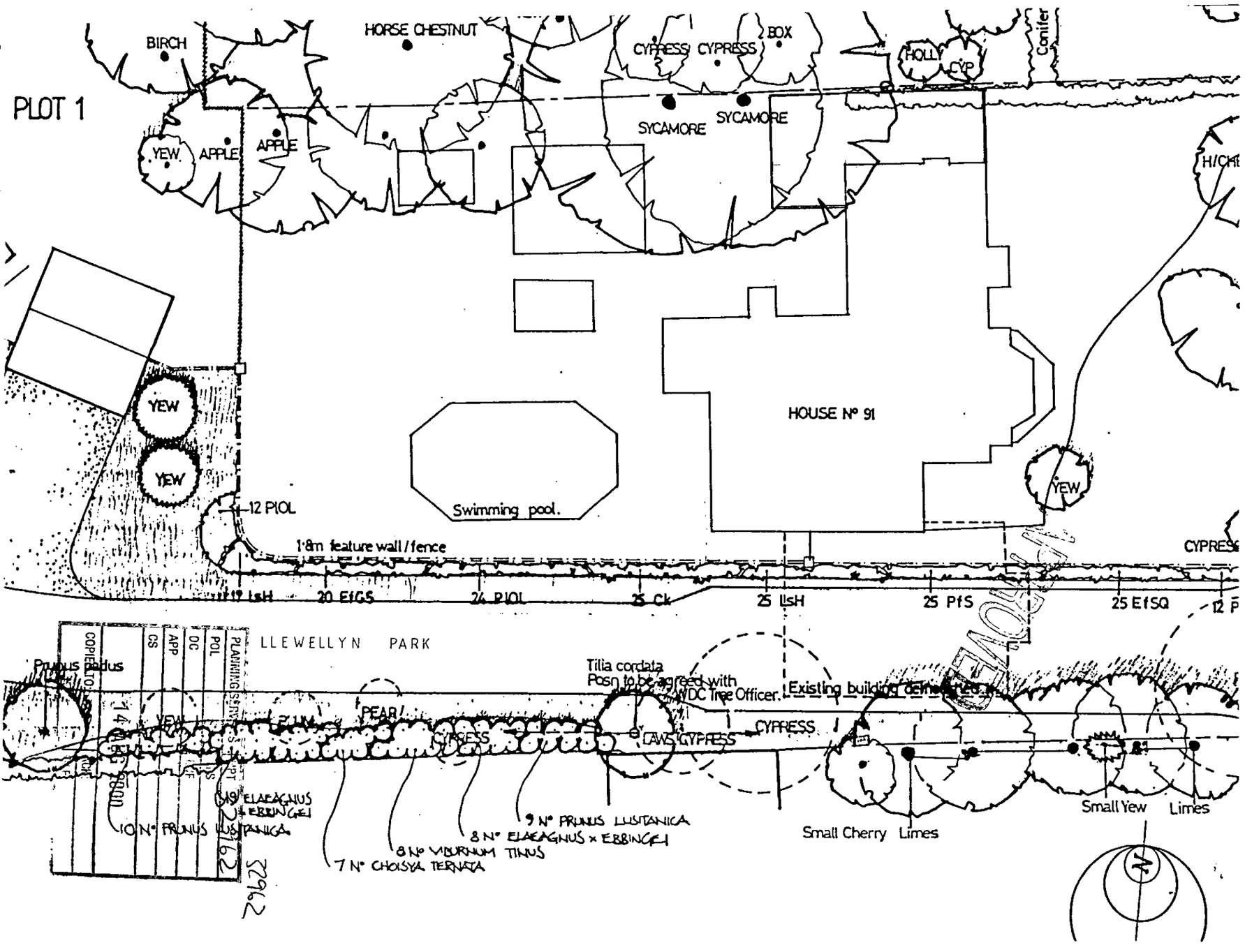
50 m intervals

1:1250






LLEWELLYN PARK
MP 31.75
BM 39.11m
LYNGROVE ROAD
38.7m
El Sub Sta
Harongate
Field House
69
75
81
85
91
97
88
78
82
86
76
50 m intervals
1:1250


PLOT 1
BIRCH
HORSE CHESTNUT
CYPRESS
CYPRESS
BOX
HOLLY
CYP
Conifer
YEW
APPLE
APPLE
SYCAMORE
SYCAMORE
YEW
YEW
12 PlOL
Swimming pool.
HOUSE Nº 91
YEW
1·8m feature wall / fence
19 LsH
20 EfGS
24 PlOL
25 Ck
25 LsH
25 PfS
25 EfSQ
LLEWELLYN PARK
Prunus sp.
Tilia cordata
Posn to be agreed with
WDC Tree Officer.
Existing building demolished
PEAR
CYPRESS
CYPRESS
LAWS CYPRESS
Small Yew
Limes
Small Cherry
Limes
10 N° PRUNUS LUSITANICA
19 N° ELAEAGNUS × EBBINGEI
7 N° CHOISYA TERNATA
8 N° VIBURNUM TINUS
8 N° ELAEAGNUS × EBBINGEI
9 N° PRUNUS LUSITANICA
COPIES TO
GS
APP
DC
POL
PLANNING SERVICES
N
29628