APPLICATION NO:
F/2001/4686

LOCATION:
42 Broadwater Road, Twyford Reading.

APPLICANT:
Ms Scott & Mr Lingard C/O Wargrave Design Consultancy

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **28/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/10/2001

CASE OFFICER: **Farah Humayun**

NO OBS

1276

D1

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms Scott & Mr Lingard
C/O Wargrave Design Consultancy
The Old Pump House
Wargrave
Berks
RG10 8DJ

Application Number: F/2001/4686

Parish: **TWYFORD**

Location: **42, Broadwater Road, Twyford, Reading.**

Proposal: **Proposed single storey front 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 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) no additional windows or similar openings shall be constructed in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4686	FH
BUILDING CONTROL NUMBER	RP 2001/1998 North	
~~APPLICANT~~/AGENT	Glasgrave Design Consultancy	
ADDRESS OF SITE	42 Broadwater Road Twyford	
DESCRIPTION OF PROPOSED WORK	S/S /ont ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		Location
ELEVATIONS	0066/01	0066/01A
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		5/10/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	19/7/01	16/10/01

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	11/7/01	14/8/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4686

Applicant : Ms Scott & Mr Lingard C/O Wargrave Design Consultancy.

Location : 42, Broadwater Road, Twyford, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	12/09/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 12/09/01.

Date Registered : 14/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 09/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

TWYFORD PARISH COUNCIL - NO objection.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/4686

Appraisal :

The application being considered is proposed single storey front extension to dwelling. The proposal is to replace an existing front projection of the property. The front extension projects 1.12m from the front of the property. The proposal has a hipped roof design which stands at 3.4m to the ridge and 2.5m to the eaves.

Impact upon neighbouring properties
The neighbouring property of No.44 is also characterised by a similar front projection, to 2/3 of the total front elevation. The properties have a shared driveway creating a distance of approx 7m between the front elevations. It is considered the proposal will not have an adverse overbearing or overshadowing impact upon the neighbouring property.

No.40 is set back approx. 3.5m from the front of No.42. However, as the proposed front elevation does not project any further than the existing it is considered the proposal will not have an adverse effect upon the residential amenity of neighbouring properties.

Impact upon the street scene
Many of the properties in Broadwater Road are characterised by having front extensions. This development proposes an extension to the entire front elevation which may set a precedent in the area howeve it is considered that the proposal does not appear out of character within the street scene.

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

Application Number F/2001/4686
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	COO1	COO2	
2	CO14	CO14	
3	C044	R044	Side elevations of the extension
Informatives			

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

- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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			
		N16	LALP – LBE1, LBE2
			WDLP – W0S3, WBE1
			BSP – EN1

5.10.2001

RECORD OF SITE VISIT

SITE ADDRESS: 42 Broadwater Road
Twyford Reading.

APPLICATION NUMBER: F/2001/4686

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/09/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? N .

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED 2 STOREY WITH ATT GARAGE.
PROMINENT IN 'T' JUNCTION

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO40 - SET BACK TO NO42 - GARAGE ON BOUNDARY.
OPEN PLAN TO FRONT.

NO44 - SHARED DRIVE - ATTACHED GARAGE ON BOUNDARY. 1 SIDE FACING WINDOW (SMALL) - SAME DEPTH TO NO42.
FRONT EXTENSION TO NO38. - NUMBER IN LINE WITH NO40.

5. SITE CONSTRAINTS

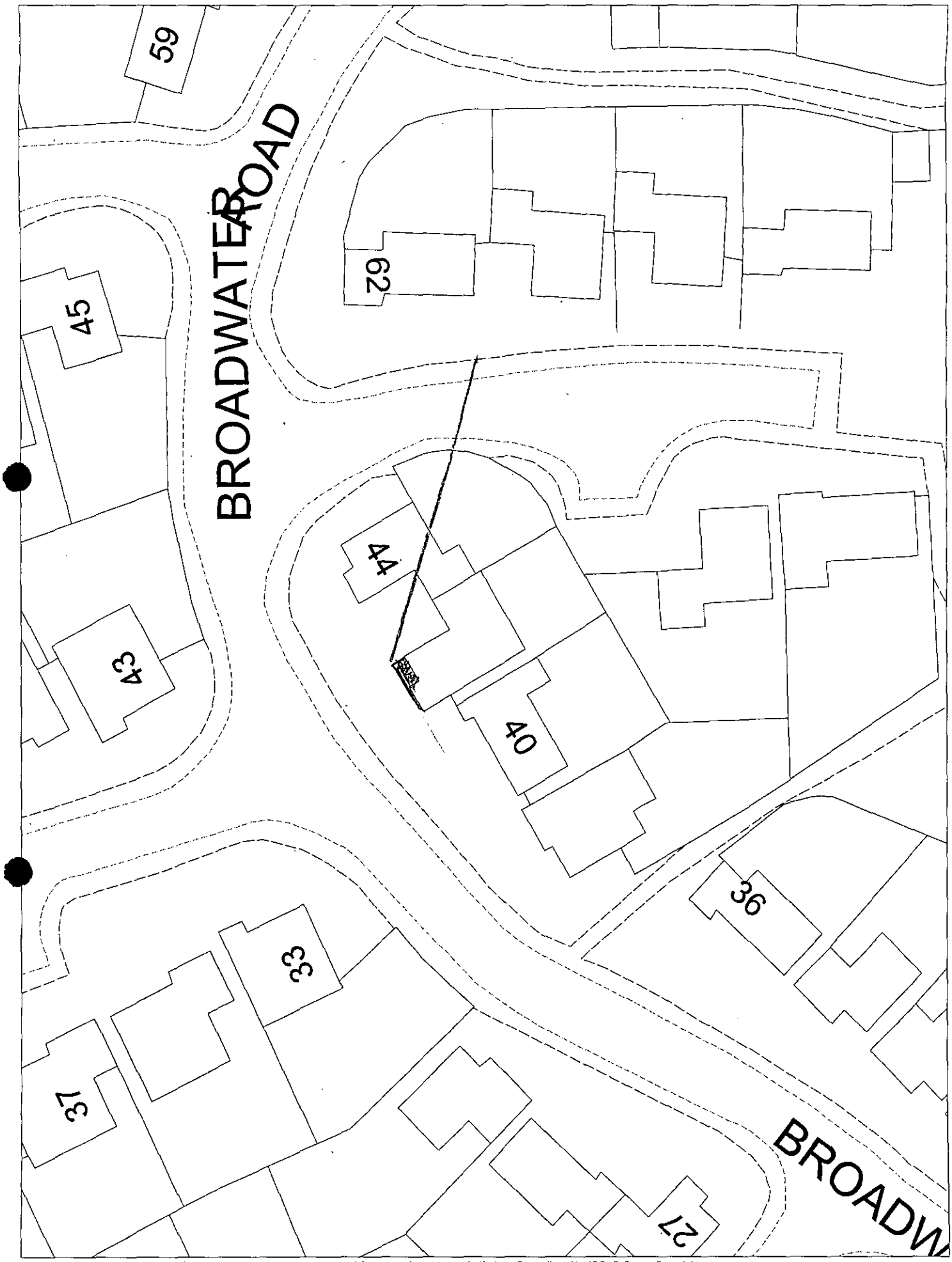
TREES —

ACCESS/PARKING 2+ GARAGE

LEVELS LEVEL.

BOUNDARY TREATMENT OPEN PLAN TO FRONT.

OTHERS —



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.

21 September 2001

Scale: 1 : 500

N
W E
S

FROM: Farah Humayun

DATE: 29 August 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

	TLS
SC	ENF
APP	
CS	
0 SEP 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/4686

Proposal: Proposed single storey front extension to dwelling..

Site Address: 42, Broadwater Road, Twyford, Reading.

Applicant: Ms Scott & Mr Lingard C/O Wargrave Design Consultancy.

Your observations are required in respect of this application **by 28/09/2001** .

The Council has no objection to this application.

SIGNED: [signature]

DATE: 4/9/01

Clerk To Twyford Parish/Town Council.

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

Tel: 0118 974 6482

Date: **29 August 2001**

My ref: F/2001/4686

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4686
42, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4686**
42, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6482

Date: **29 August 2001**

My ref: F/2001/4686

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4686
42, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4686**
42, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.
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: **29 August 2001**

My ref: F/2001/4686

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/2001/4686
42, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4686**
42, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2001/4686

Proposal:
Proposed single storey front extension to dwelling.

Location:
42, Broadwater 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4686 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/09/2001. 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 be possible for an individual reply to be issued 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

29 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 AUG 2001
Officer: FH	Application No. F 2001 4686

Map No. 38 Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State 14.AUG.2001 * 4686
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 42 BROADWATER ROAD

Parish: TWYFORD Ward: Twyford

28/8/01 T.W

Applicant: MR LINGARD & MS SCOTT

Fee (3) Received 95-00 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	Show proposed development		
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 : 28/8/01 T.W

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 250 m landfill consultation & groundwater protection zones. 3.
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:

Site notice and see map

ADDRESS 42 BROADWATER ROAD PARISH TWYFORD

PLOT No. 200 ORD. SHEET No. 54.7976 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/58	MR. A. GOOSAL	O/APP. RES. DEV.	14.2.58	N/A RE
0/144/66	"	"	7.11.66	N/A RE
1697/72	PYE	RES. DEV.	14.3.75	C/A
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A C/A
BR4227	"	"	8.7.76	APP. N/A
BR 9572	MR. D. MILLING	PLAYROOM EXTENSION	10.10.78	APP. N/A
BRA 1826	"	1ST FLOOR EXT. & ALTS	28.10.86	APP
26610	"	"	19.12.86	C/A

DATE OF COMPLETION

MINISTRY DECISION 0/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS PD Enq - Mr. Luckwell - S/St/F - 11/7/01 - (4)

DRAINAGE

091074

14. AUG. 2001 * 4686

Environmental Services

For office use only
Application number 14. AUG. 2001 * 4686

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 Address and postcode Phone number	MS SCOTT & MR LINGARD. 42 BROADWATER ROAD TWYFORD BERKSHIRE RG10 0EU 0118-934-3090
2	Agent's Name Address and postcode Phone number	WARGRAVE DESIGN CONSULTANCY THE OLD PUMP HOUSE WARGRAVE BERKSHIRE RG10 8DJ. 0118-940-1678.
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.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY PITCH ROOF FRONT EXTENSION.
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.	FACING BRICKWORK, CONCRETE INTERLOCKING TILES WHITE FINISHED WINDOWS ALL 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: 3	Proposed: 3
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

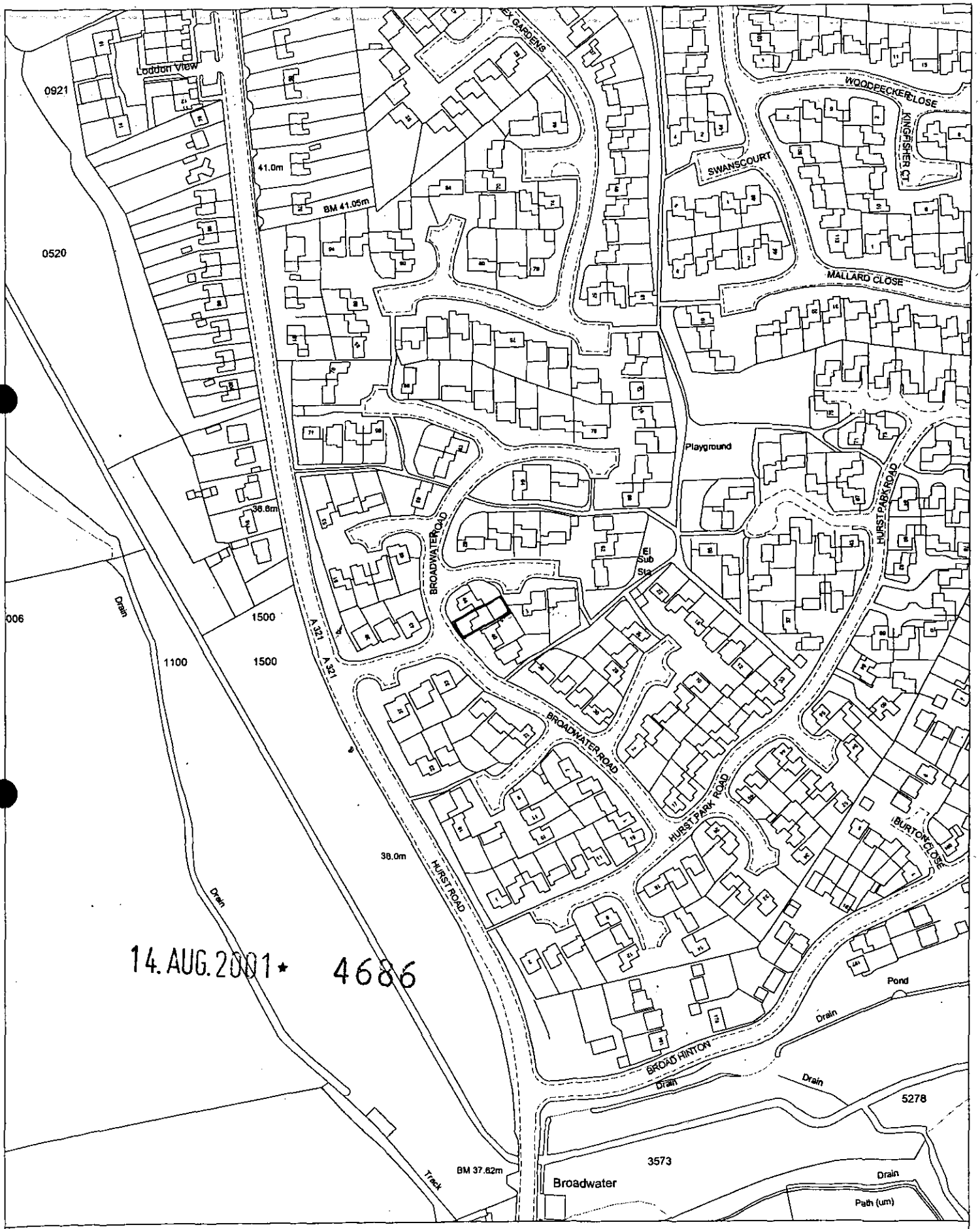
None of the land forms part of an agricultural holding.

Your signature: A Richardello.

on behalf of MS SCOTT & MR LINGARD

Date 13/08/01

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



14. AUG. 2001 ★ 4686

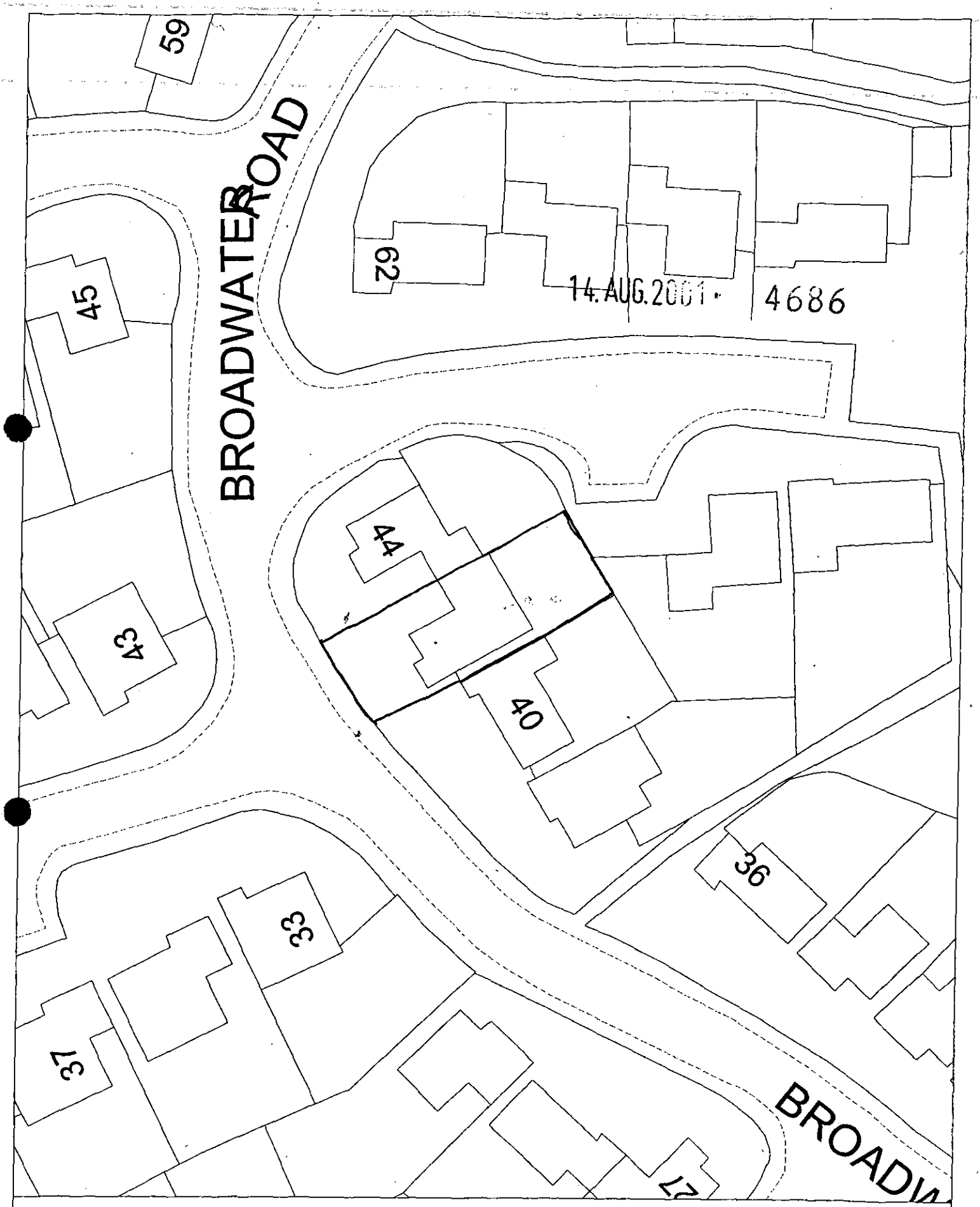
Site Plan, Scale: 1 to 2500

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: 8 August 2001

N
W E
S



Site Plan, Scale: 1 to 500

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: 8 August 2001

N
W E
S