APPLICATION NO:
F/2000/2977

LOCATION:
1 Waltham Road, Twyford Reading.

APPLICANT:
Mr & Mrs Mortimer C/O Millcraft Ltd

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2001

CASE OFFICER: ~~Helen Pollock~~ Farah

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Mortimer
C/O Millcraft Ltd
Reform Road
Maidenhead
Berkshire
SL6 8BY

Application Number: F/2000/2977

Parish: **TWYFORD**

Location: **1, Waltham Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by reason of its design and location would have an adverse impact upon the character of the listed building. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3, WEB1 and WHE13 of the Wokingham District Local Plan.

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:

Loddon Area Local Plan Policies LBE12, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WHE4 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/01/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2977

Applicant : Mr & Mrs Mortimer C/O Millcraft Ltd.

Location : 1, Waltham Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/01/01.

Date Registered : 05/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 30/01/2001. 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 :

TWYFORD PARISH COUNCIL → Out of character with listed building, overly large, reduces size of garden, design + style not in character with existing.
CONSERVATION OFFICER → Not considered that form of extension will enhance listed building.
NEIGHBOUR - Objection (+) → Plans unclear, conservatory too large, structural alterations needed, out of character with listed building.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON CHARACTER OF LISTED BUILDING AND CONSERVATION AREA.

Application Number: F/2000/2977

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop S/st extension to dwelling to form conservatory. The prop. conservatory is located on the east elevation of the property. It has a pitched roof design which stands at 3.3m to the pitch and 2.3m to the eaves.

No 1 Waltham Road is a corner property. It is screened by 2m wall to the rear to the rear properties of No 6. The adjacent neighbour of No 3 has side facing blank wall. There are no side facing windows. It is considered that the prop. extension will not have an adverse impact upon the ~~neighbouring~~ properties.

IMPACT UPON CHARACTER OF LISTED BUILDING + CONSERVATION AREA.

~~The prop. size of the extension ensures that the extension will be viewed from the front~~

The prop design of the extension is one in which the extension does not appear integral to the existing house. The detailing and materials are of a modern design, out of keeping with the cottage style of the property.

The height of the extension will be clearly visible over the rear boundary wall, as well as from the front of the property. Although there are conifers to the front of the property the eastern elevation is clearly visible in the street scene. The side garden is of a small size and it is considered the prop will overwhelm the area. It is therefore considered that the prop. dev will be out of character of a listed building and have an adverse impact upon the street scene

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/2977
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			THE PROPOSED DEVELOPMENT BY REASON OF ITS
			DESIGN AND LOCATION WOULD HAVE AN
			ADVERSE IMPACT UPON THE CHARACTER OF THE
			LISTED BUILDING. AS SUCH THE PROPOSAL IS
			CONTRARY TO POLICY LBE2 OF THE LODDON
			AREA LOCAL PLAN AND POLICIES WQS3,
			WBE1 and WHE13 OF THE WOKINGHAM
			DISTRICT LOCAL PLAN.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Waltham Road
Twyford Reading.

APPLICATION NUMBER: F/2000/2977

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? (2) - FRT GATE.

2. DESCRIPTION OF SURROUNDINGS

CONS AREA

3. DESCRIPTION OF SITE/BUILDING

DETACHED WITH DET GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

SCREENED BY 1.8 M FENCE TO BOUNDARY
FRONT WALL OF PROPERTY FACES - NO SIDE FACING WINDOWS - NO OVERLOOKING
TO NORTH - TO FRONT 2M CB FENCE & CONIFERS TO CORNER, LOWER
GATE. MAY EXPOSE TOP OF CONCEALED WATERY, GARDEN SLIGHTLY RAISED TO
PATIO AREA. WILL BE EXPOSED FROM FRONT PROPERTY

5. SITE CONSTRAINTS

SCREENED FROM SIDE DUE TO GARAGE. PAVEMENT LOWER TO NORTH.
1 M WALL TO FRONT BRICK - 1.8M FENCE TO SIDE OF
BACK GATE.

TREES - SMALL IN GARDEN

ACCESS/PARKING ———

LEVELS ———

BOUNDARY TREATMENT AS ABOVE

OTHERS ———

Applicationo	Name & Address
F/2000/2977	Mr & Mrs A Middleton Landsdowne Place 25 Church Street Twyford RG10 9DN

App. refused
Letter sent 07/02/01

18 JAN 2001

Date: 15 January 2001

To: Harold Sanders, Conservation.

We have received Additional Plans for the following planning application:

Application Number: F/2000/2977

Location: 1, Waltham Road, Twyford, Reading.

Proposal: Proposed single storey side extension to dwelling to form conservatory.

Applicant: Mr & Mrs Mortimer C/O Millcraft Ltd.

Case Officer: Farah Humayun

The new plans show the following: Existing elevations. Drawing no MC/2011/2.

For information only.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

1. THIS INFORMATION HELPS TO CONSIDER THE DESIGN AND CONSERVATION ISSUES PREVIOUSLY NOTED..

2. THIS INFORMATION DOES NOT ALTER MY COMMENTS. BUT WE ARE ABLE TO PUT THE TWO PIECES OF INFORMATION TOGETHER. TO CONSIDER THE PROPOSAL.

3. I COULD NOT SUPPORT THE PRESENT PROPOSAL BUT THE AGENT MAY WISH TO DISCUSS THE ELEMENTS OF CONCERN.

Harold Sanders. CONSERVATION ARCHITECT.

22. JAN. 01.

Date: 15 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2977

Location: 1, Waltham Road, Twyford, Reading.

Proposal: Proposed single storey side extension to dwelling to form conservatory.

Applicant: Mr & Mrs Mortimer C/O Millcraft Ltd.

Case Officer: Farah Humayun

The new plans show the following: Existing elevations. Drawing no MC/2011/2.

For information only.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

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

App No. F/2000/2977(Planaps) / (Ludhouse) Date Rec. 10/9/01.

Location: 1 WATTHAM ROAD

Parish TUNFORD

Applicant: MR + MRS MORTIMER

Description of attached plans EXISTING ELEVATIONS

Drawing No's: MC/2011/2.

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified. – NOT NEEDED.

Please tick which of the following you wish consulted.

OTHERS:

CONSERVATION OFFICER.

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

15/1

Farah,

I have only sent this to Harold, hope this is what you intended.

Penny.

...ill be sent to all consultees ...awing No's are specified in

...esponses

New Description

CASE OFFICER FH.

Consultations Sent by Admin. on 15.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/2977 (Planaps) / (Ludhouse) Date Rec. 10/8/01.

Location: 1 WACHAM ROAD

Parish TWYFORD

Applicant: MR + MRS MORTIMER.

Description of attached plans EXISTING ELEVATIONS

Drawing No's: MC/2011/2

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. – NOT NEEDED.

Please tick which of the following you wish consulted.

OTHERS:

CONSERVATION OFFICER.

		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 FH.

Consultations Sent by Admin. on 15.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/2977

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
1 Waltham Road Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 29/12/2000 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **19/01/2001**. 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 be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 29/12/2000

To:
harold sanders
Urban Design And Conservation Officer

From: ~~Helen Pollock~~ farah

Date: 14 December 2000 15 DEC 2000

Application Number: F/2000/2977

Proposal: Proposed single storey side extension to dwelling to form conservatory..

Site Address:
1, Waltham Road, Twyford, Reading.

Applicant:
Mr & Mrs Mortimer C/O Millcraft Ltd.

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

I AM SURPRISED, HAVING HAD NUMEROUS CONVERSATIONS WITH THE APPLICANTS IN RELATION TO ALTERATIONS TO THE GARAGE AT THIS LOCATION, THAT THIS SUBMISSION IS RECEIVED WITHOUT PRE-APPLICATION DISCUSSIONS.

1. EXISTING PLANS AND ELEVATIONS SHOULD BE PROVIDED
2. "LINKS" BETWEEN CONSERVATORY AND LISTED BUILDING.
3. I QUESTION THE RELATIONSHIP OF THE NEW STRUCTURE AND FORM WITH THE LISTED BUILDING.
4. I SUGGEST, ONCE THE INFORMATION ON THE LISTED BUILDING IS PROVIDED, WE DISCUSS THE PROPOSAL WITH THE APPLICANT.
5. I DO NOT CONSIDER THIS FORM OF EXTENSION WILL ENHANCE THE LISTED BUILDING

Harold Sanders
19. DEC. 00.



Millcraft

MANUFACTURERS OF QUALITY CONSERVATORIES

farah
~~Helen Pollock~~.

With Compliments

PJL	
DC	
APP	
CS	~~HP~~ FH
COPIES TO:	ACK:
	FILE:

Millcraft Ltd., Reform Road, Maidenhead, Berkshire, SL6 8BY Telephone: 01628 580030 Fax: 01628 580033

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

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

I hereby certify that:-

1. No person other than ~~myself~~/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;
or:-

CERTIFICATE B

I hereby certify that:-

1. *The applicant has given the requisite notice to all the persons other than *the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner | Address | Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *The applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *The applicant has given the requisite notice to the following persons other than *the applicant who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner | Address | Date of service of notice

3. *The applicant has taken the steps listed below, being steps reasonably open to *me/him to ascertain the names and addresses of the other owners† of the building and *have/has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

4. Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B YOUR REF F/2000/2977

or:-

CERTIFICATE D

I hereby certify that:-

1. I am *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed ..... D Walter (D. WALTER)

*On behalf of ... MR & MRS MORTIMER

Date 14.12.2000

* Delete where inappropriate

LANSDOWNE PLACE
25 CHURCH STREET
TWYFORD
BERKSHIRE RG10 9DN
Tel: 0118 9341154

PLANNING
POL
DC
APP
CS 0855 FH
10 JAN 2001
COPIES TO:
ACK:
FILE:

8 January, 2001

John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
Box 157
Wokingham RG40 1WR

Dear Sir,

Application No: F/2000/2977 – 1 Waltham Road : Your ref - Helen Pollock

We refer to the above planning application and would like to make the following comments:

1) This property is a Grade II listed building and in a Housing Conservation Area.

2) The plans do not indicate clearly the exact height of the structure and it appears that structural alterations may have to be made to create the two doorways shown. As far as we know these are not existing doorways.

3) The size of the conservatory seems overly large for a cottage of this size that already has 3 ground floor reception rooms and a kitchen. The garden will be severely reduced in size.

4) Although the application mentions a previous structure on this site, as far as we can ascertain, this has not been the case in the past 40 years or so.

5) This old property was previously a pub and retains most of the original features and structure. It is one of the character buildings in Twyford and we feel an addition of this kind will spoil the character and charm of this old building that is the only one of its kind in this part of the village Conservation Area.

6) The applicants are currently also applying to convert part of the garden area to the west of the house into a single car parking area. We feel any further addition is inappropriate for this cottage building.

We should add that other residents who live opposite 1 Waltham Road (Mr. David Naylor of 20 Waltham Road and Mr. Gary Hine of 14 Waltham Road) have discussed

the proposals with us and have asked that their names be included in putting forward these objections. Also Mr. & Mrs. J. Bassett of 23 Church Street wish to put forward their objections to allowing this kind of development in Twyford's Housing Conservation area and damaging the appearance of a character listed building.

Please would you give our views consideration when making your own decision on this application.

Yours faithfully,

Mr. & Mrs. A. Middleton

PLANNING SERVICES	HPT 38497
POL	TLS
DC	ENF
APP	
CS	
10 JAN 2001	
COPIES TO:	ACK:
	FILE:

FROM: Helen Pollock

DATE: 14 December 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/2977

Proposal: Proposed single storey side extension to dwelling to form conservatory..

Site Address: 1, Waltham Road, Twyford, Reading.

RECEIVED
- 4 JAN 2001

Applicant: Mr & Mrs Mortimer C/O Millcraft Ltd.

Your observations are required in respect of this application **by 07/01/2001** .

The Council have commented as follows:-

1. This is a Grade 11 listed building in a Conservation Area.
2. It appears that structural alterations may have to be made to create the two interior access points shown to the proposed conservatory. As far as we are aware these two doorways are not currently in existence.
3. Although the application mentions a previous structure having been on this site. As far as we can ascertain, this is not the case.
4. The size of the conservatory seems overly large for a property that already has three ground floor reception rooms. It also leaves very little garden area.
5. The applicants are also currently applying to convert the garden area on the West side of the house into a single car parking area. With this further addition we feel the character and attractiveness of the building will be permanently damaged if this proposal is accepted as it stands and the garden will be further reduced in size.
6. This is a Grade II listed building, previously a pub, one of the character buildings in Twyford. The attractive East elevation is clearly visible from Waltham Road and we feel this will spoil the character and view of this building which is the only one of it's kind on this side of Twyford.
7. Perhaps the applicants should consider revising their application for a smaller structure which would enable a more appropriate and attractive roof line to be used such as a singly pitch lean-to or a gable.
8. The style of conservatory should match existing building - the proposed style is too modern.

The above comments are late as the application was misdirected to another Council. They were received in this office on 4.01.01.

SIGNED: [signature] DATE: 9-1-01

Clerk To Twyford Parish/Town Council.

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

Tel: 0118 974 6480

Date: **14 December 2000**

My ref: F/2000/2977

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/2000/2977
1, Waltham Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2977**
1, Waltham Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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 6480

Date: **14 December 2000**

My ref: F/2000/2977

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/2977
1, Waltham Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2977**
1, Waltham Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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 6480

Date: **14 December 2000**

My ref: F/2000/2977

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/2000/2977
1, Waltham Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2977**
1, Waltham Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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/2000/2977

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
1, Waltham 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 DEC 2000

Officer: HP | Application No. F/2000/2977

Map No. 47. Site 0:03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY STOREY SIDE EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 1 WALTHAM ROAD

Parish: TWYFORD Ward: TWYFORD
14.12.00

Applicant: MR | MRS MORTIMER

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

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ...Twyford.....

Listed Building 1 (2) 2*

(Advertisement Required) ...Listed building in conservation area ✓ 14.12.00

Date Site Notice Sent : ..14:12.00.. 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 .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....S/N + see map. ✓.....

Environmental Services

For office use only
Application number:

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	MR & MRS MORTIMER HORNBEAM COTTAGE 1 WALTHAM ROAD TWYFORD. BERKSHIRE, RG10 7EA. W. 01189 293088 M. 07788 924272
2	Agent's Name Address and postcode Phone number	MILLCRAFT LTD. REFORM ROAD MAIDENHEAD BERKSHIRE SL6 8BY.
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	HORNBEAM COTTAGE, 1 WALTHAM ROAD, TWYFORD, BERKSHIRE, RG10 7EA.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF NEW CONSERVATORY. WE UNDERSTAND A PREVIOUS STRUCTURE STOOD ON THE EXISTING SITE - DISMANTLED YEARS AGO
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.	GLASS ROOF, WHITE PAINTED HARDWOOD FRAMEWORK, BRICKWORK TO MATCH AS CLOSELY AS POSSIBLE.
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

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed:
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: D Walt

on behalf of MR & MRS MORTIMER.

Date 4TH DEC 2000

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

HORNBEAM

ADDRESS 1 WALTHAM ROAD

PARISH TWYFORD

PLOT No.

BUILDER LISTED

ORD. SHEET No. SU.7976

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21985	MR. P. LEGGE	HOUSE ON SITE OF O/BLDGS.	23.8.84	N/A C/
21986	"	DEM. OUTHOUSE "	23.8.84	N/A SUB. O/A
6R24504	No. W.D. BUILDERS	HOUSE	30.4.85	APP N/A
23402	3. "	DET HOUSE & GARAGE ALLES	22.5.85	N/A C/A
25646	SMITH & PIKE	DEM. GARAGES AT REAR & ERECT	9.7.86	REF
		HOUSE & GARAGE (SEE 6/7 THE		
		GROVE FOR CORRECT HISTORY)		

DATE OF COMPLETION

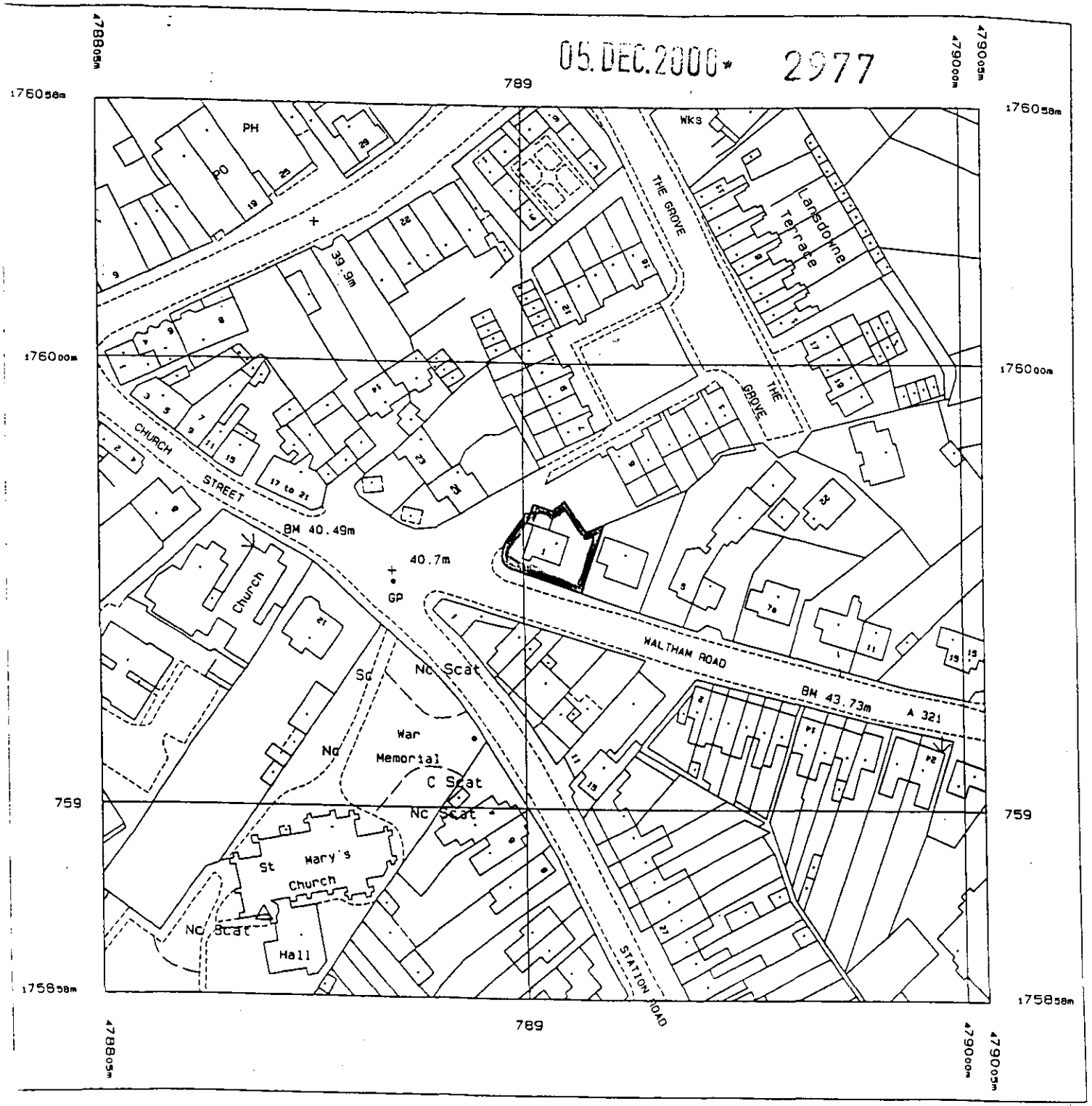
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

05.DEC.2000* 2977

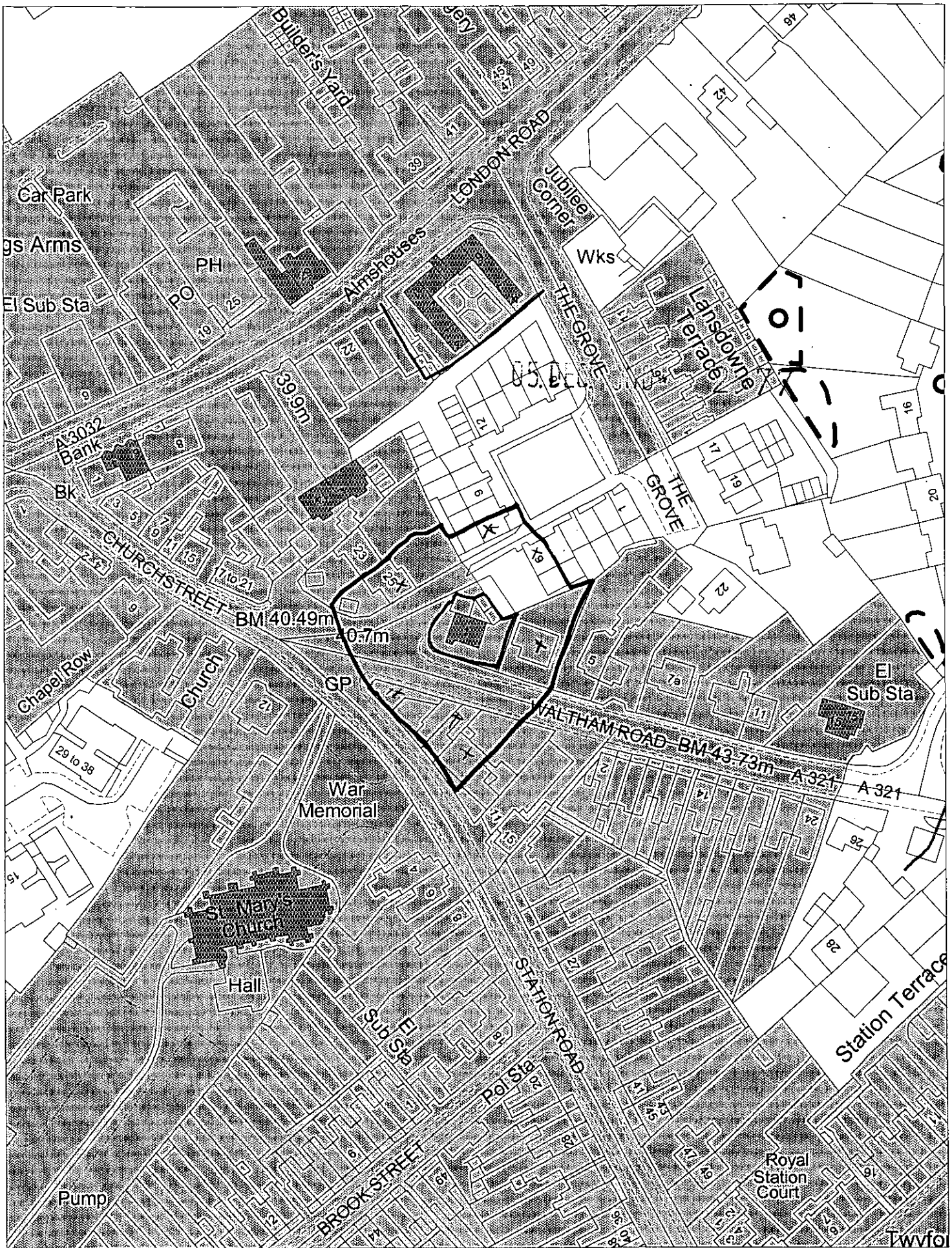


N

Mr & Mrs Mortimer
Hornbeam Cottage
1 Waltham Road
Twyford
RG10 7EA

Location Plan

1:1250

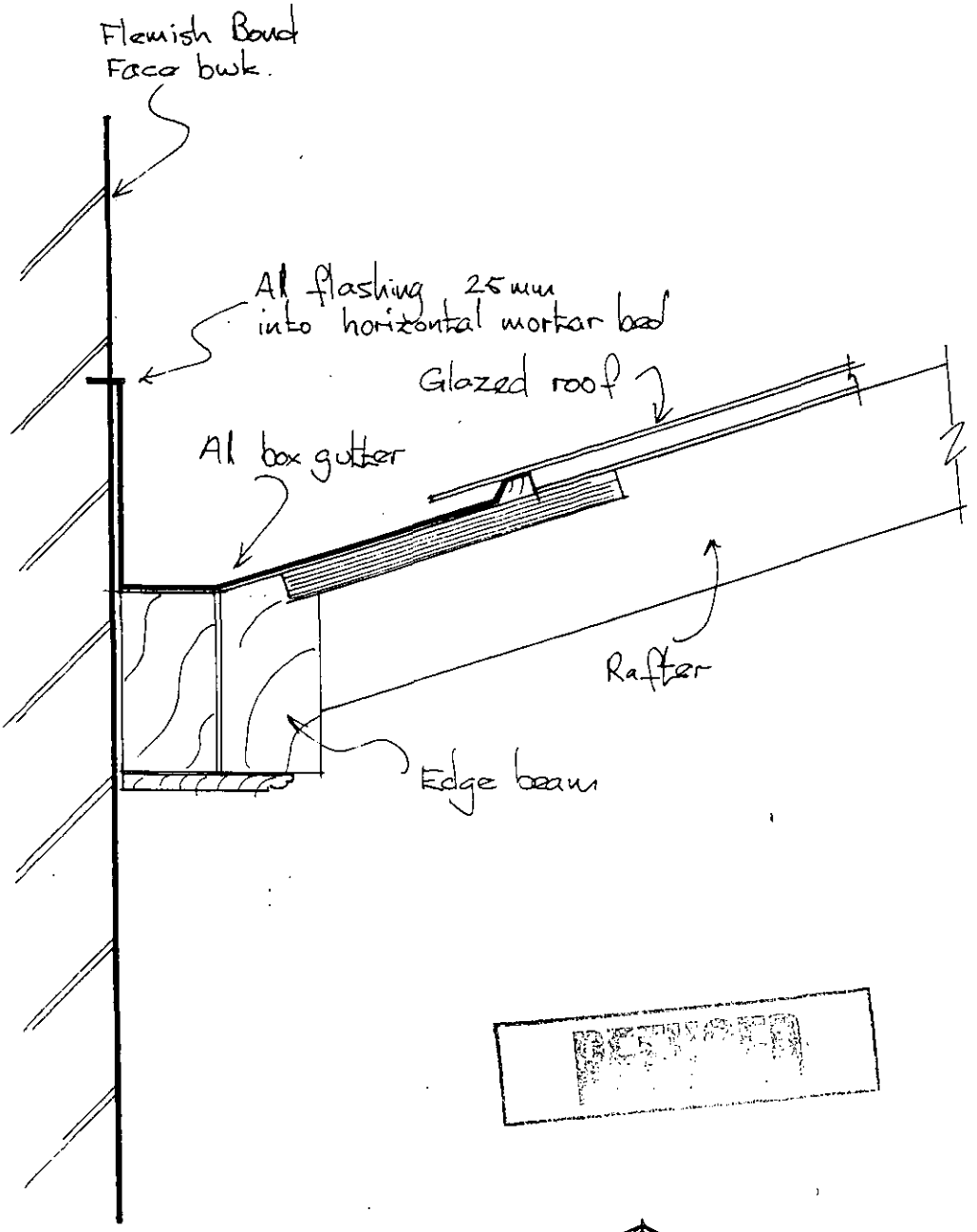


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000

Scale: 1 : 1250

N
W E
S



Millcraft
MANUFACTURERS OF QUALITY CONSERVATORIES
Tel: 01628 580030
Fax: 01628 580033

2977

ADDITIONAL PLAN

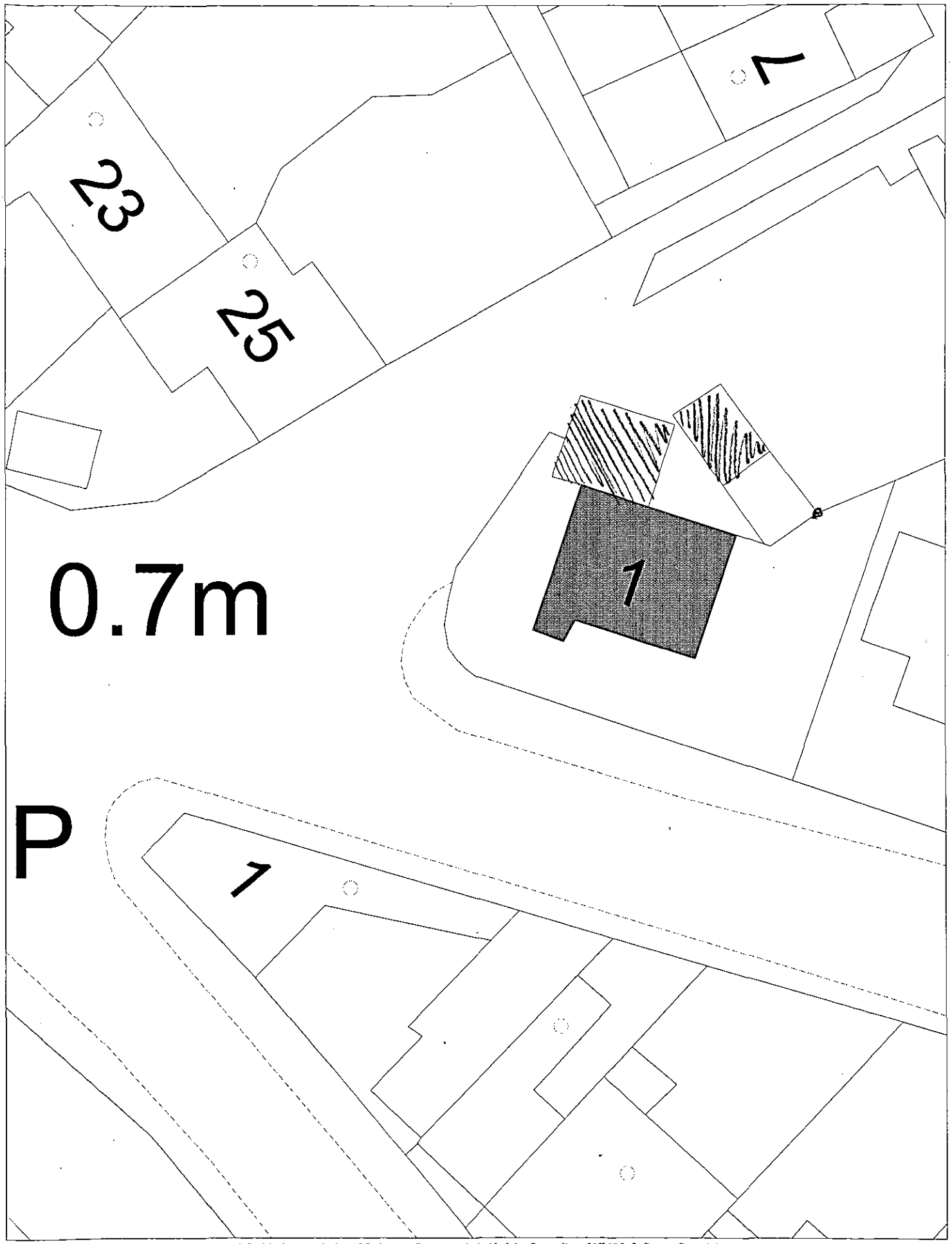
Mr & Mrs Mortimer

Proposed CONSERVATORY at
Hornbeam Cottage
1 Waltham Road
Twyford

DETAIL OF ABUTMENT WITH EXISTING HOUSE WALL

1:5 Jan' 2001

MC 2011 / 3



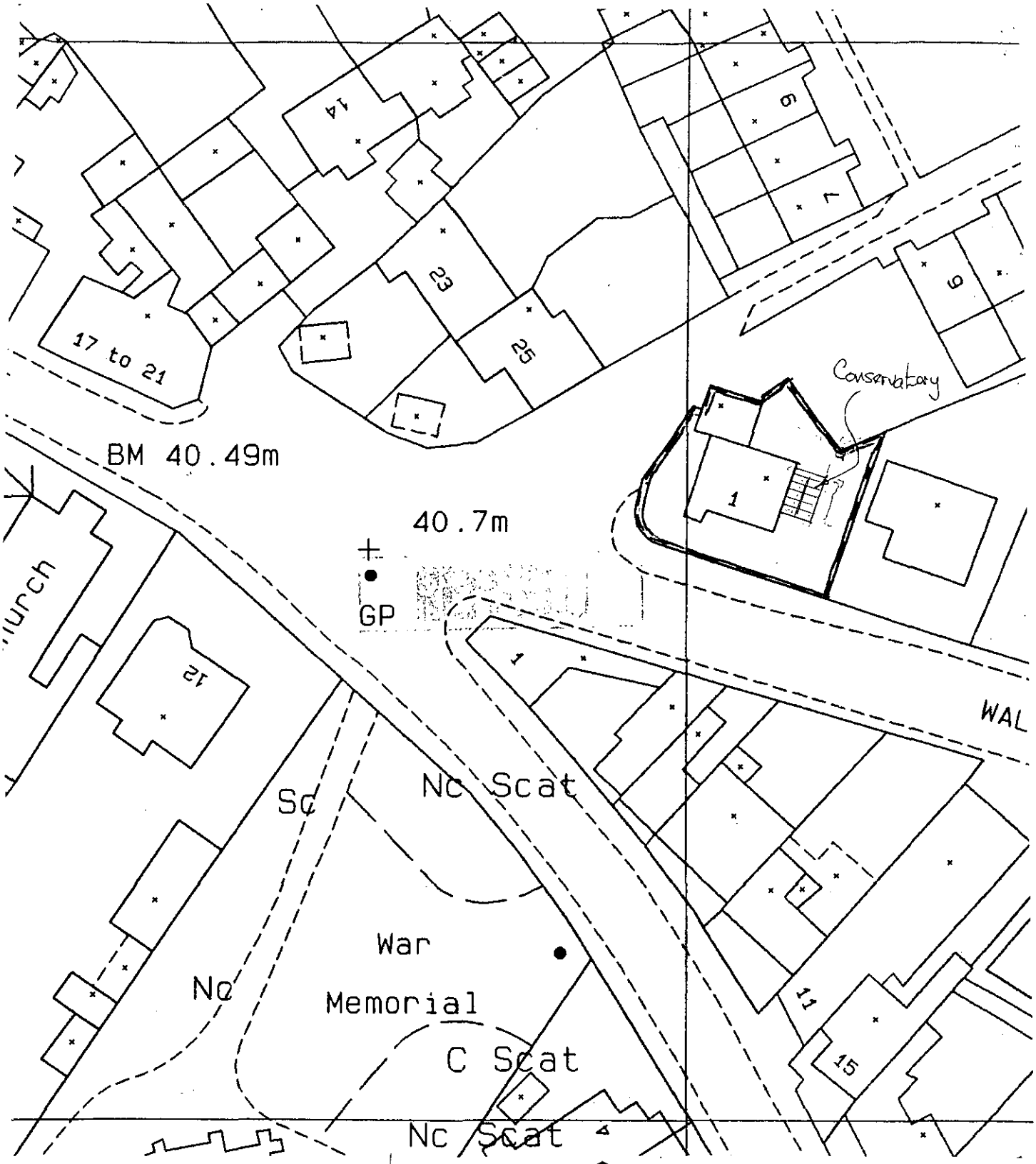
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Urban Design Section, Environmental Services, Wokingham District Council.

2 April 2001

Scale: 1 : 250

N
W E
S



Mr & Mrs Mortimer
Hornbeam Cottage
1 Waltham Road
Twyford
RG10 7EA

Block Plan

1:500

05 DEC 2000*

2977

19.3.