LISTING EXP 1.4

APPLICATION NO:
F/2002/5862

LOCATION:
Silvermist Longfield Road, Twyford Reading.

APPLICANT:
Mr A Dobson

PROPOSAL:
Proposed erection of replacement garage.

EARLIEST DATE FOR DECISION: **07/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2002

CASE OFFICER: **Louise Smith**

REFUSED

943

02

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Dobson
Silvermist
Longfield Road
Twyford
Berks
RG10 9AT

Application Number: F/2002/5862

Parish: **TWYFORD**

Location: **Silvermist, Longfield Road, Twyford, Reading.**

Proposal: **Proposed erection of replacement garage.**

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 scale, design and siting, would be visually intrusive and unneighbourly, and the proposed dormer windows would present an undesirable amount of overlooking into Little Orchard, to the detriment of the amenity of this neighbour. As such it is contrary to policy LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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.

PD.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	
BUILDING CONTROL NUMBER	BX 2003/1620 Adyelee
APPLICANT/AGENT	Mr A Dobson.
ADDRESS OF SITE	Silverhirst Longfield Road TAYFORD
DESCRIPTION OF PROPOSED WORK	Replacement garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT	Yes	
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/2/03.	

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	

Refused. finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	58621
BUILDING CONTROL NUMBER.	BX 2003/1620. Adviser
APPLICANT/AGENT	Mr A. Dobson
ADDRESS OF SITE	Silvermead. Longfield Road TWYFORD
DESCRIPTION OF PROPOSED WORK	replacement garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	23/4/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/7/03.	

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	

Applicationo	Name & Addres
F/2002/5862	Mrs Jennifer Baker 8 Troutbeck Close TWYFORD RG10 9DA
Application Refused	Letters sent 02.05.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5862

Applicant : Mr A Dobson .

Location : Silvermist, Longfield Road, Twyford, Reading.
Proposal : Proposed erection of replacement garage.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 18/3/2

Date Registered : 13/03/2002

Earliest Date for Decision : 07/04/2002

Latest Consultation Date/Site Notice Expiry Date : 07/04/2002

This application will have expired on: 08/05/2002. 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 :

Countryside officer - requests bat survey prior to approval
Highways - approval
Neighbour - No 8, Trouthack Close - object to scale + purpose
Parish Council - object over purpose + scale.
Environmental Health - conditional approval.
Environ. Agency - conditional approval.

Planning Issues :

Identified Settlement
Impact on Neighbouring Properties
" " Street Scene
Parking Provision.

Application Number: F/2002/5862 – Silvermist, Longfield Road

Appraisal:

Development

The site is a detached dwelling, situated within the identified settlement of Twyford.

The application proposes the erection of a replacement-detached garage to the rear of the property in the same location as the existing. The garage would be 14m long (as the existing) and 4.8m wide, with a pitched roof (2.5m to the eaves and 4.9m to the ridge – some 1.4m higher than the existing). Three pitched roof dormer windows would be inserted in the East facing elevation of the development, and windows in the front and rear gables.

1. Impact upon neighbouring properties
   The garage would be set 8m from the adjacent neighbour Little Orchard, behind the 3m coniferous boundary hedge. As the garage would project over 10m to the rear of Little Orchard and lie at right angles to this neighbour, it is considered that an undesirable amount of overlooking would result from this proposal.

   Due to the scale of the development and its proximity to the boundary (2.5/3m fence) with Fairview, it is considered that the garage would be overbearing and un-neighbourly.

2. Impact upon the character of the area
   A number of detached pitched garages are found along Longfield Road. However, none are of a comparable scale to that being proposed here. As the development would be to the rear of the dwelling and screened in part from the road, it is not considered that it would detract greatly from the character of the street scene.

3. Impact upon highway safety (parking provision)
   The Council's off-street parking requirement for this property would be met and therefore Highways have approved the application.

Approval: **Refusal:** ✓

Application Number F/2002/5862
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by reason of its scale, design and siting, would be visually intrusive and unneighbourly, and the proposed dormer windows would present an undesirable amount of overlooking into Little Orchard, to the detriment of the amenity of this neighbour. As such it is contrary to policies ~~[illegible]~~ UBE2 of the Loddon Area Local Plan Policies and WBE1 + WOS3 of the Wokingham District Local Plan (Deposit Draft).

Current property flat roof gge c 3-5m high + low pitched roof workshop behind

RECORD OF SITE VISIT

SITE ADDRESS: Silvermist Longfield Road Twyford Reading.

APPLICATION NUMBER: F/2002/5862

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential Road - variety housing designs mostly detached, 2 storey / chalet bungalows - front dormers (pitched roof).

3. DESCRIPTION OF SITE/BUILDING
~~chalet~~ 2 storey house/chalet bungalow.
render + red brick roof.
open plan front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set further back than neighbour FAIRVIEW + to similar level as Little Orchard.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 4.

LEVELS Same.

BOUNDARY TREATMENT left side 1m → 2.5/3m fence. - see site plan
right - hedge c. 2.5↑

OTHERS
Neighbour on left - pitched roof gge - set to rear of house - single gge

FAIRVIEW

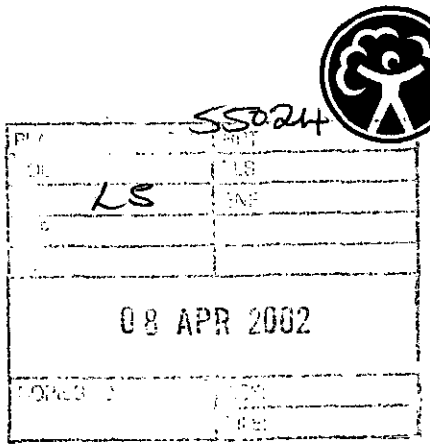
MARK WINDOWS ON LITTLE ORCHARD
Little Orchard = bungalow. S/S rear extension flat roof rear windows/doors.

Staunton - v. steep pitched garage.

JM

Our Ref : SP/2002/005458-1/1
Your Ref : F/2002/5862

Date : 04 April 2002



ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: REPLACMENT GARAGE
LOCATION: SILVERMIST, LONGFIELD RD, TWYFORD, READING

Thank you for your letter dated 14 March 2002, received on 18 March 2002. Please quote the following reference in any correspondence: SU77NE/9/57. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development *provided that the following conditions are imposed on any planning permission granted:*

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE

Landfills

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

Grid reference	Distance from site	Landfill name	Details
SU788765	40m	King Georges Field	Putrescible/Household

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352

Email: joanna.marshall@environment-agency.gov.uk

CC: Mr Andrew Dobson

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Louise Smith, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5862

My Ref: 000527

Date: 8 April 2002

PROPOSED ERECTION OF REPLACEMENT GARAGE.

SILVERMIST, LONDFIELD ROAD, TWYFORD, READING.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 788 765	within 50 m	King George's Field	Putrescible

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

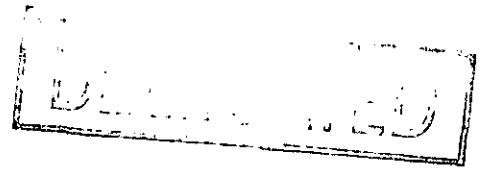
T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

FROM: Louise Smith

DATE: 14 March 2002



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/5862

Proposal: Proposed erection of replacement garage..

Site Address: Silvermist, Longfield Road, Twyford, Reading.

Applicant: Mr A Dobson .

Your observations are required in respect of this application **by 07/04/2002** .

My Council has the following comments;
There is concern about the height and possible future uses of the proposed building. It is understood that the intention is to use the building as a garage and a workshop for the resident's carpentry business. The Council wishes to see conditions governing noise in anti-social hours and other unneighbourly practices should the property ever change ownership. The current owner causes no problems. There should also be a restriction to prevent expansion of the business use in the future.

SIGNED: _____ DATE: 2/4/07

Clerk To Twyford Parish/Town Council.

DNS

PLANNING SERVICES	HPT
POL	TLS
DC LB	ENF
APP	
CS	
02 APR 2002	
COPIES:	ACK: ✓
	FILE:

8, Trowbeck Close
Twyford. Reading
Berks. RG10 9DA.

22.03.02.

Ms. Louise Smith.
Development Control officer.
Wokingham Unitary.
Planning Services.
Wokingham. RG40 1WR.

Re. Planning Application F/2002 5862.
Silkermist Longfield Rd. Twyford.

Dear Ms. Smith,

I write to express my concerns regarding the above development Plans.

The Size, Style and number of windows. Seem to be excessive for an area in the roof only to be used "for Domestic Storage"

They Seem to make the upper area of the Garage far more Suitable for use as an

office or Living accomadation.

I do not feel this planned development is just "Erection of replacement garage" but the erection of a building with the Potential for the upper area being used for more than Domestic Storage.

Yours faithfully.

Jennifer Baker. (MRS).

Louise Smith

From: Andy Glencross
Sent: 20 March 2002 14:34
To: Louise Smith
Subject: Planning Application F/2002/5862 Silvermist Longfield Rd Twyford

Hi Louise

If the garage at this site has a flat roof then no bat survey will be required. We should merely attach the following informative instead.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

If however it has a pitched roof then the following should process will be required.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the building/s by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited this site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 14 March 2002

Application Number: F/2002/5862

Proposal: Proposed erection of replacement garage.

Parish: TWYFORD PARISH

Site Address:
Silvermist, Longfield Road, Twyford, Reading.

Applicant:
Mr A Dobson .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam 18/03/02.

ADDRESS Silver Mist

PARISH Twyford E

PLOT No. 22 Longfield Road

ORD. SHEET No. SU 7816 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5555/5-7	MR A BAWDEN	O/L	9-8-57	CL
76/58	MR. E. DOBSON	BUNGALOW	20-6-58	APP CL
PD/785/71	Mr E Dobson	Garage (covered) bldg.	30-12-71	APP N/A
36931	"	BUNGALOW TO 2 SE. DWELLING	15-3-91	CL
LLA10307	"	1ST FLOOR ADDITION	15-5-91	APP
CLU(E)69	Mr DOBSON	JOINERY / WOOD & TOOL STORAGE		
F/2002/5862	"	Reed- replacement garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU (E) 69 - PURPOSE MADE JOINERY & STORAGE - 7.11.95

DRAINAGE

Environmental Services

For office use only. Application number: 13.MAR2002* 5862

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	ANDREW DOBSON SILVERMIST, LONGFIELD RD, TWYFORD BERKS. RG10 9AT 0118 9341057
2	Agent's Name Address and postcode Phone number	
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	REPLACE EXISTING GARAGE (DEMOLISH EXISTING GARAGE)
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.	RED BRICKS AND RENDERING AND TIMBER TO MATCH THE HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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: [signature] on behalf of

Date 7.2.02

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

13 MAR 2002

5862



Site Plan, Scale: 1 to 2500

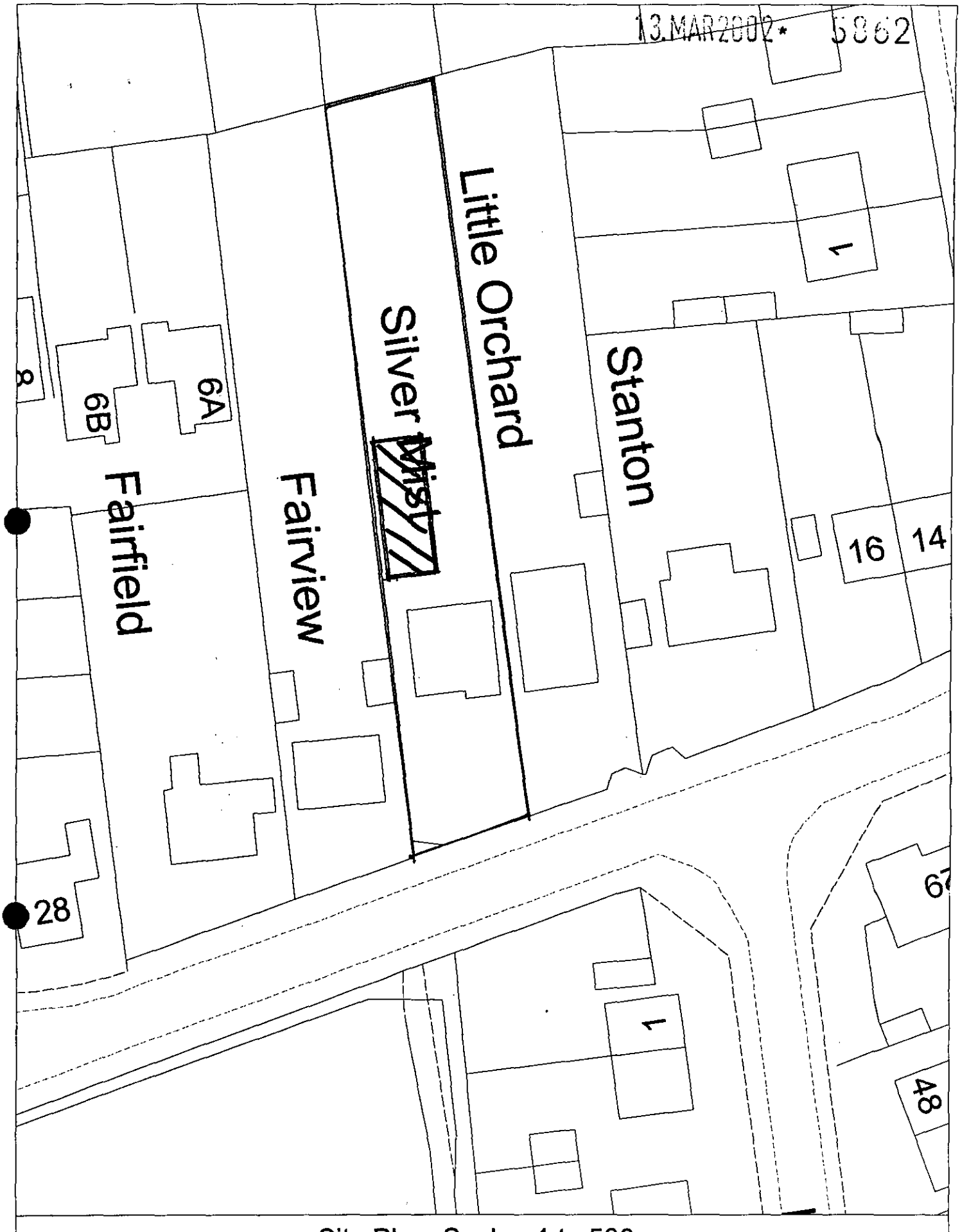
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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: 4 October 2001

N
W E
S

13 MAR 2002 * 5862



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: 4 October 2001

N
W E
S

Application Number : F/2002/5862	**Map No :** 29
Case Officer : LS	**Site Area :** 0.09
Valid Date : 13 MAR 2002	**Received Date: 08/02/2002**

Level : Delegated Application

Description : Proposed erection of replacement garage.

Location : Silvermist, Longfield Road, Twyford, Reading.

Parish : TW **Ward : TWY**

Applicant : Mr A Dobson .

Fee Required: £95 **Fee Received: £95** (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REAR ELEVATION TO SHOW DORMERS.	20/2	✓ 13/3
FLOOR PLANS	just floor plan?	20/2	✓ 13/3
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	DEMOLISH EXISTING GARAGE? - IF SO, CONSULT DINTON PASTURES FOR BATS.	20/2	YES

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health - LANDFILL SITE 250m CONSULTATION

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

DINTON PASTURES - BATS

- CHECK IF DEMOLISHING EXISTING GARAGE

YES

NEIGHBOURS

...S/N + see map.....

.....

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - LANDFILL SITE 250m CONSULTATION (- GROUNDWATER PROTECTION ZONE).

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

...No pre-apps.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/5862

WOKINGHAM UNITARY
Aiming for Excellence

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: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5862
Silvermist, Longfield Road, Twyford, Reading.
Proposed erection of replacement garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5862**
Silvermist, Longfield Road, Twyford, Reading.
Proposed erection of replacement garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor S Conway

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

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/5862

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5862
Silvermist, Longfield Road, Twyford, Reading.
Proposed erection of replacement garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5862**
Silvermist, Longfield Road, Twyford, Reading.
Proposed erection of replacement garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

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

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/5862

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/5862
Silvermist, Longfield Road, Twyford, Reading.
Proposed erection of replacement garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5862**
Silvermist, Longfield Road, Twyford, Reading.
Proposed erection of replacement garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Tomlin

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

Received by Wokingham District Council

Application No: F/2002/5862

Proposal:
Proposed erection of replacement garage.

Location:
Silvermist, Longfield 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 quote application number F/2002/5862 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2002. 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.

Trevor Watson
Development Control Manager

14 March 2002

Organisation_Name	Building_Name	address1	Postcode
		1KIBBLEWHITE CRESCENTREADING	RG109AX
		7TROUTBECK CLOSEREADING	RG109DA
		8TROUTBECK CLOSEREADING	RG109DA
		9TROUTBECK CLOSEREADING	RG109DA
	SILVERMIST	SILVERMISTLONGFIELD ROADREADING	RG109AT
	FAIRVIEW	FAIRVIEWLONGFIELD ROADREADING	RG109AT
	LITTLE ORCHARD	LITTLE ORCHARDLONGFIELD ROADREADING	RG109AT

Neighbour ✓

13.MAR2002 5862

Tel. (0118) 974 6429 or 6433

Date: 20 February 2002

Your Ref:

My Ref: F/2002/5862

Mr A Dobson
Silvermist
Longfield Road
Twyford
Berks
RG10 9AT

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 Sir/Madam

Reference Number: 2002/5862

Site Address: Silvermist, Longfield Road, Twyford, Reading.

Proposal: Proposed erection of replacement garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please show the dormers on rear elevation.

Floor plan for loft, showing position of dormers. What is it going to be used for?

Is existing garage to be demolished?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

5862

Environmental Services

For office use only.
Application number: 13 MAR 2002 5862

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	ANDREW ROBSON SILVERMIST, LONGFIELD RD, TWYFORD BERKS. RG10 9AT 0118 9341057
2	Agent's Name Address and postcode Phone number	
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	REPLACE EXISTING GARAGE (DEMOLISH EXISTING GARAGE)
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.	RED BRICKS AND RENDERING AND TIMBER TO MATCH THE HOUSE
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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: [signature] on behalf of

Date 7.2.02

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

ADDRESS 'Silver Mist'

PARISH Twyford E

PLOT No. 22 Longfield Road

ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
555/57	✓ no restrictive conditions PD intact MR. A. BANDRY	O/L	9.8.57	C/A
76/58 ✓	no restrictive conditions ⇒ PD intact MR. E. DOBSON	BUNGALOW	20.6.58	APP C/A
PD/785/71	Mr E Dobson	Garage & covered bldg	30-12-71	App N/A
36931 ✓	No restrictive conditions PD intact.	BUNGALOW TO 2/ST. DWELLING	15.3.91	C/A
BRA10307	"	1st FLOOR ADDITION	15.5.91	APP
CLU(E)69	MR DOBSON	JOINERY / WOOD & TOOL STORAGE		
F/2002/5862	"	Erect replacement garage		

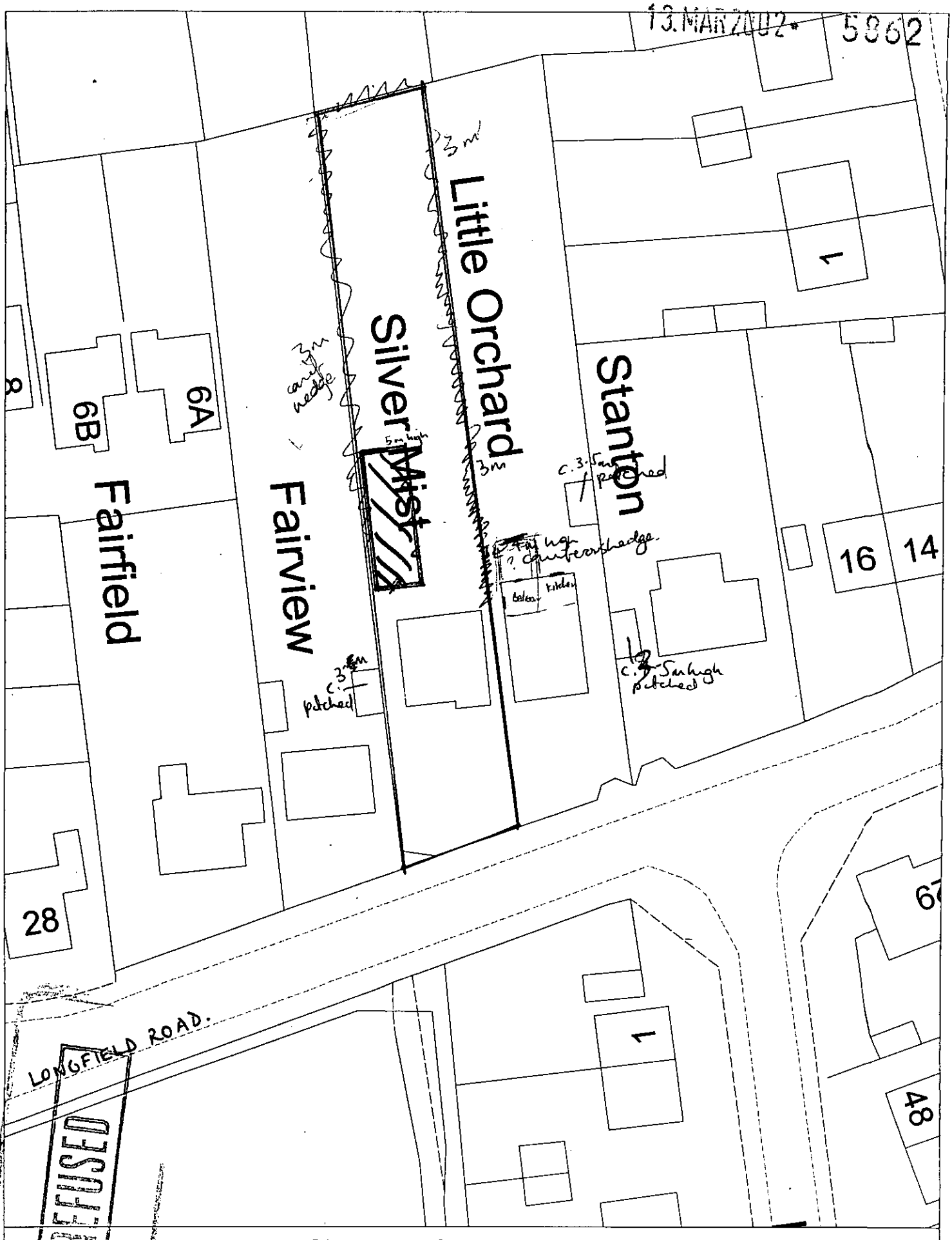
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU (E) 69 - PURPOSE MADE JOINERY & STORAGE - 7.11.95

DRAINAGE

PD rights intact.



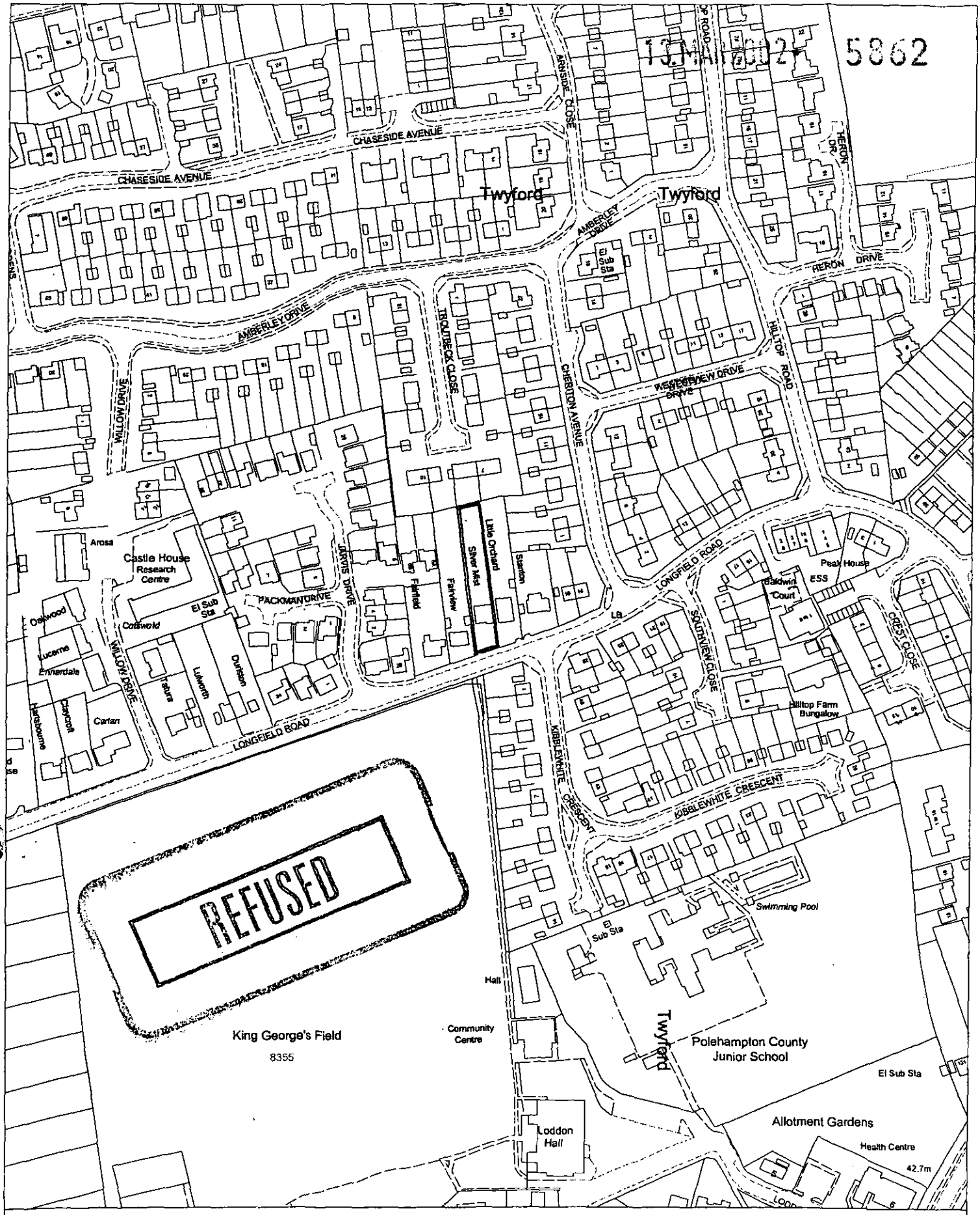
Site Plan, Scale: 1 to 500

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: 4 October 2001

N
W E
S



Site Plan, Scale: 1 to 2500

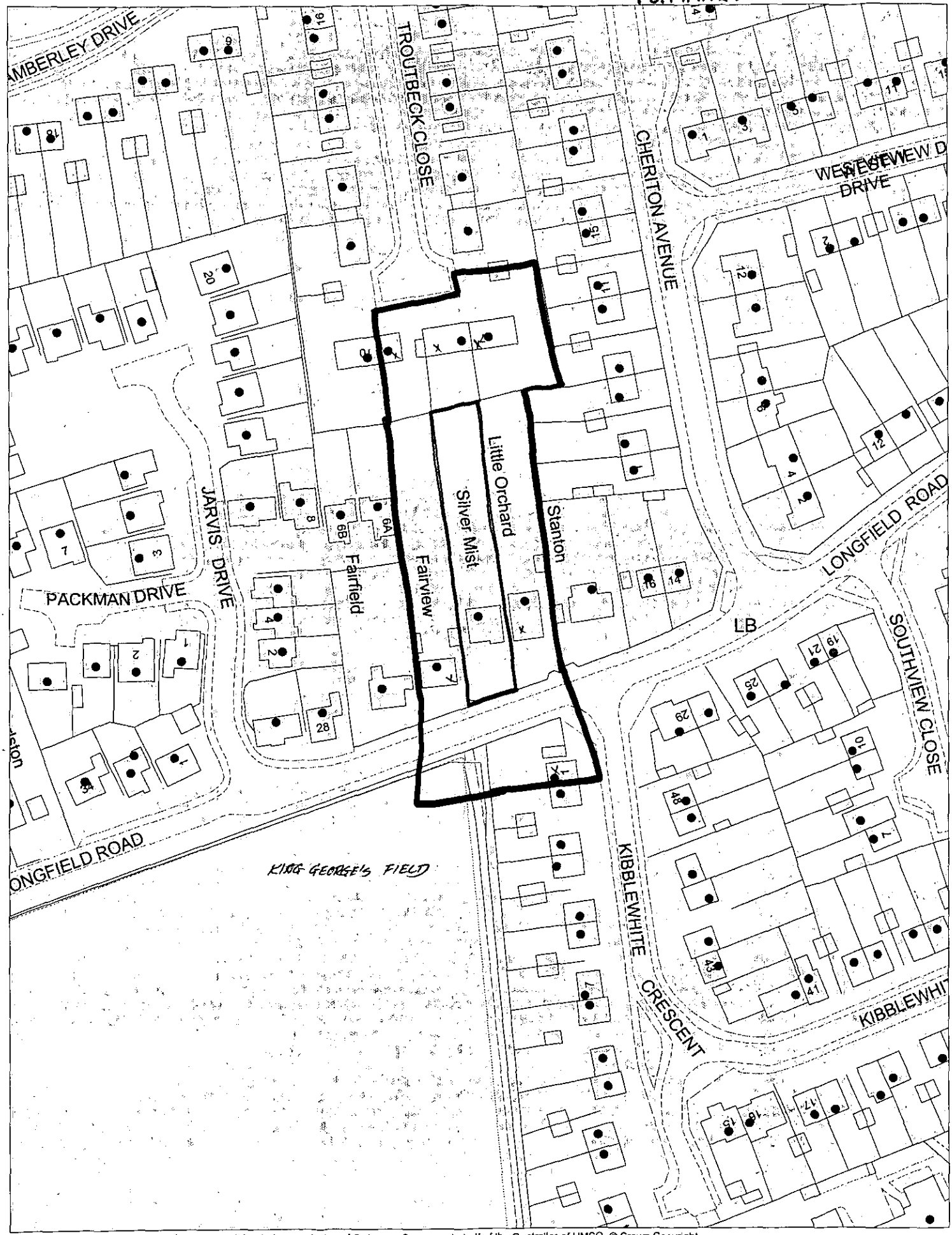
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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: 4 October 2001

N
W E
S

13.MAR2002* 5862



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.
13 February 2002 Scale: 1 : 1250

N
W E
S