APPLICATION NO:
F/2000/0805

LOCATION:
62 Wessex Gardens, Twyford Reading.

APPLICANT:
Mr H Smith C/O Knott & Shepherd Partnership

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr H Smith
C/O Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berks
RG10 8PZ

Application Number: F/2000/0805

Parish: **TWYFORD**

Location: **62, Wessex Gardens, Twyford, Reading.**

Proposal: **Proposed single storey rear 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 27 April 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

ADDRESS 62 WESSEX GARDENS PARISH TWYFORD

PLOT No. 35 ORD. SHEET No. SU. 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58 O/184/61	MR. A. GODSAL	O/APP. RES. DEV.	14.2.58 13.4.61	N/A REF
O/133/62	PYE	"	12.10.62	N/A REF
O/100/63	MR. A GODSAL	"	22.6.63	N/A REF
104/64	PYE	DET. BUNGALOW & GARAGE	11.6.64	N/A C/D
R/100/64	SHELLMEX & B.P.	OIL STORAGE TANK, COMPOUND, PIPE LINES	11.6.64	APP. APP
PD/104/65	PYE	DET. BUNGALOW & GARAGE	13.5.65	APP. N/A
PD/382/70	MR. S. EDEN	GARAGE	6.8.70	APP. N/A
PD/592/71	"	BACK PORCH	30.9.71	APP. N/A
BR 23445	MR. HOWES	ALTS TO FRONT ELEVATION	16.9.74	APP N/A
95/63002/E		ERECTION OF BOUNDARY FENCE	13.2.96	[redacted] N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Shepherd - S/SH/R - 22/2/00

DRAINAGE

091074

02 MAR 2000* 0835

Received by Wokingham District Council

Application No: F/2000/0805

Proposal:
Proposed single storey rear extension to dwelling

Location:
62, Wessex Gardens, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0805

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr N Smith
C/o Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Dear Sirs

PLANNING PERMISSION 2000/0805
SITE: 62 WESSEX GARDENS, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0805 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

Nicola Lake
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0805 NL
BUILDING CONTROL NUMBER.	FP2000/0790 Andy
~~APPLICANT~~/AGENT	Knott + Shepherd Partnership
ADDRESS OF SITE	62. Wessex Gardens TWYFORD
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0005/101 B	0005/101
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/6/00.	

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	

Our ref: SP\2000\001459\001
Your ref: F/2000/0805

Date: 28th April 2000

ENVIRONMENT AGENCY

PLANNING SERVICES RPT 28903
TLS
ENF
N
2000
COPIES TO:
ACK:
FILE:

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

Dear Sir/Madam

REAR EXTENSIONS - 62 WESSEX GARDENS, TWYFORD

Thank you for your letter dated 13 March 2000 which was received on 16 March 2000. You are asked to quote the following reference in any correspondence: **SU77NE/5/8**. 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: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Grid reference	Distance from site	Landfill name	Details
SU 794 755	225m	Ruscombe Turn, Twyford	No information

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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) a buffer zone is left on either side of any watercourse, and
(4) 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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Knott & Shepherd Partnership, Spring Meadows Business Ctr, Highfield Farm, Wargrave Berks RG10 8PZ

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0805

Applicant : Mr H Smith C/O Knott & Shepherd Partnership.

Location : 62, Wessex Gardens, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		20·3·00

Date of Neighbour Notifications : .....

Date of Site Visit : .....20.:3.:00.....

Date Registered : 02/03/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

Twyford P.C - 'No Comment'
Environmental Health - No objection
Highways - No objection subject to condition

Planning Issues :

Site Designation - within the identified settlement.

1.) Impact upon the neighbouring dwelling.

2.) Impact upon the street scene.

Application Number: F/2000/0805

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a Single storey flat roofed side and rear extension. The property is in a corner position and the dwelling is lower than the road to the East of the property. As such, there will be no overlooking, overshadowing or overbearing issues. There will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the appearance of the street scene.
The proposed development is on the road side of the dwelling. The proposal has a flat roof, but is to the rear of the existing garage, which is also flat roofed. Although, the extension is higher than the main section of the garage, it will be below the ridge point at the front of the garage.
Therefore, the proposed development will have no detrimental impact upon the amenity of the adjacent dwellings.

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

Application Number F/2000/0805
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12	Loading
3	SC23	SR06	Parking.

John Muirden

26/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 62 Wessex Gardens Twyford Reading. APPLICATION NUMBER: F/2000/0805	OFFICER: Nicola Lake DATE OF SITE VISIT: 30.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on tree side of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

S/S Bungalow on corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is to the rear and will largely replace existing structures - Observe bricks to the side. No overlooking modern design - Existing structure - S/S with flat roof. Shed to the side - existing extension project as far back. Main road is about 1.5m higher than garden.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **13 March 2000**

My ref: F/2000/0805

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/2000/0805
62, Wessex Gardens, Twyford, Reading.
Proposed single storey rear 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0805**
62, Wessex Gardens, Twyford, Reading.
Proposed single storey rear 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 6481

Date: **13 March 2000**

My ref: F/2000/0805

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/2000/0805
62, Wessex Gardens, Twyford, Reading.
Proposed single storey rear 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0805**
62, Wessex Gardens, Twyford, Reading.
Proposed single storey rear 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 6481

Date: **13 March 2000**

My ref: F/2000/0805

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/2000/0805
62, Wessex Gardens, Twyford, Reading.
Proposed single storey rear 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0805**
62, Wessex Gardens, Twyford, Reading.
Proposed single storey rear 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**********

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 13 March 2000

Application Number: F/2000/0805

Proposal: Proposed single storey rear extension to dwelling

Site Address:
62, Wessex Gardens, Twyford, Reading.

Applicant:
Mr H Smith C/O Knott & Shepherd Partnership.

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).

SC 23 - Parking (SR06)

COMMENT

For garage to be counted as a parking space, minimum internal dimension should be 2.5x5m in accordance with our standards.

Signed: N.S. Trotter **Print name:** N Trotter

24-3-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Nicola Lake, Planning

Your Ref:

Date: 16 March, 2000

COPIES TO:

ACK:

FILE:

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING
LOCATION: 62 WESSEX GARDENS TWYFORD
APPLICATION NO: F/2000/0805

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

FROM: Nicola Lake

DATE: 13 March 2000

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/0805

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 62, Wessex Gardens, Twyford, Reading.

Applicant: Mr H Smith C/O Knott & Shepherd Partnership.

Your observations are required in respect of this application **by 06/04/2000** .

No Comment.

SIGNED: _____ DATE: 25-3-00

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: 02 MAR 2000	
Officer: NL	Application No. F/2000/0805

Map No. 33 Site 0:06

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 62 WESSEX GARDENS

Parish: TWYFORD

Ward: Twyford
13.3.2000

Applicant: MR H SMITH

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

(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 13.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	(NA) 250m Landfill Site consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA): ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: ✓
Environment Agency	(BP) 250m Landfill Site Consultation
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N + 31, 33, 35, 37 ✓ Wessex Gardens .....

..... 42, 60, 64, 66 Wessex Gardens .....

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742

01 March 2000 0005

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Attention: Planning Department:

Dear Sirs

ALTERATION & EXTENSION TO 62, WESSEX GARDENS, TWYFORD

Please find enclosed a planning application for a single storey rear extension to the above property together with a cheque in the sum of £95.00.

We trust that you find this application acceptable, obviously if you need any further information or wish to discuss the matter at all please do not hesitate to contact this office.

Yours sincerely,

Marc Shepherd

Marc Shepherd
Knott & Shepherd Partnership

Encs: 6 No Planning Application forms
6 No copies of Location Plan 1:1250
6 No copies of Existing Survey drawing no. 0005/100
6 No copies of Proposals drawing no. 0005/101
Cheque for £95.00

Cc: Mr N Smith

02.MAR2000* 0805

Environmental Services

For office use only.
Application number: 02.MAR2008* 0885

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	N. SMITH.
	Address and postcode	62, WESSEX GARDENS TWYFORD RG10 0AY.
	Phone number	
2	Agent's Name	KNOTT AND SHEPHERD PARTNERSHIP.
	Address and postcode	SPRING MEADOWS BUSINESS CENTRE HIGHFIELD FARM WARGRAVE BERKSHIRE. RG10 8PZ
	Phone number	01189 401741
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.	62, WESSEX GARDENS TWYFORD RG10 0AY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	RENDER TO MATCH EXISTING, STAINED TIMBER FEATURE WINDOWS.	
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: Mark Shepherd pp. K+SP.

on behalf of MR. N. SMITH

Date 01.03.00

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

ADDRESS 62 WISSET GARDENS PARISH TWYFORD

PLOT No. 35 ORD. SHEET No. SU. 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58 O/184/61	MR. A. GODSAL	O/APP. RES. DEV.	14.2.58 13.4.61	N/A REF
O/133/62	PYE	"	12.10.62	N/A REF
O/100/63	MR. A. GODSAL	"	22.6.63	N/A REF
104/64	PYE	DET. BUNGALOW & GARAGE	11.6.64	N/A CON
R/100/64	SHELLMEX & B.P.	OIL STORAGE TANK, COMPOUND, PIPE LINES	11.6.64	APP. APP
PO/1644/65	PYE	DET. BUNGALOW & GARAGE	13.5.65	APP. N/A
PO/3852/70	MR. S. EDEN	GARAGE	6.8.70	APP. N/A
PO/597/71	"	BACK PORCH	30.9.71	APP. N/A
BR 23445	MR. HUNKS	ALTS TO FRONT ELEVATION	16.9.64	APP N/A
95/63002/P		ERECTION OF BOUNDARY FENCE	13.2.96	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Shepherd - S/SHR - 22/2/00

DRAINAGE

091074

02.MAR2000* 0805



Site Plan, Scale: 1 to 1250

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Date: 9 March 2000

N W E S

02.MAR2000* 0805

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PU

telephone 0118 940 1741 fax 0118 940 1742

62, WESSEX GARDENS, TWYFORD

LOCATION PLAN

1:1250

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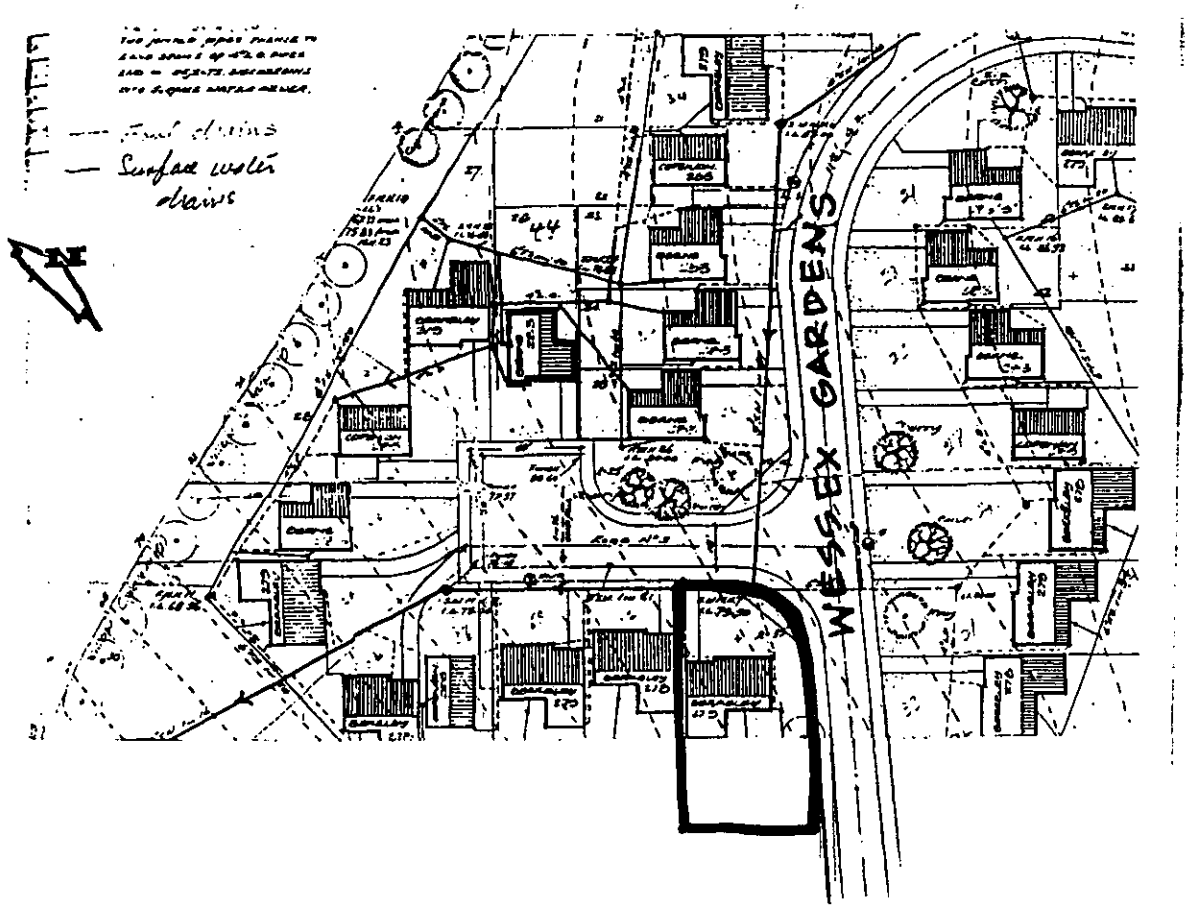

Peter J Knott dip Arch RIBA, Chartered Architect. **Marc J Shepherd** MBIAT, Architectural Technologist