APPLICATION NO:
F/2000/0825

LOCATION:
102 Broad Hinton, Twyford Reading.

APPLICANT:
Mr Mrs Ruffle C/O Richard Harrison

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Ruffle
C/O Richard Harrison
RHD Designs
39 Albany Road
Fleet
Hants
GU13 9PU

Application Number: F/2000/0825

Parish: **TWYFORD**

Location: **102, Broad Hinton, Twyford, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 14 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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0825

Applicant : Mr Mrs Ruffle C/O Richard Harrison.

Location : 102, Broad Hinton, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4/2000

Date Registered : 03/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

Twyford PC: No Comment.
Neighbours: None received

Planning Issues : Identified Settlement.

1) Impact upon neighbouring properties.
2) Impact upon streetscene / visual amenity.

Application Number: F/2000/0825

Appraisal :

1) Impact upon neighbouring properties

The proposed dev' is for a single storey rear extension forming a conservatory. It will be 3.8m wide and protrude from the rear building line by 4.5m, 2.2m to eaves and 3.4m to the ridge of its pitched roof. The is bounded by 1.8m high fence.

No 100b to the east set lower + 1.8m away from proposed conservatory. Due to the position of the garage of No 100b (which partly blocks the view from the rear facing aspect of this property) the occupants of this property will not be overlooked/overshadowed.

No 104, to the west set slightly higher than 100a and some distance away, behind a 1.8-2m high fence. The double doorages at the side will completely obscure the new conservatory ∴ no detrimental visual impact on the [redacted] occupants of this property.

The rear properties are set some distance away (approx 11m away) [redacted] high up on a bank and screened behind a 1.8m high fence. Due to the distance away + orientation the occupants of these properties will not be overlooked.

2) Impact on street scene/visual impact

Materials will match existing ∴ no detrimental impact on the street scene/visual amenity of area.

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

(tick appropriate box)

Application Number F/2000/0825
Conditions/~~Reasons for Refusa~~l

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 102 Broad Hinton
Twyford Reading.

APPLICATION NUMBER: F/2000/0825

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential, detached + semi-detached houses two storey with integral garages + open plan front gardens

3. DESCRIPTION OF SITE/BUILDING Open plan front garden. 2 storey detached yellow coloured brick, with white painted casement windows + pantile roof, det garage + drive way at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan, No 100b garage adjoins (on No 102 boundary) 1-2m away, 2m to eaves of garage height.

5. SITE CONSTRAINTS

TREES — None / except shrubs on rear boundary.

ACCESS/PARKING — As existing at front, detached garage + drive way.

LEVELS — land at rear rises steeply to rear boundary. No 100b drops by 1m approx

BOUNDARY TREATMENT — No 104, ~~shared~~ open plan semi detached garages at front, at rear 1-8 to 2m high fence.

OTHERS — No 102, open plan front garden, at rear garage wall ±2m high to eaves then stepped 1.6 to 1.8m fence.

— Rear boundary 1.7m fence on top of bank, rear properties flank windows, yet can't will not overlook.

— No windows in flank elevs of Nos 104 and No 100b.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 MAR 2000

Officer: AT | Application No. F/2000/0825

Map No. 33 Site 003

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

03.MAR2000* 0825

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

Location: 102 BROAD HINTON

Parish: TWYFORD Ward: Twyford

Applicant: MR/MRS RUFFLE

Fee Received 95-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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: .....
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:

.....

.....

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

NEIGHBOURS:

S/N + 100b, 104, 129 Broad Hinton, Twyford

40, 41, 44 Gooch Close, Twyford

FROM: Andrew Thorley

DATE: 14 March 2000

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/0825

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

Site Address: 102, Broad Hinton, Twyford, Reading.

Applicant: Mr Mrs Ruffle C/O Richard Harrison.

Your observations are required in respect of this application **by 07/04/2000** .

No Comment.

SIGNED: _____ DATE: 25-3-00

Clerk To Twyford Parish/Town Council.

ADDRESS 102 BROADHINTON PARISH TWYFORD

PLOT No. 101 ORD. SHEET No. SU. 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
15535	LAING	O/L.	8.5.81	RE
33344	"	O/L.	27.9.89	CIA
33345	"	O/L.	W/DR	
37962	"	RES. DEV.	W/DR.	
38401	"	"	13.1.91	C/A
39534	"	DET. HOUSE & GARAGE	29.7.92	C/A

DATE OF COMPLETION

MINISTRY DECISION 15535 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38401 - REMOVAL PD RIGHTS TPO 212/82 370/88 ON DEV.

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
03.MAR2015 0825

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 Ruffle 102 Broad Hinton Twyford Reading RG10 0XH
2	Agent's Name Address and postcode Phone number	RICHARD HARRISON RHD DESIGNS ~~39 ALBANY ROAD~~ FLEET, HANTS GU13 9PU
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.	See plan 102 Broad Hinton
4	Give brief details of the proposal for example, two storey side extension. About the application	Conservatory at rear of house
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 ☑
	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Brick to match existing White UPVC Triple skin polycarbonate roof
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: N/A	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.

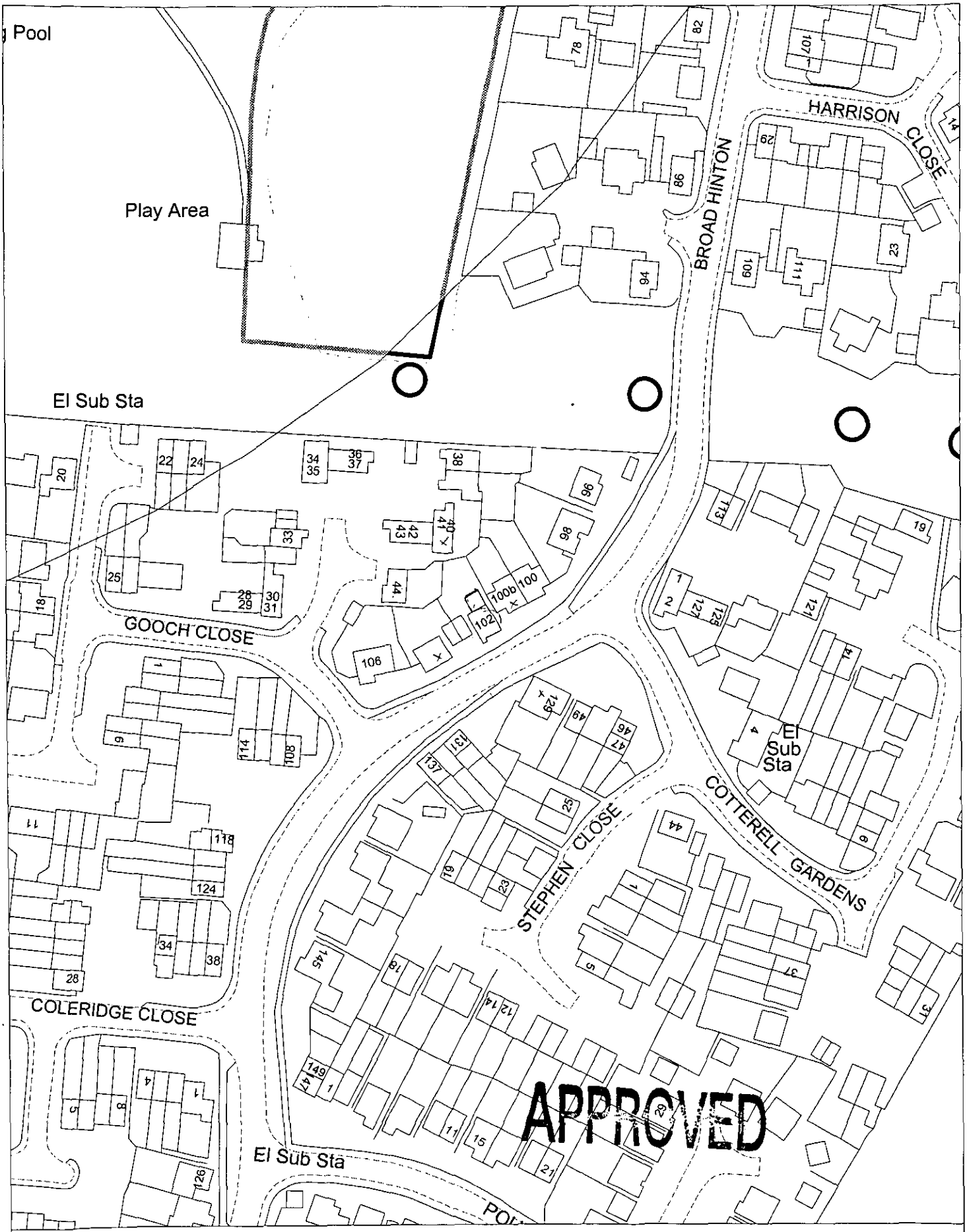
Owner's name	*Address at which the* notice was served	*Date on which the* notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Applicant

Date 1-3-00

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



Site Plan, Scale: 1 to 1250

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

03.MAR2000* 0825

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: 10 March 2000

N
W E
S