X SYSTEMS LTD

APPLICATION NO:
F/2000/1147

LOCATION:
19 Sycamore Drive, Twyford Reading.

APPLICANT:
Mr & Mrs G Pocock

PROPOSAL:
Proposed single storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Pocock
19, Sycamore Drive
Twyford
Reading
RG109HP

Application Number: F/2000/1147

Parish: **TWYFORD**

Location: **19, Sycamore Drive, Twyford, Reading.**

Proposal: **Proposed single storey side/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.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 23rd May 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.

Tel. 0118 974 6443 (Direct Line)

Date. 21 February, 2001

My ref. CD/FP2001/1546(1147)

Mr G Pocock
19 Sycamore Drive
Twyford
READING
Berkshire
RG10 9HP

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
E-mail:

Dear Mr Pocock,

SINGLE STOREY SIDE/REAR EXTENSION TO 19 SYCAMORE DRIVE, TWYFORD

Thank you for your Building Regulations Application Number FP2001/1546 received on 31 January.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1147, which cannot be dealt with as a minor amendment. A pitched roof has been added to the front of the garage which involves an increase in the volume of the proposal.

Alternatively you may wish to submit revised plans to Building Control showing the extension as the approved planning drawings. Please let me know which proposal you intend to proceed with.

I am enclosing the appropriate forms for your convenience. Please submit the new application, if appropriate, to this office by 14 March. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1147	NL
BUILDING CONTROL NUMBER	FP2001/1546	Andy
APPLICANT/~~AGENT~~	Mr G. Pocock.	
ADDRESS OF SITE	19. Sycamore Drive TILFORD.	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	05a	05
FLOOR PLANS	04a	04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? BC - pitched roof to garage front. Seen Nicky		
DATE	21/2/01	

✓ OK CO 30/8/01

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	21/2/01	~~28/2/01~~	
REVISED PLANS NEEDED		28/2/01	
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

To:
Neil Etherington
Senior Arboricultural Officer

18 APR 2000

From: Nicola Lake

Date: 14 April 2000

Application Number: F/2000/1147

Proposal: Proposed single storey side/rear extension to dwelling..

Site Address:
19, Sycamore Drive, Twyford, Reading.

Applicant:
Mr & Mrs G Pocock .

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

Mature Oak -
Highly significant - shade.
50 cm dbh.

Nicola
Neil emailed his comments from home, so they were passed on to you on 5th June without these documents
Eileen
6/7

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

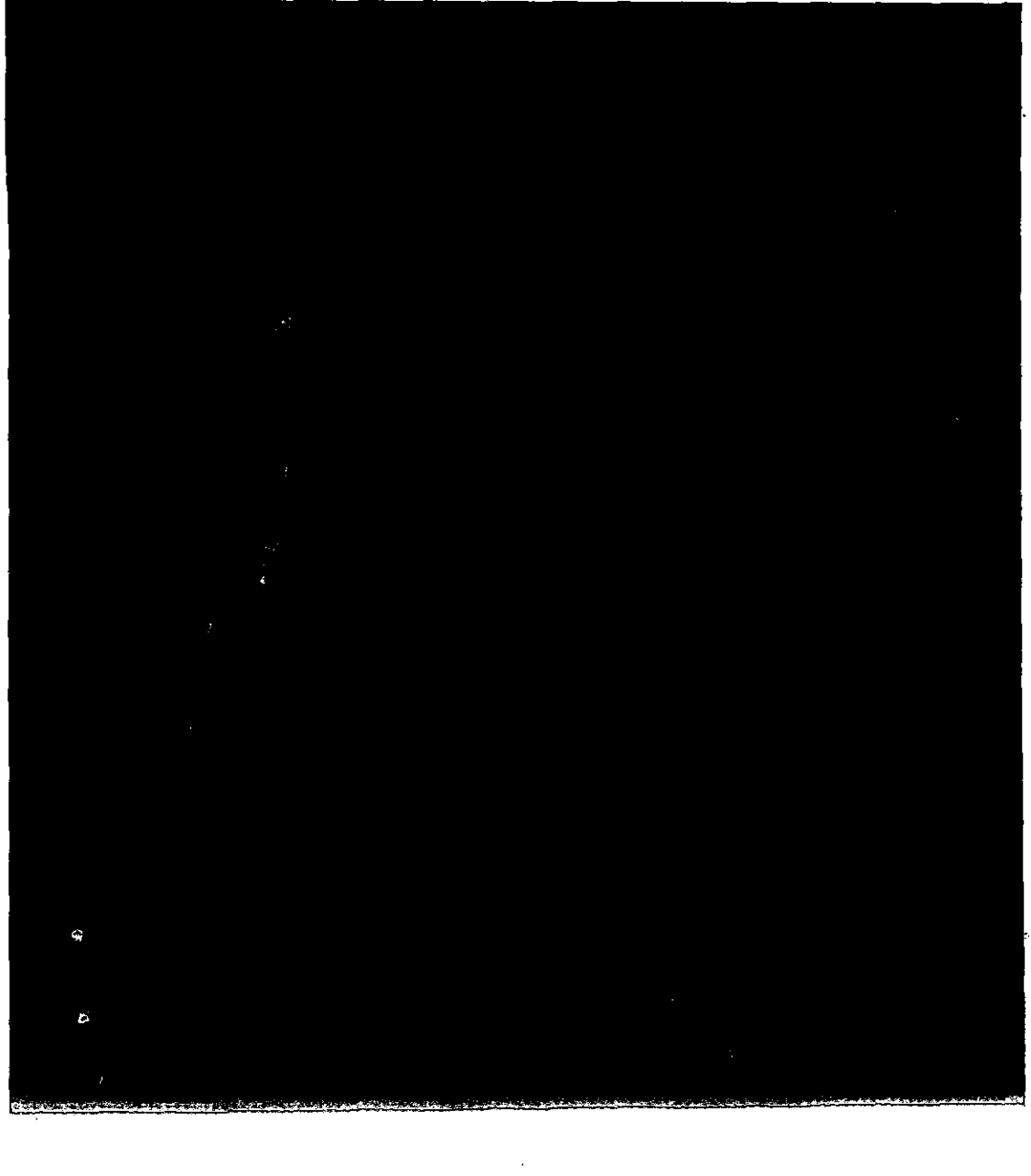
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of N/A.

Date 27-3-00

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





Environmental Services

For office use only.
Application number: 28.MAR2000* 114

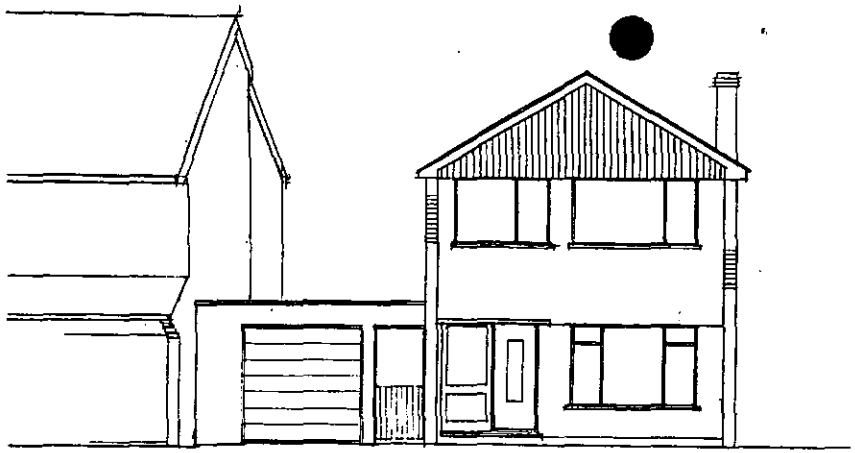
Householder planning application form

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.

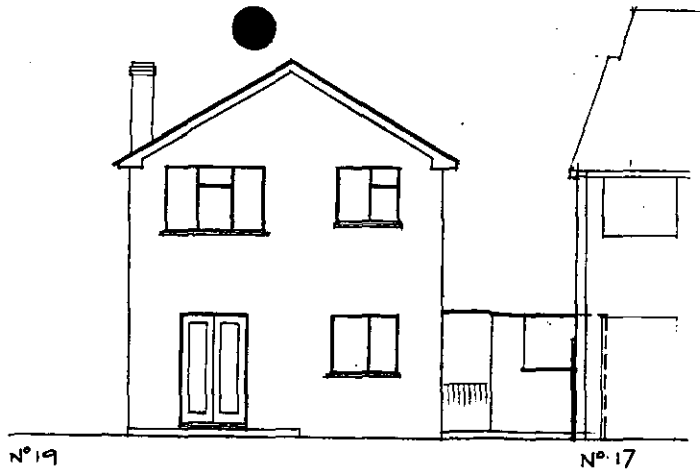
1	Your name	MR & MRS. G. POCOCK
	Address and postcode	19 SYCAMORE DRIVE TWYFORD READING BERKSHIRE RG10 9HP
	Phone number	0118 934 2960
2	Agent's Name	
	Address and postcode	N/A.
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale 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.	RE: DRAWING 01
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING GARAGE AND CONSTRUCT SINGLE STOREY SIDE AND 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 ☐ RE: DRAWING 02.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BUFF STOCK BRICKS TO MATCH EXISTING. STAINED TIMBER TO MATCH EXISTING. ROOF TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

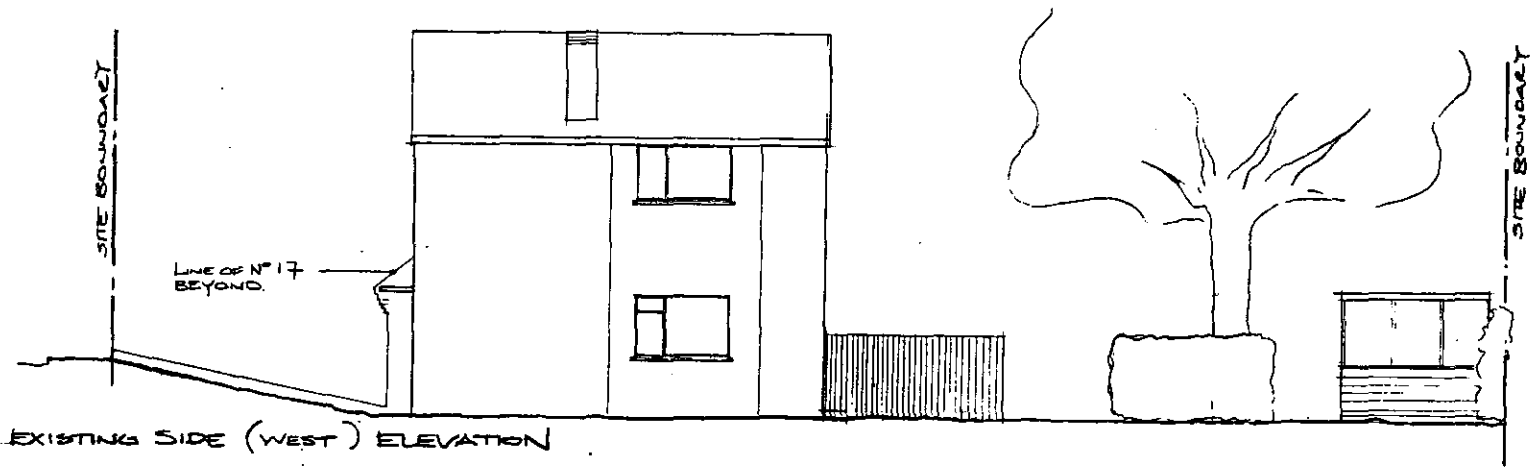
Please turn over



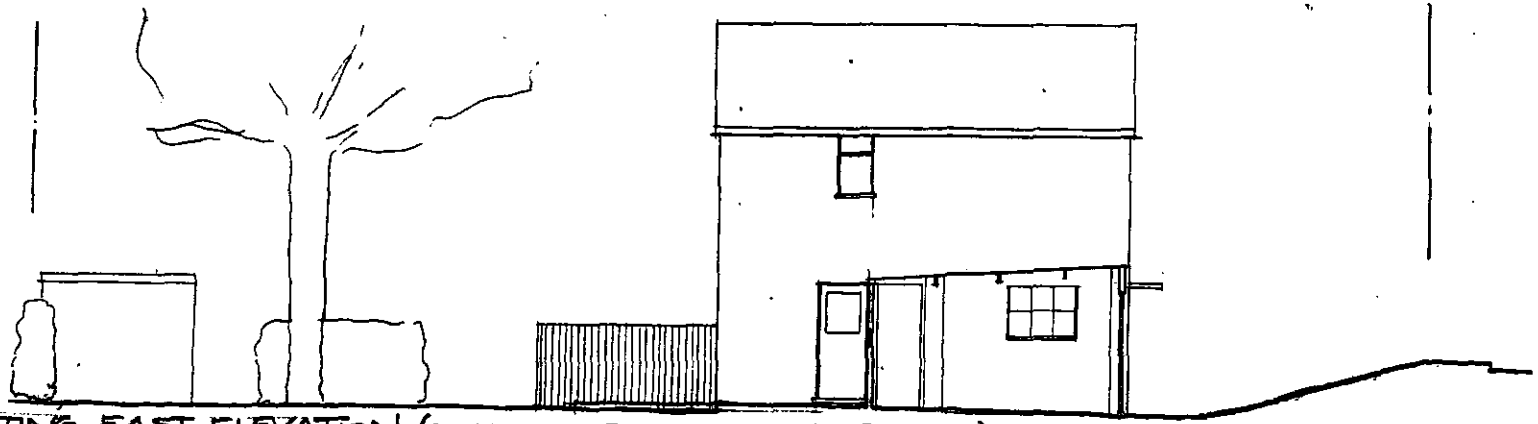
EXISTING FRONT (NORTH) ELEVATION



EXISTING REAR (SOUTH) ELEVATION



EXISTING SIDE (WEST) ELEVATION



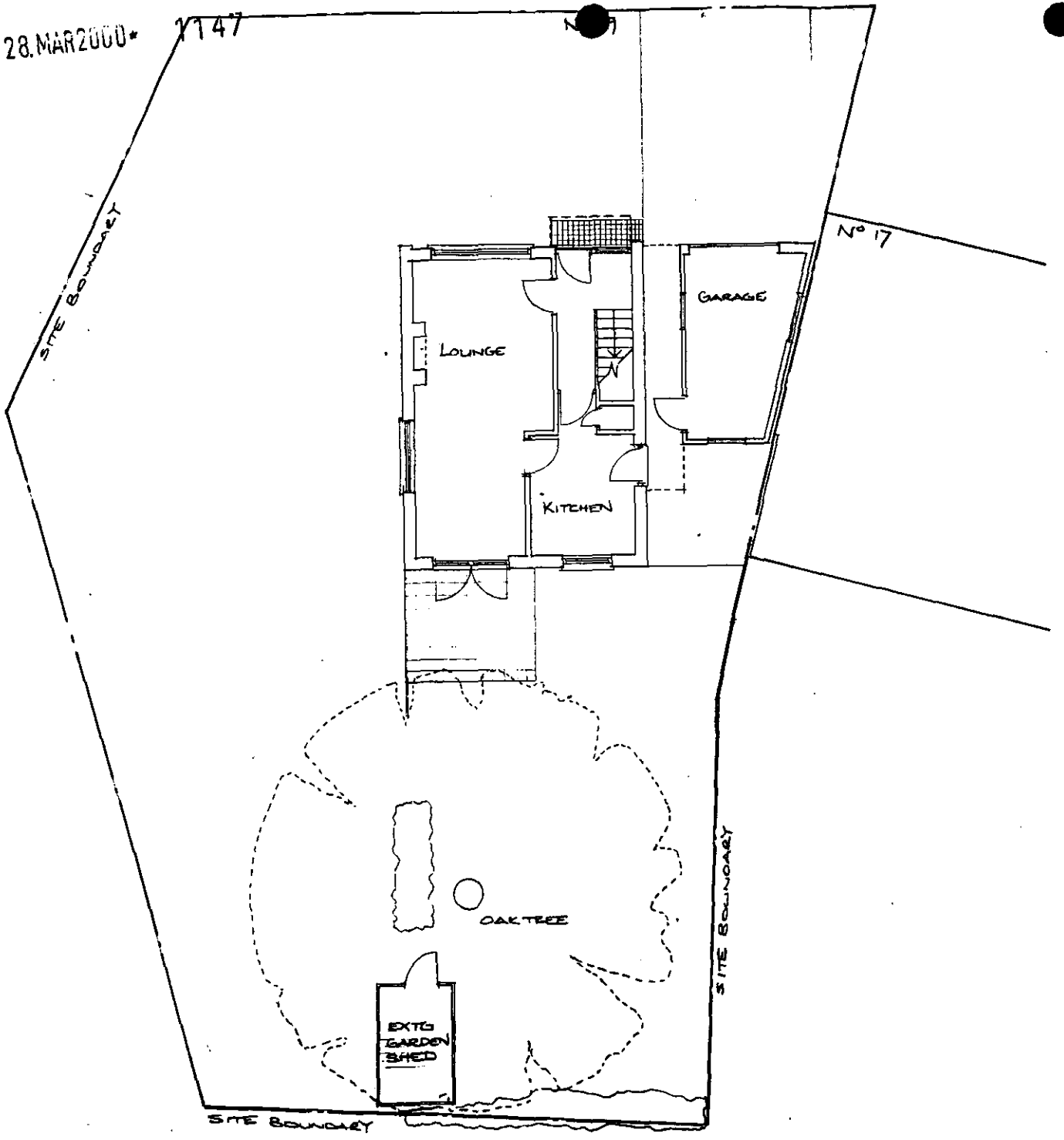
EXISTING EAST ELEVATION (SECTION THROUGH EXISTING GARAGE)

Proposed Ground Floor Extension
to

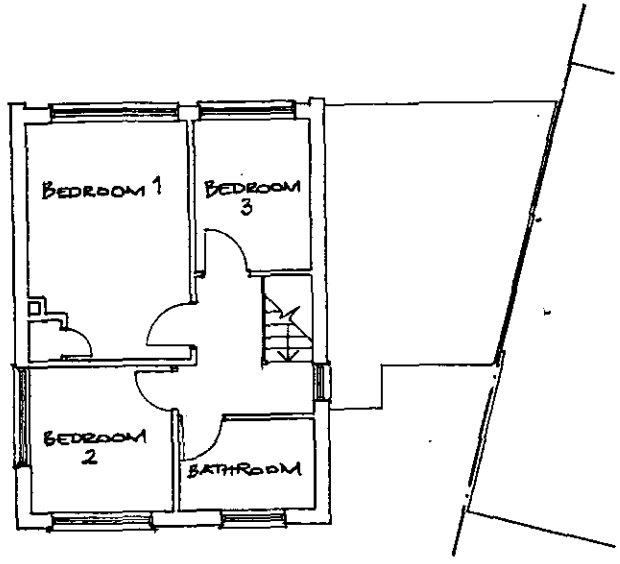
19 Sycamore Drive
Twyford Reading

Existing Elevations
Scale 1:100
Drawing No. 03

28.MAR2000* 1747



EXISTING GROUND FLOOR PLAN 1=100



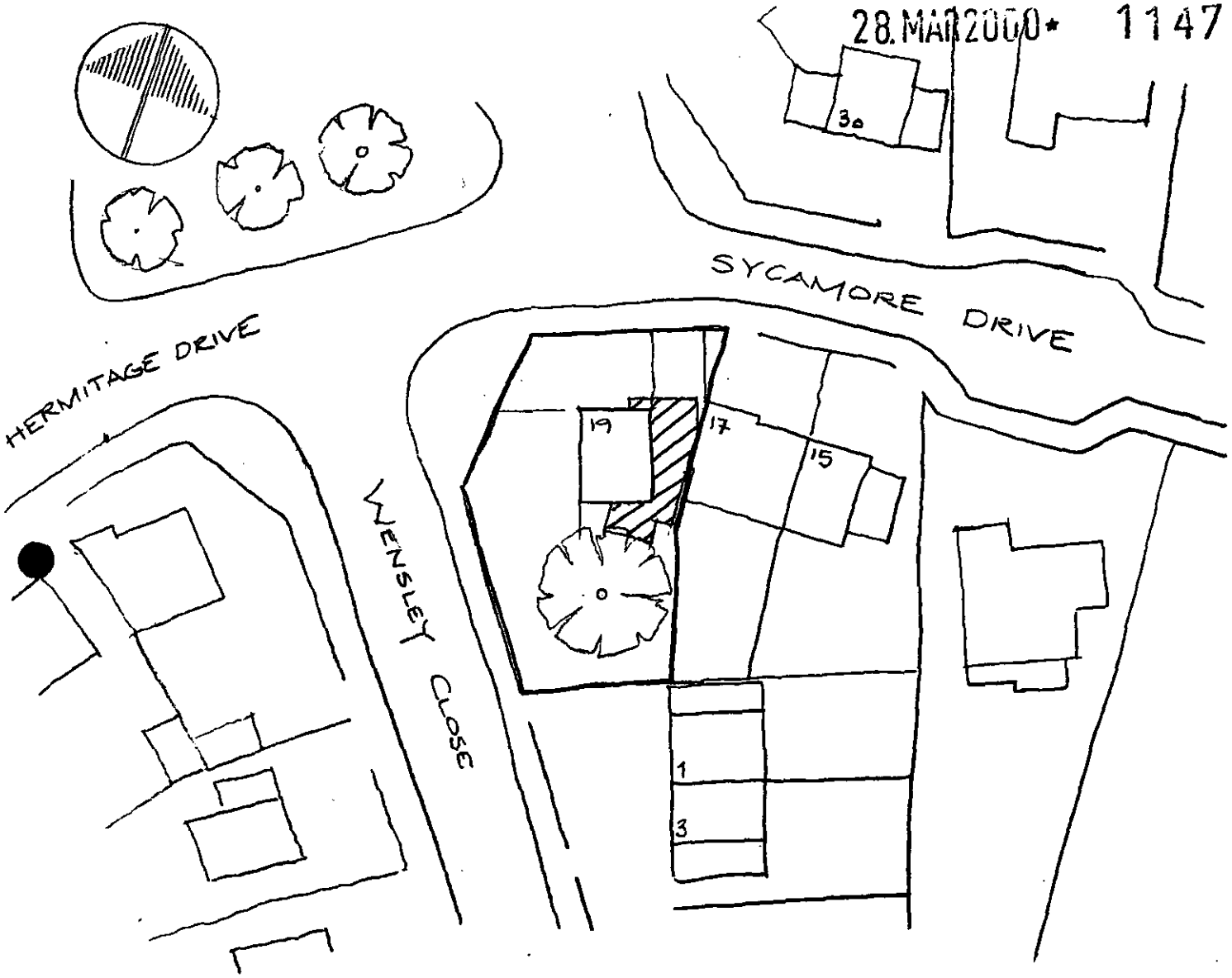
EXISTING FIRST FLOOR PLAN

Proposed Ground Floor Extension
to

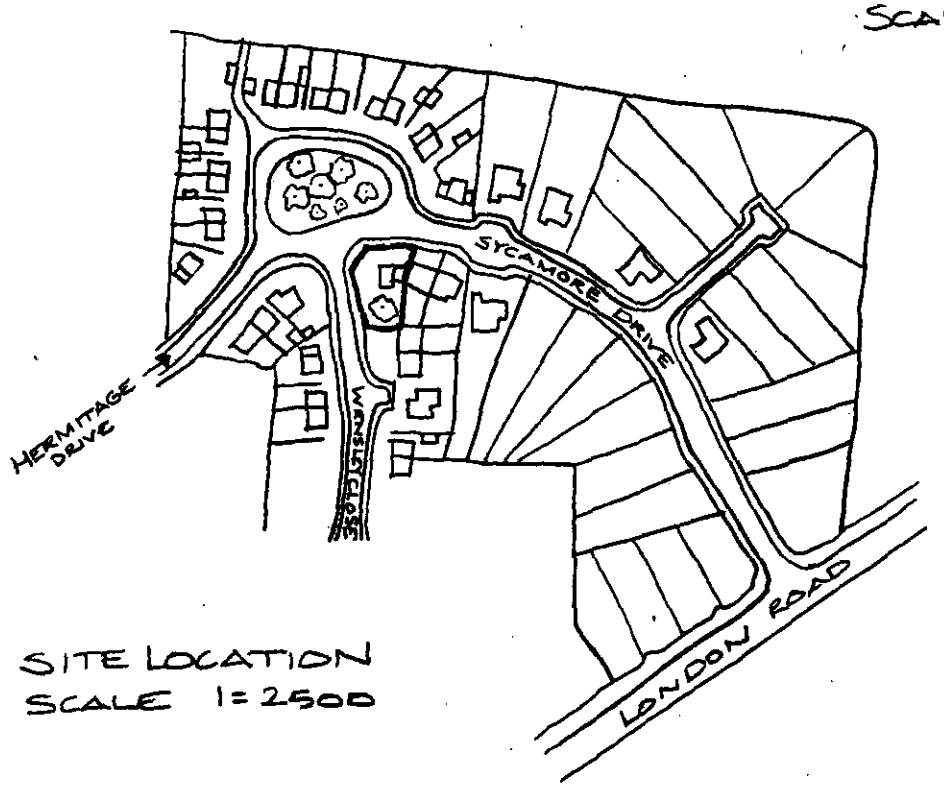
19 Sycamore Drive
Twyford Reading

Existing Floor Plans
Scale 1:100
Drawing No. 02

28.MAR2000* 1147



SITE PLAN
SCALE 1=500



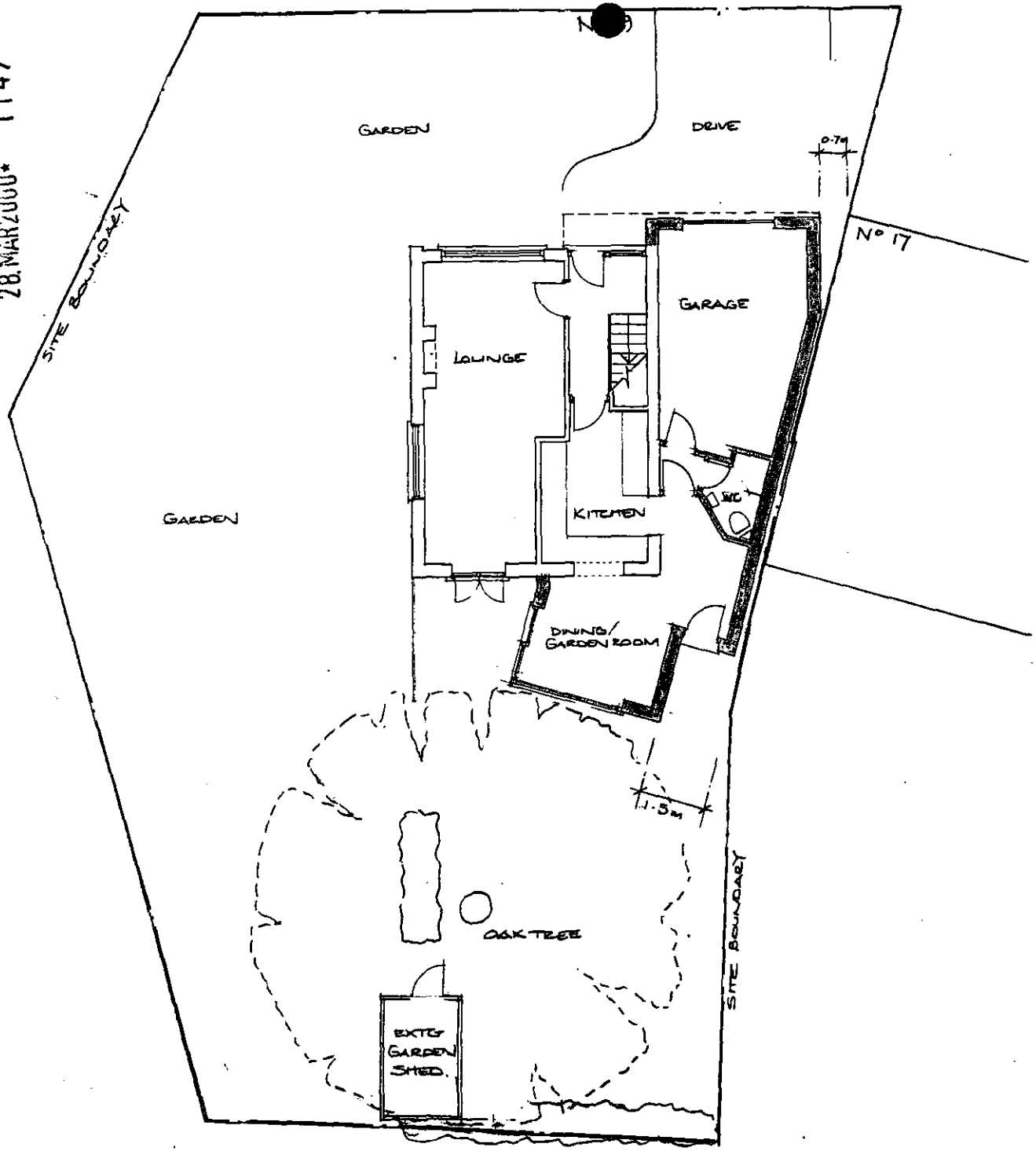
SITE LOCATION
SCALE 1=2500

Proposed Ground Floor Extension
to

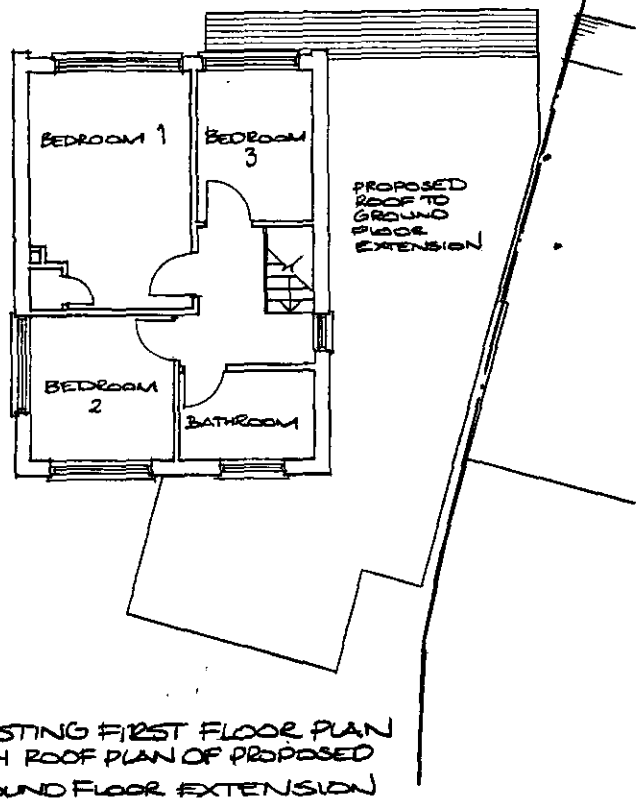
19 Sycamore Drive
Twyford Reading

Site Location Plans
Scale 1:2500 & 1:500
Drawing No. 01

28.MAR2000 * 1147



PROPOSED GROUND FLOOR PLAN 1=100

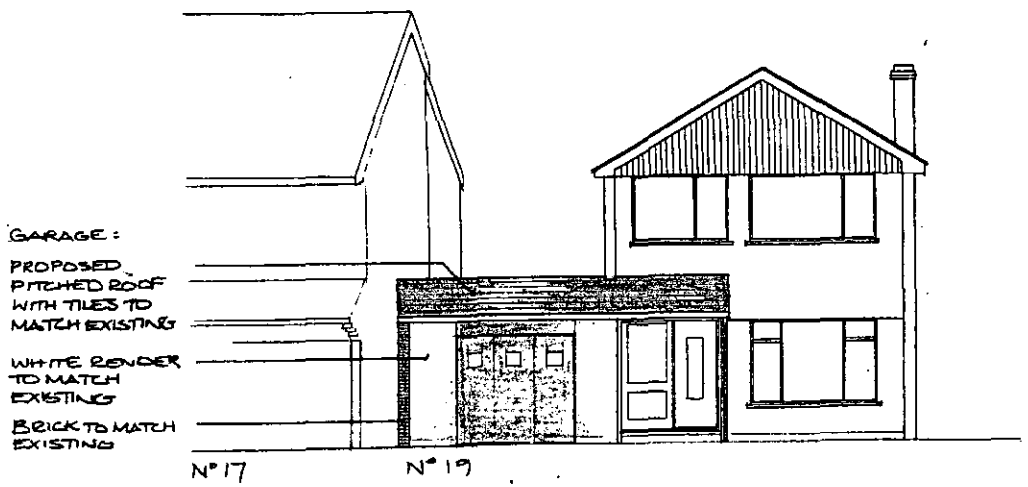


EXISTING FIRST FLOOR PLAN WITH ROOF PLAN OF PROPOSED GROUND FLOOR EXTENSION
1=100

Proposed Ground Floor Extension
to

19 Sycamore Drive
Twyford Reading

Proposed Floor Plans
Scale 1:100
Drawing No. 04

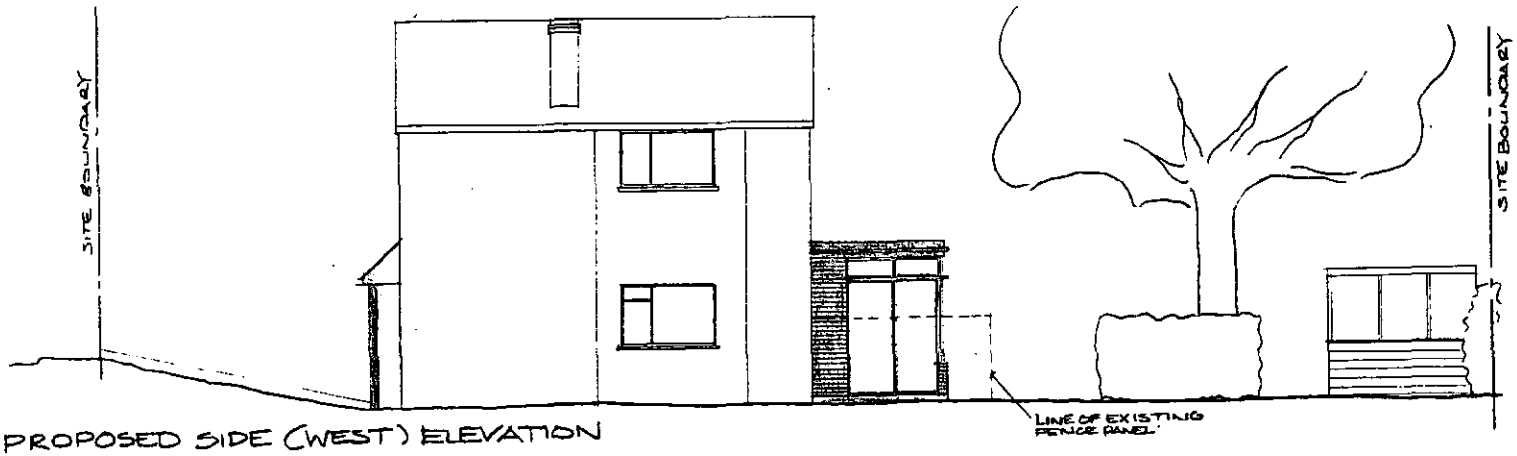


PROPOSED FRONT (NORTH) ELEVATION

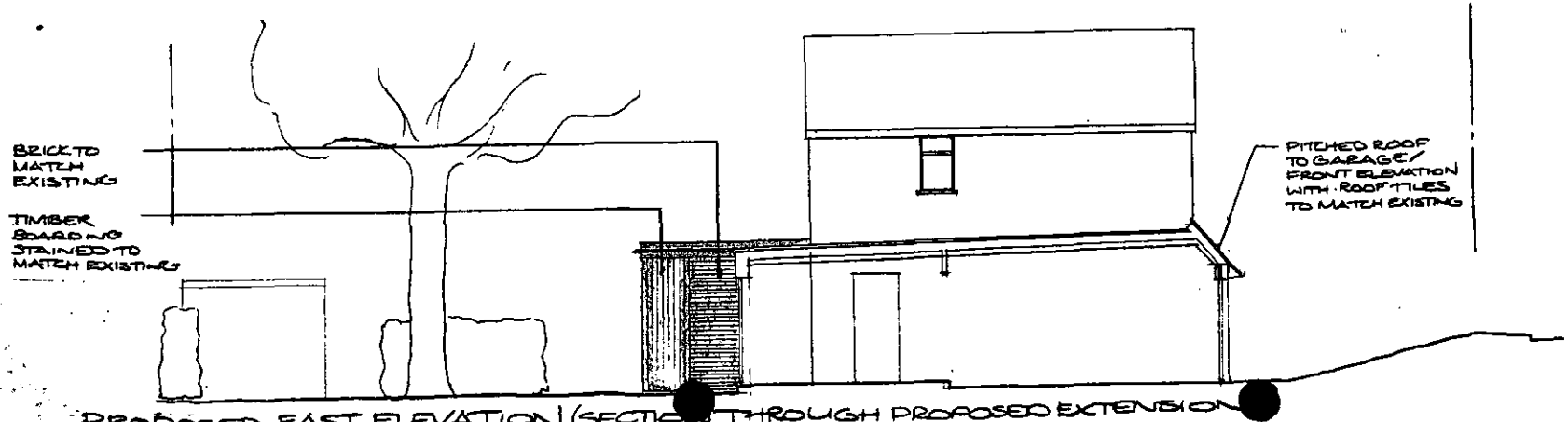


PROPOSED REAR (SOUTH) ELEVATION

28. MAR 2000 * 1147



PROPOSED SIDE (WEST) ELEVATION



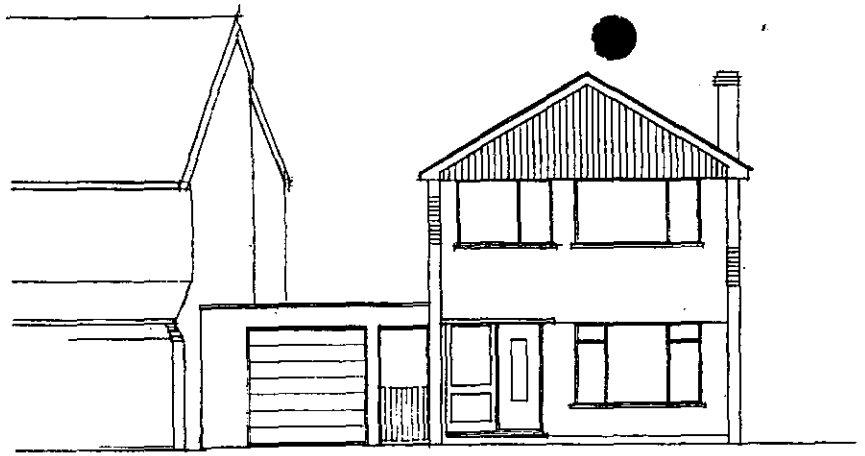
PROPOSED EAST ELEVATION (SECTION THROUGH PROPOSED EXTENSION)

Proposed Ground Floor Extension
to

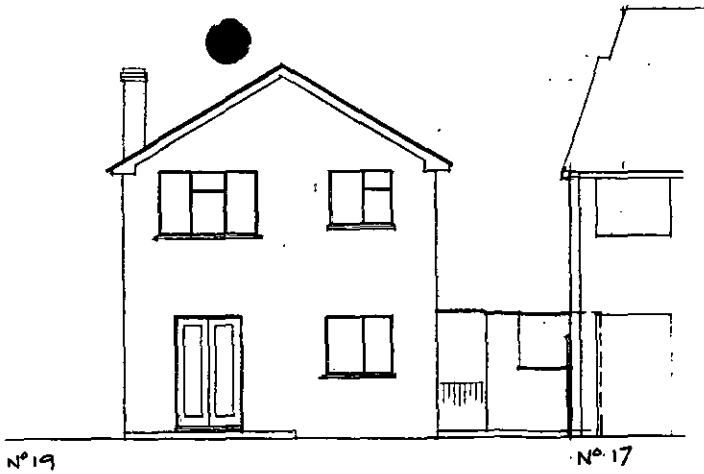
19 Sycamore Drive
Twyford Reading

Proposed Elevations
Scale 1:100
Drawing No. 05

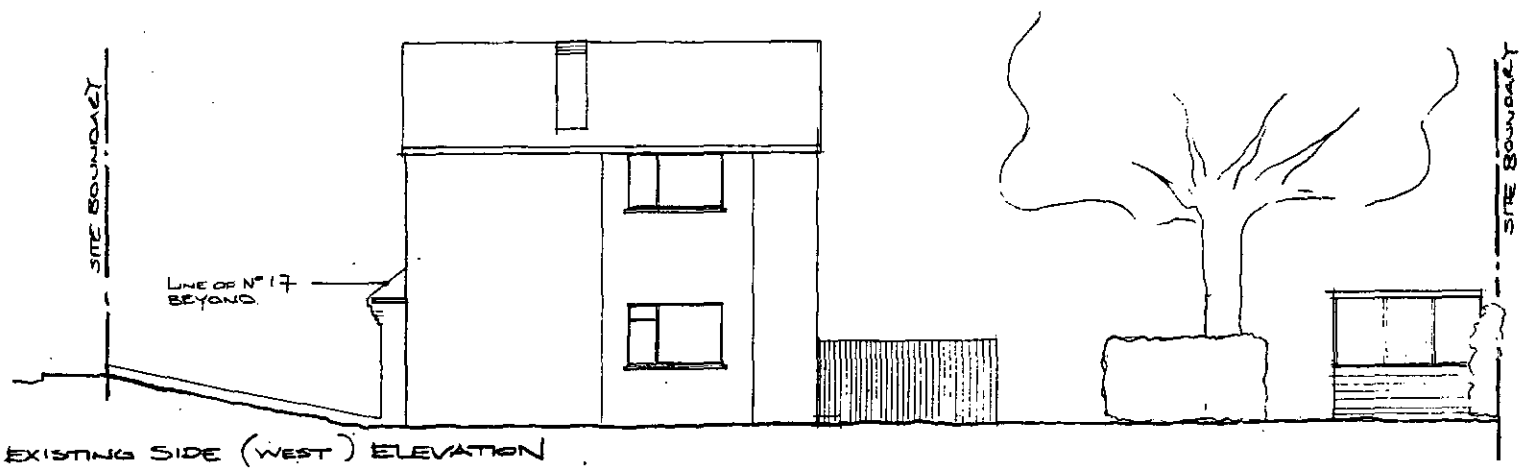
28 MAR 2000 1147



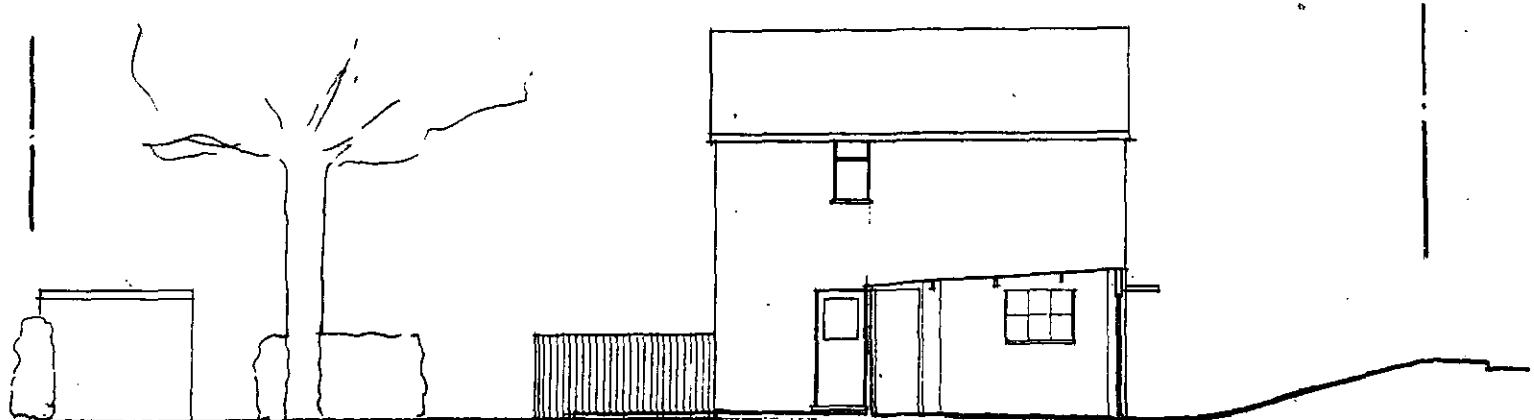
EXISTING FRONT (NORTH) ELEVATION



EXISTING REAR (SOUTH) ELEVATION



EXISTING SIDE (WEST) ELEVATION



EXISTING EAST ELEVATION (SECTION THROUGH EXISTING GARAGE)

Proposed Ground Floor Extension
to

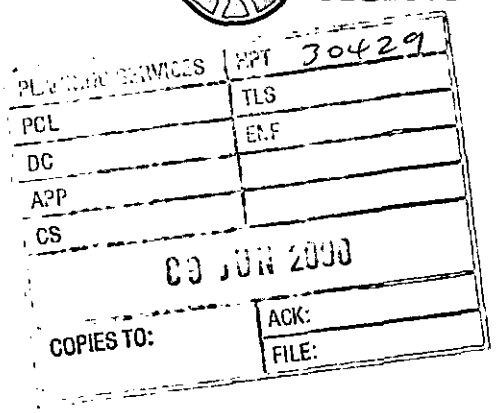
19 Sycamore Drive
Twyford Reading

Existing Elevations
Scale 1:100
Drawing No. 03

Our ref: SP\2000\001637\001
Your ref: F/2000/1147

Date: 7th June 2000

ENVIRONMENT AGENCY



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

For the attention of: Nicola Lake

Dear Madam

SIDE/REAR EXTENSION - 19 SYCAMORE DRIVE, TWYFORD

Thank you for your letter dated 14 April 2000 which was received on 20 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/9/25.** 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.

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 Ref.	Distance from site	Landfill name	Details
SU788 766	90m to Northwest	King Georges Field	closed, household in 1950's

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

Development Control: Contact Amanda Reed on 01276 45 4331

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.

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.

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 applicant.

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: Mr & Mrs G Pocock, 19 Sycamore Drive, Twyford, Reading Berks RG10 9HP

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 3 June 2000

Location: 19 Sycamore Drive, Twyford

Proposal: SINGLE STOREY SIDE/REAR EXTENSION.

Application Number: F/2000/1147

In response to your consultation dated 18th April 2000 for the above application, the arboricultural comments are as follows:

The Oak tree in the back garden is a mature specimen and is highly significant in the surrounding landscape.

British Standard 5837:1991 'Guide for trees in relation to construction' recommends that no development should take place within 6 metres of this tree. However, it allows for that distance being reduced by 1/3rd on one side only providing there is a corresponding increase in distances of undisturbed land in all other directions. The extension is shown as being 3.7m from the centre of the tree. In order to construct the extension it will be necessary to allow working space closer to the tree. The tree is also likely to contribute to future problems associated with leaf fall, shading etc.

The extension is therefore unacceptable and I would support refusing planning permission for the proposals (contrary to policy WBE11 of the Wokingham District Plan Deposit Draft). Alternatively, the revised drawing could be submitted to take into account these comments.

If you are refusing planning permission please let me know and I will include the tree in a Tree Preservation Order.

Neil Etherington
Senior Arboriculturist

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1147

Applicant : Mr & Mrs G Pocock .

Location : 19, Sycamore Drive, Twyford, Reading.
Proposal : Proposed single storey side/rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....27.4.2000.....

Date Registered : 28/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 23/05/2000

Consultation Responses :

Environmental Health - no objection
Highways - no objection
~~West~~ Twyford - 'no comment'

Planning Issues :

Site Description - within the Identified Settlement .

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene

Application Number: F/2000/1147

Appraisal :

1.) Impact upon the neighbouring dwellings:
The dwelling is located on the corner of Sycamore Ave, and Wensley Close. The proposed development is for a single storey, side and rear extension. The proposal would extend the existing porch across the front of the garage. The property is at an angle to No 17 which currently extends back further. The proposed extension would extend out 2.2m past the rear building line of No 17 and will you have a 1.5m inset and the continue out for a further 1.9m.
The proposed development will not overlook, overshadow or overbear. Hence, there will be no detrimental impact upon the ~~street~~ neighbouring dwelling.

2.) Impact upon the Street Scene,
The proposed extension is flat roofed with a fake front pitch to the garage. The proposal's design and style is in keeping with the character of the existing dwelling and the under area. As such there will be no detrimental impact upon the street scene.

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

Application Number F/2000/1147
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SE02.	
2	SC53	SE02	works.

John Mahoney
23/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 19 Sycamore Drive Twyford Reading. APPLICATION NUMBER: F/2000/1147	OFFICER: Nicola Lake DATE OF SITE VISIT: 27.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Side fence.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached Corner Dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Next Door has had a 2/S side ext up to the boundary. The front extension is in keeping - no o'L, o's, or o'b. The rear extension will project out past the rear of No 17 - No 17 has no rear ext - there is a 6ft wooden fence on the boundary. There is a set of patio doors approx. 40cm in from the boundary at No 17

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS House is about 1m lower than the road.

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **14 April 2000**

My ref: F/2000/1147

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/2000/1147
19, Sycamore Drive, Twyford, Reading.
Proposed single storey side/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/2000/1147**
19, Sycamore Drive, Twyford, Reading.
Proposed single storey side/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: **14 April 2000**

My ref: F/2000/1147

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/2000/1147
19, Sycamore Drive, Twyford, Reading.
Proposed single storey side/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/2000/1147**
19, Sycamore Drive, Twyford, Reading.
Proposed single storey side/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: **14 April 2000**

My ref: F/2000/1147

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
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19, Sycamore Drive, Twyford, Reading.
Proposed single storey side/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**********

Received by Wokingham District Council

Application No: F/2000/1147

Proposal:
Proposed single storey side/rear extension to dwelling.

Location:
19, Sycamore Drive, 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 11/05/2000*. *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

FROM: Nicola Lake

DATE: 14 April 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1147

Proposal: Proposed single storey side/rear extension to dwelling..

Site Address: 19, Sycamore Drive, Twyford, Reading.

Applicant: Mr & Mrs G Pocock .

Your observations are required in respect of this application **by 11/05/2000** .

No Comment .

SIGNED: _____ DATE: 3-5-00

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 14 April 2000

Application Number: F/2000/1147

Proposal: Proposed single storey side/rear extension to dwelling.

Site Address:
19, Sycamore Drive, Twyford, Reading.

Applicant:
Mr & Mrs G Pocock .

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

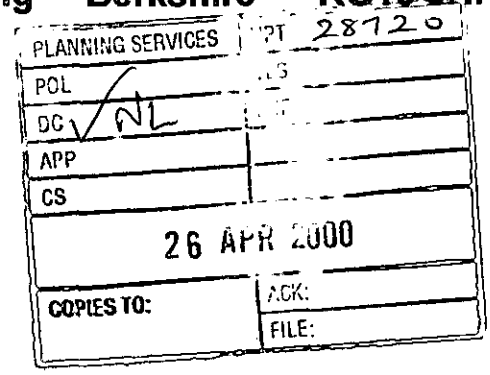
25-4-00

GUY & PAULA POCOCK **Tel/fax 0118 934 2960**

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

Environmental Service Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



25th April 2000

Dear Nicola Lake

RE: PLANNING APPLICATION NUMBER F/2000/1147
Proposed Single Storey side/rear extension to 19 Sycamore Drive, Twyford

Thank you for your letter dated 14th April 2000, requesting confirmation of information for the above application.

I am writing to confirm that no part of the development (including foundations and roof over hang) encroach onto, over or under neighbouring property.

I also enclose the pre-paid postcard to confirm that the site notice has been displayed as requested.

Yours sincerely

Paula Pocock
BSc (Hons) Dipl Arch (UCL) ARCUK

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL
DC
APP
CS
HPT
TLS

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Nicola Lake, Planning

Your Ref:

Date: 19 April, 2000

SINGLE STOREY SIDE EXTENSION TO DWELLING
LOCATION: 19 SYCAMORE DRIVE, TWYFORD

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

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 MAR 2000
Officer: NL	Application No. F/2000/1147

Map No 29 Site 0:05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 19 SYCAMORE DRIVE

Parish: TWYFORD Ward: Twyford
14.4.2000

Applicant: MR/MRS POCOCK

Fee Received 95-00 (8) 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	POSSIBLY ENCROACHMENT !		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 250m landfill
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: ✓

Encroach. ✓

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 + 17+30, Sycamore Drive ✓
75, 73, 71, 69 + 34 Hermitage Drive
1 Wensley close.

28 MAR2000* 1147

PAULA & GUY POCOCK **Tel/fax 0118 934 2960**

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

27th March 2000

Dear Sir/Madam

Re: **Full Planning Application for:**
No. 19 SYCAMORE DRIVE, TWYFORD

Please find enclosed the following:

a. A cheque for £95.00 made payable to Wokingham District Council

b. Six copies of the Householder Planning Application Form

c. Six copies of Architects drawings:

Drawing No.	01	-	Site Location 1:2500 / Site Plan 1:500
	02	-	Existing Ground Plan / First Floor Plan 1:100
	03	-	Existing Elevations 1:100
	04	-	Proposed Ground Floor Plan / First Floor Plan 1:100
	05	-	Proposed Elevations 1:100

The above enclosures form the planning application for the following alterations to No. 19 Sycamore Drive, Twyford:

(i) To replace the existing garage.
(ii) To construct a single storey extension at the rear of the property.

We have discussed the application with our immediate neighbours at No. 17 Sycamore Drive and No. 1 Wensley Close. Neither expressed any objections to the proposed extension. Please do not hesitate to contact me if you require any further discussion on our proposals. We hope that the Planning Authority will look favourably on this application.

Yours faithfully

Guy Pocock BSc (Hons)Dipl Arch (UCL) RIBA
Paula Pocock BSc (Hons)Dipl Arch (UCL) ARCUK
encl.

1933

ADDRESS 19 SYCAMORE DRIVE PARISH TWYFORD

PLOT No. 19 ORD. SHEET No. SU 7876 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/320/61	MAJOR L. WHITE	O/L	6.12.61	C/A
O/29/63	DOAMER DEV. LTD.	O/L	26.2.63	C/A
68/63	PSYCHE DEVS. LTD.	DET. HOUSE & GARAGE	18.6.63	APP C/A
PD/88/64	MR. L. TAYLOR	GARAGE	19.3.64	PD

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:
28.MAR2000* 1147

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	MR & MRS. G. POCOCK
	Address and postcode	19 SYCAMORE DRIVE
		TWYFORD
		READING
		BERKSHIRE RG10 9HP
	Phone number	0118 934 2960
	Agent's Name	
	Address and postcode	N/A.
	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.	RE: DRAWING 01
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING GARAGE AND CONSTRUCT SINGLE STOREY SIDE AND 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 ☐ RE: DRAWING 02
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BUFF STOCK BRICKS TO MATCH EXISTING. STAINED TIMBER TO MATCH EXISTING. ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark 3544
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

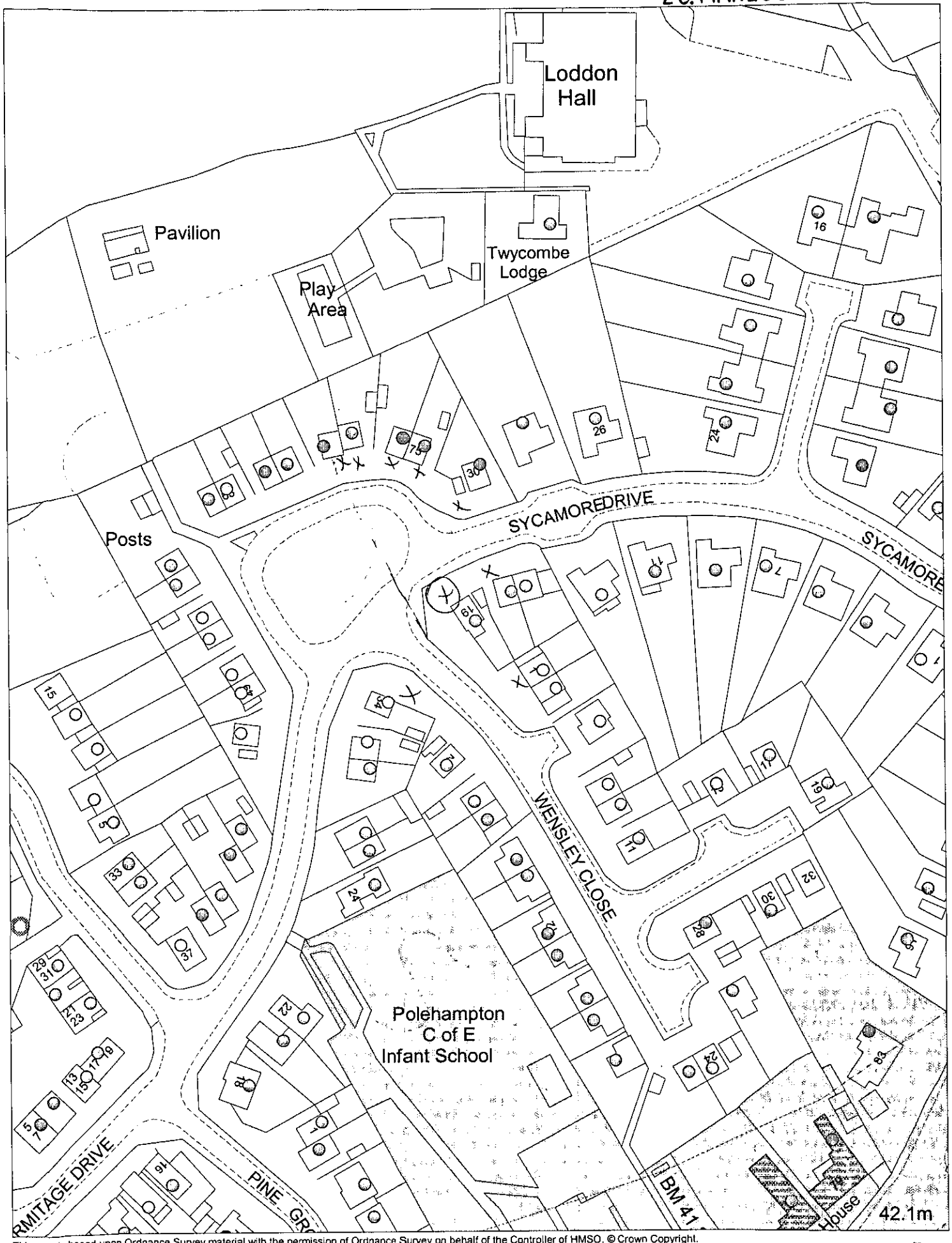
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of N/A

Date 27-3-00

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

28.MAR2000* 1147



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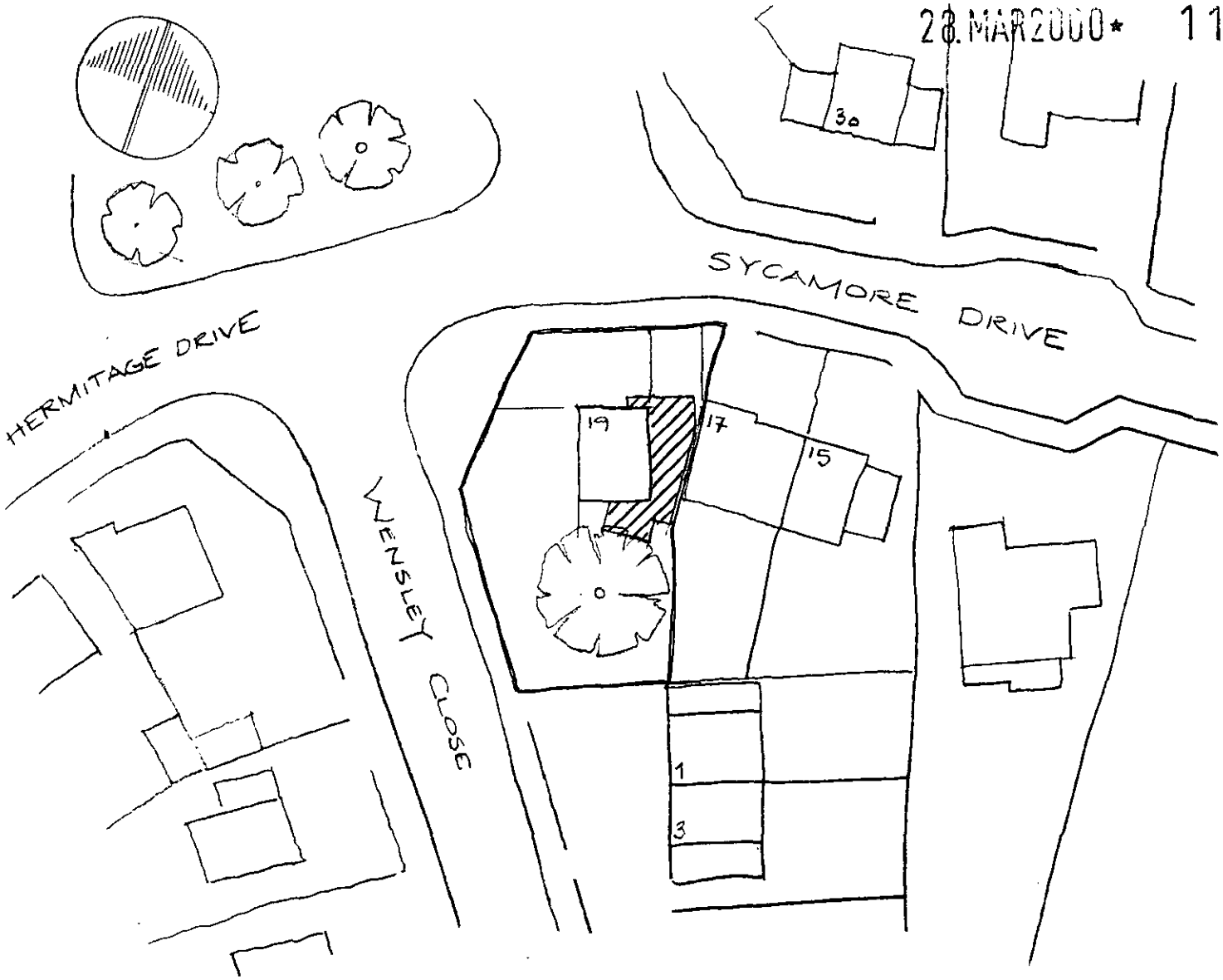
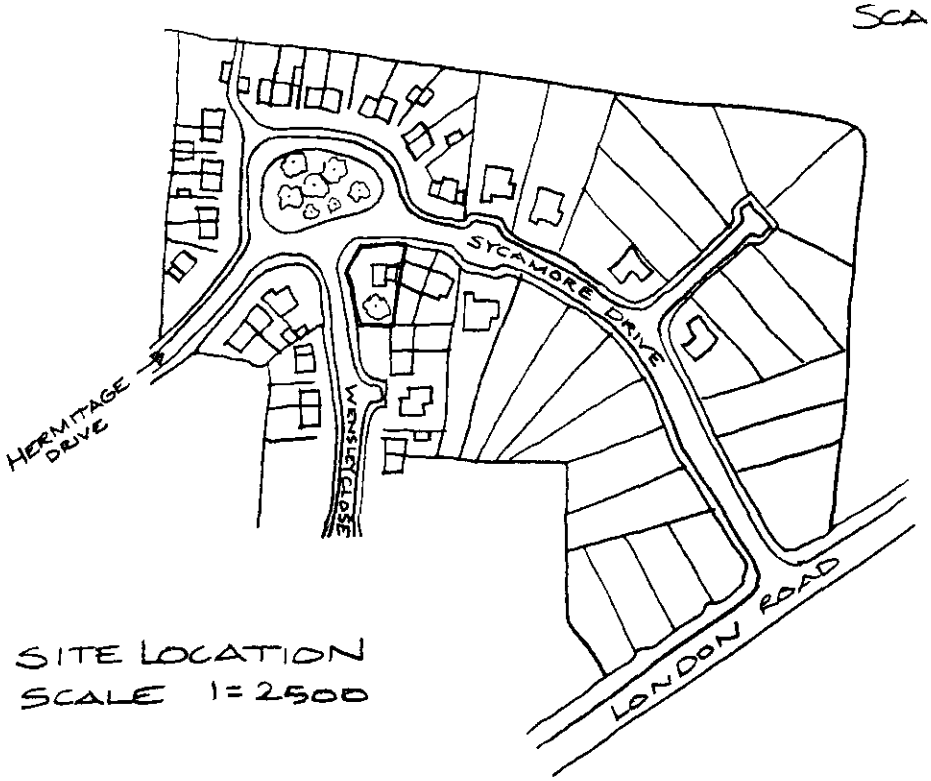
Development Control Section, Environmental Services, Wokingham District Council.
3 April 2000
Scale: 1 : 1250

N W E S

28 MAR2000* 1147



SITE PLAN
SCALE 1=500



SITE LOCATION
SCALE 1=2500

Proposed Ground Floor Extension
to

19 Sycamore Drive
Twyford Reading

Site Location Plans
Scale 1:2500 & 1:500
Drawing No. 01