APPLICATION NO:
F/2001/3996

LOCATION:
35 Malvern Way, Twyford Reading.

APPLICANT:
Mr & Mrs Roddy C/O Mr G Pocock

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/07/2001

CASE OFFICER: **Farah Humayun**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

413

100

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Roddy
C/O Mr G Pocock
19 Sycamore Drive
Twyford
Berkshire
RG10 9HP

Application Number: F/2001/3996

Parish: **TWYFORD**

Location: **35, Malvern Way, Twyford, Reading.**

Proposal: **Proposed first floor side 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2001

Notice checked by: _____

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3996	FH
BUILDING CONTROL NUMBER	FP 2002/2873	North
~~APPLICANT~~/AGENT	Mr G. Pocock	
ADDRESS OF SITE	35 Malvern Way TWYFORD	
DESCRIPTION OF PROPOSED WORK	First floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01A	01
ELEVATIONS	05A	05
FLOOR PLANS	06 07	04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/3/02	

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 & Address
F/2001/3996	Mr Colin Dawson Colin Dawson & Associates Architectural Design & Building Surveying Malvern House 1 Malvern Way Twyford Reading Berkshire RG10 9PY
Application Approved	Letter sent: 13/07/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3996

Applicant : Mr & Mrs Roddy C/O Mr G Pocock.

Location : 35, Malvern Way, Twyford, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/6/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/6/01

Date Registered : 14/05/2001

Earliest Date for Decision : 14/06/2001

Latest Consultation Date/Site Notice Expiry Date : 14/06/2001

This application will have expired on: 09/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

TWYFORD PARISH COUNCIL - No comments

NEIGHBOUR (1) - Objection - Concern of terracing impact, previous applications at No.37 been both set back and lower in ridge height.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3996

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed first floor side extension to dwelling. The proposal extends over existing garage, kitchen and utility room. The proposal to form a dressing room, bathroom and additional bedroom is set back 2.1m from the front of the dwelling. The proposal continues the ridge height of the existing dwelling.

The neighbouring property of No 37 is located approximately 3 metres from the proposed extension. There are no existing side facing windows. The dwelling has a single storey rear extension. However as the proposal is set back 2.7 m from the rear it is not considered the proposal will have an overbearing impact upon the neighbouring property.

IMPACT UPON THE STREET SCENE

No 35 is located in a line of detached two storey properties. As the proposal continues the existing ridge height of the dwelling it was considered to be more favourable for the ridge height of the proposed extension to be set below the existing. However within Malvern Way there appears to be a variety of roof styles approved for first floor extensions, including those which have been set below the ridge height and those that have continued the existing. In this case as the proposal is set back from the front of the property by 2.1m it is not considered reasonable to refuse the application on this point.

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

Application Number F/2001/3996
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 35 Malvern Way
Twyford Reading.

APPLICATION NUMBER: F/2001/3996

OFFICER: Farah Humayun

DATE OF SITE VISIT: 13/6/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y. FRT GDN.

2. DESCRIPTION OF SURROUNDINGS

RES. - MIX OF DETACHED 2 STOREY
+ BUNGALOWS.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED - ATT GARAGE
EXTENDED GDN - REAR FENCING - HIGH LANDSCAPING

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 33 - NO SIDE WINDOWS. - 1 F/FL WINDOW BEDROOM.
NO EXTENSIONS.
NO 37 - S/ST GARAGE - REAR EXTN.

5. SITE CONSTRAINTS

TREES NONE TO AFT

ACCESS/PARKING 1 SPACE + GARAGE

LEVELS —

BOUNDARY TREATMENT OPEN PLAN TO FRT.

OTHERS

GUY POCOCK

Tel/fax 0118 934 2960

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

FH.

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

PLANNING SERVICES	HPT 45268
POL	TLS
DC FH	ENF
APP	
CS	
03 JUL 2001	
COPIES TO:	ACK:
	FILE:

30th June 2001

Dear Miss Humayan

Re: **Full Planning Application F/2001/3996:**
No. 35 Malvern Way, Twyford - Proposed First Floor Side Extension to Dwelling

Further to your letter of 21st June 2001 and our subsequent conversations regarding the above, I write to advise the following.

My client, Mr. & Mrs. Roddy remain adamant that they wish their extension to be constructed in line with the submitted drawings for the following reasons:

1. The suggestion to lower the ridge line of the extension causes complications in the construction process and detailing which will give rise to long term maintenance problems, with the potential for water ingress.

2. Four houses in Malvern Way have been extended at first floor level with the ridge line being maintained into the extension, these are at No. 1, No. 2, No. 18 & No. 22. As discussed I enclose photographs of the adjacent houses which have been extended in the same manner as proposed in the submitted application.

3. From our discussion on Friday 29th, I understand that both you and I now agree that the proposal does not have the potential for an "overbearing impact" on No. 37 Malvern Way. The proposed first floor extension is set back from the garage / porch at ground floor. It is also visually broken up by the introduction of low level pitched roofs above the single story accommodation. The first floor extension is built above the footprint of the original garage, some **three** metres away from No. 37. With this visual and physical separation, the view that the proposal has a "terracing" impact on the street scene, is unsustainable.

As discussed on Friday, the houses in Malvern Way have been extended in a number of different styles, with no consistency in treatment of the roof line. It is because of this that the current proposal for Mr & Mrs Roddy is you advise acceptable unamended and this will be the recommendation in your report. If you need clarification on any other point or further information, please do not hesitate to contact me.

I take this opportunity to thank you for re-visiting site and for your help with the application.

Yours sincerely,

Guy Pocock
BSc (Hons)Dipl Arch (UCL) RIBA

encl.

Cc: Mr & Mrs Roddy




M475 BNF





Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: June 21, 2001
My ref: FH/F/2001/3996
Your ref:

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

Mr G Pocock
19 Sycamore Drive
Twyford
Reading
RG10 9HP

Dear Mr Pocock

PLANNING APPLICATION F/2001/3996
PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
35 MALVERN WAY, TWYFORD

I am writing with regards to the above. Further to a full consideration of the application I must inform you that the proposed application at present may be considered an unacceptable proposal due to the potential overbearing impact to the neighbouring property of 37 Malvern Way and the potential terracing impact in the street scene.

I would propose that the extension would be considered more acceptable if the ridge height of the proposed was set below the ridge height of the existing property by approximately 0.5 metres. This would reduce the massing impact of the extension and give and appearance of being subservient to the main dwellinghouse.

It is advisable to submit 6 copies of revised plans within 10 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

FH

MISS F HUMAYUN
Planning Assistant

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE. RG10 9PY.
Tel.: **(0118) 9343322** *Fax:* **(0118) 9343322**

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
19 JUN 20
COPIES TO: | ACK:
FILE

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms F Humayan

Our Ref: CED/BK/
14th June 2001

Dear Sir/Madam

RE; PLANNING APPLICATION F2001/3996
35 MALVERN WAY, TWYFORD, BERKS

I write to express my concern regarding the proposals for a first floor extension to the above property.

The proposals viewed in your offices indicate a full depth extension lining through with both the front and back of the property resulting in an additional section of building infilling the gap between the application property and the adjacent property at 37 Malvern Way.

I would not presume to advise on your interpretation of planning policy with regards to the terracing effect. but would merely point out that the applicant is fully aware of this policy and appears to have chosen to ignore it.

As you are aware. I recently secured consent on No.37 for a similar proposal. however. the design recognised relevant policies being both set back and lower in ridge height than the original building. this together with the advantage of a corner plot. resulted in an appropriate proposal.

There are two properties which were extended in the early 70s which are very similar to that now proposed within this application and it demonstrates the most unfortunate effect of infilling in the street scene which I would urge you not to perpetuate.

Yours faithfully

Colin Dawson MBIAT. ACIOB. ABEng

FROM: Farah Humayun

DATE: 22 May 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/3996

Proposal: Proposed first floor side extension to dwelling..

Site Address: 35, Malvern Way, Twyford, Reading.

Applicant: Mr & Mrs Roddy C/O Mr G Pocock.

Your observations are required in respect of this application **by 14/06/2001** .

No Comments.

SIGNED: _____ DATE: 5/6/01

Clerk To Twyford Parish/Town Council.

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

Tel: 0118 974 6482

Date: **22 May 2001**

My ref: F/2001/3996

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/2001/3996
35, Malvern Way, Twyford, Reading.
Proposed first floor side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3996**
35, Malvern Way, Twyford, Reading.
Proposed first floor side 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 6482

Date: **22 May 2001**

My ref: F/2001/3996

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/2001/3996
35, Malvern Way, Twyford, Reading.
Proposed first floor side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3996**
35, Malvern Way, Twyford, Reading.
Proposed first floor side 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 6482

Date: **22 May 2001**

My ref: F/2001/3996

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/2001/3996
35, Malvern Way, Twyford, Reading.
Proposed first floor side extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3996**
35, Malvern Way, Twyford, Reading.
Proposed first floor side 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/2001/3996

Proposal:
Proposed first floor side extension to dwelling.

Location:
35, Malvern Way, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/06/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

22 May 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 MAY 2001	Map No. 25 Site 007
Officer: FH / Application No. F/2001/3996	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 35 MALVERN WAY

Parish: TWYFORD Ward: Twyford. 22.5.01 TJ

Applicant: MR / MRS RODDY

Fee Received 95-00 (7) 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 : 22.5.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

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

HERITAGE BODIES

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

OTHERS:

No Pre-Apps

NEIGHBOURS: Site Notice + see map for neighbour Notices

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

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

14 MAY 2001 3996

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

8th May 2001

Dear Sir/Madam

Re: **Full Planning Application for:**
No. 35 Malvern Way, Twyford - First Floor Extension

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 Floor 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 35 Malvern Way, Twyford:

(i) To build over the existing single storey extension to extend the master bedroom to form an en-suite bathroom and dressing room.

(ii) To enlarge the existing 4th bedroom to create a double bedroom and en-suite shower room.

Please do not hesitate to contact me if you require any additional information to accompany the application. I hope that the Planning Authority will look favourably on this application.

Yours faithfully

Guy Pocock
BSc (Hons)Dipl Arch (UCL) RIBA

encl.

1933

ADDRESS 35 MALVERN WAY PARISH TWYFORD

PLOT No. 40 ORD. SHEET No. SW. 7877 (25)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/255/59	ADAMS & WADE	O/L.	12.1.60	REF
164/61	"	BET. HOUSE & GARAGE	7.9.61	APP CLA
BRA 2162	MR. S. HOLBORN	KITCHEN/UTILITY	20.1.87	APP
BRA 5331	"	ARCH	4.7.88	APP

MINISTRY DECISION O/255/59 - APPEAL ALLOWED - 16.12.60

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 14.MAY2001* 3996

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 T. RODDY
	Address and postcode	35 MALVERN WAY TWYFORD READING RG10 9PY
	Phone number	01189 345716
2	Agent's Name	MR G. POCOCK
	Address and postcode	19 SYCAMORE DRIVE TWYFORD READING RG10 9HP
	Phone number	01189 342960
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 DRAWING 01
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR GARAGE AND KITCHEN.
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.	• FACING BRICKWORK TO MATCH EXISTING • ROOF TILES TO MATCH EXISTING • WHITE UPVC DOUBLE GLAZED 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 ☑

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~~

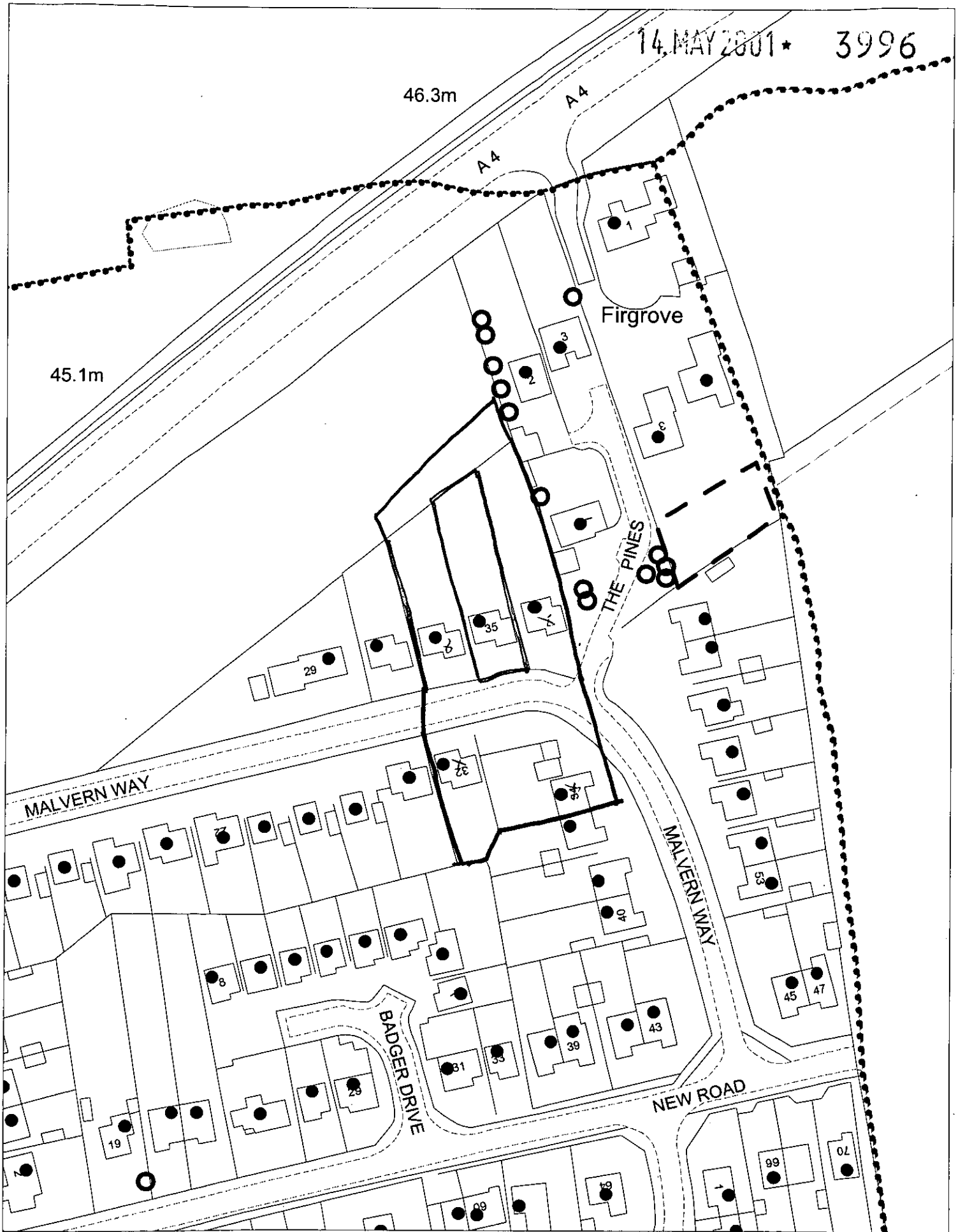
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MR & MRS T. RODDY.

Date 9-5-01

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



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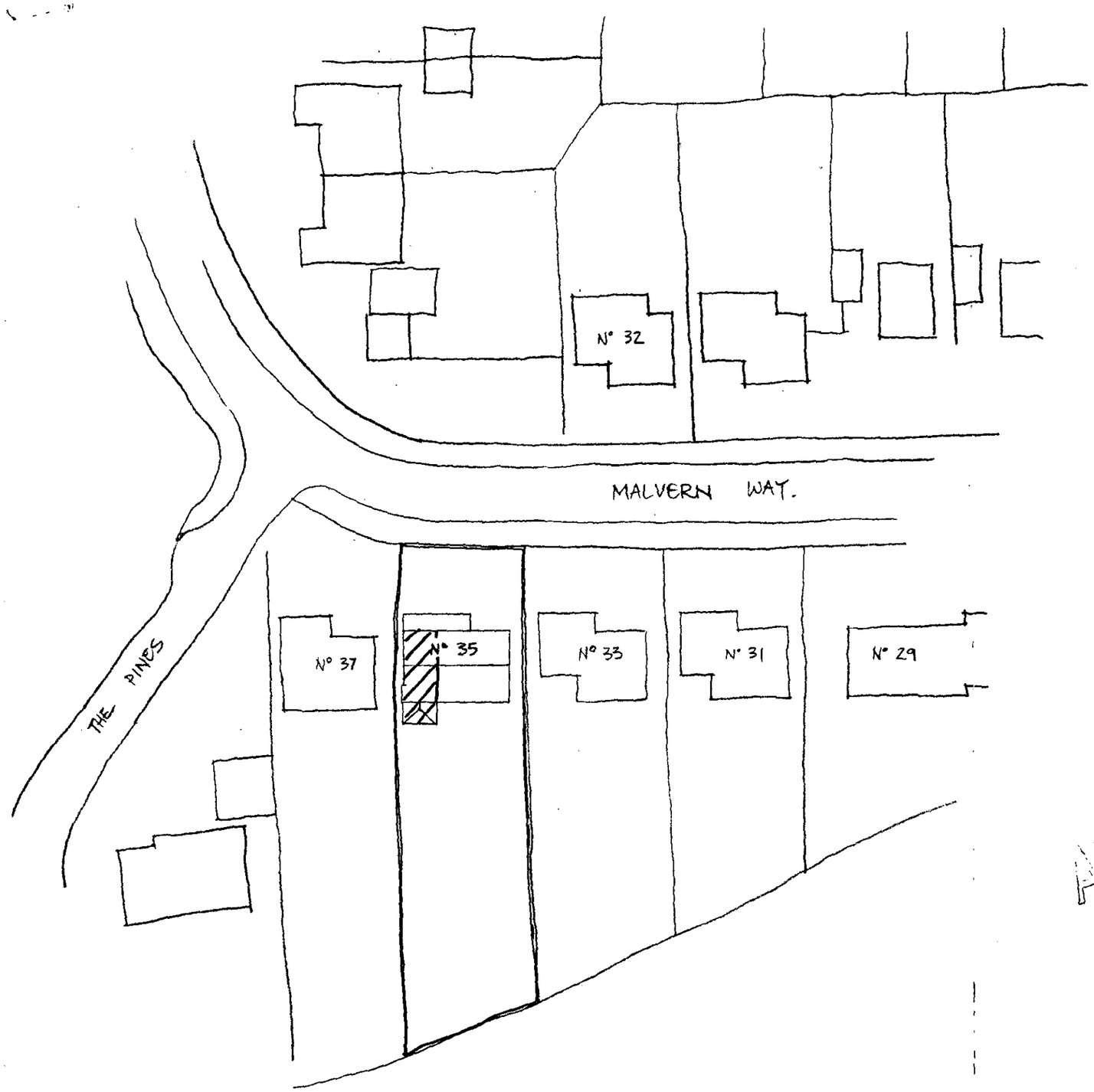
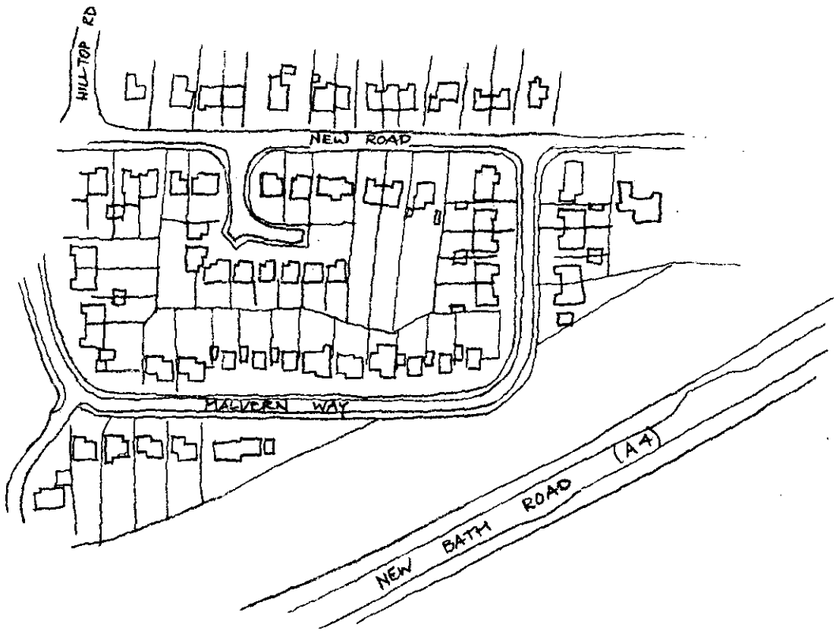
Development Control Section, Environmental Services, Wokingham District Council.
16 May 2001 Scale: 1 : 1250

N
W E
S

14.MAY2001* 3996



SITE PLAN
1:500



APPROVED

SITE LOCATION PLAN.
1:2500

SITE LOCATION & SITE PLAN

35 MALVERN WAY, TWYFORD

Drawing 01
Scale 1:2500 / 1:500

D26/3/01

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MALVERN WAY

FOOTPATH

NORTH

FRONT DRIVE

2 N° PARKING SPACES

EXISTING CONIFER

GRASS

EXISTING CHERRY

1 N° PARKING SPACE

GARAGE

WC

LOBBY

ENTRANCE HALL

LIVING ROOM

UTILITY

DINING ROOM

KITCHEN

N° 37

N° 33

0 10 20 30 40 50 60 70 80 90 100

EXISTING GROUND FLOOR

FALL

FALL

SHOWER

CUPD

BED N° 1

BED N° 2

GUTTER

BED N° 4

BATHROOM

BED N° 3

FLAT ROOF

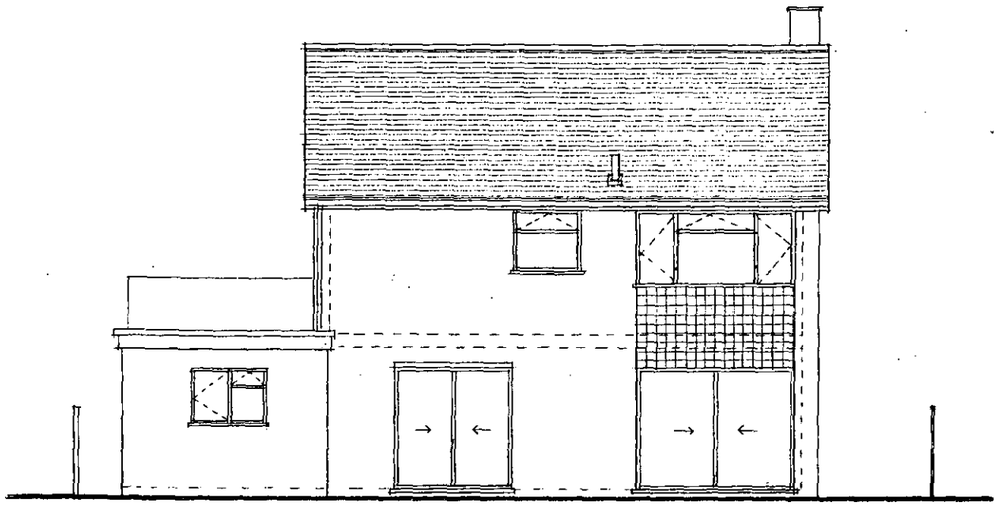
EXISTING FIRST FLOOR

EXISTING GROUND / FIRST FLOOR LAYOUT

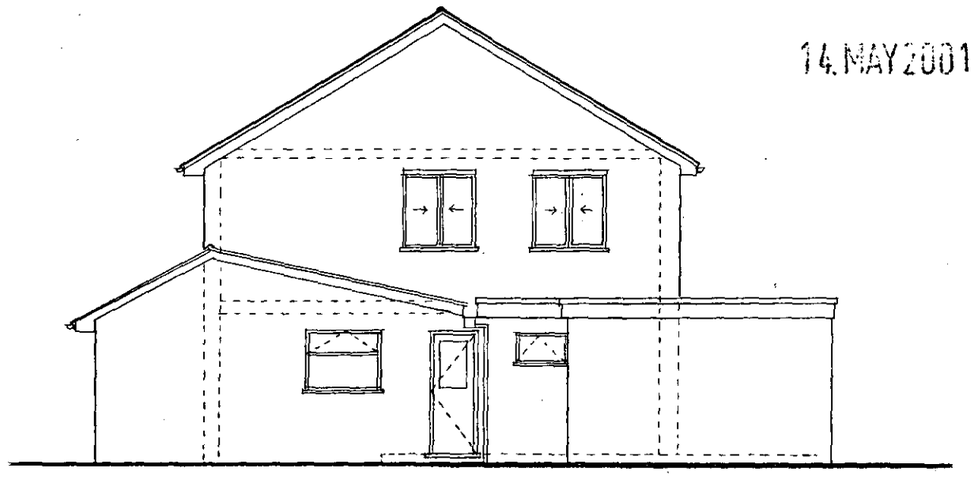
35 MALVERN WAY, TWYFORD

Drawing 02
Scale 1:100

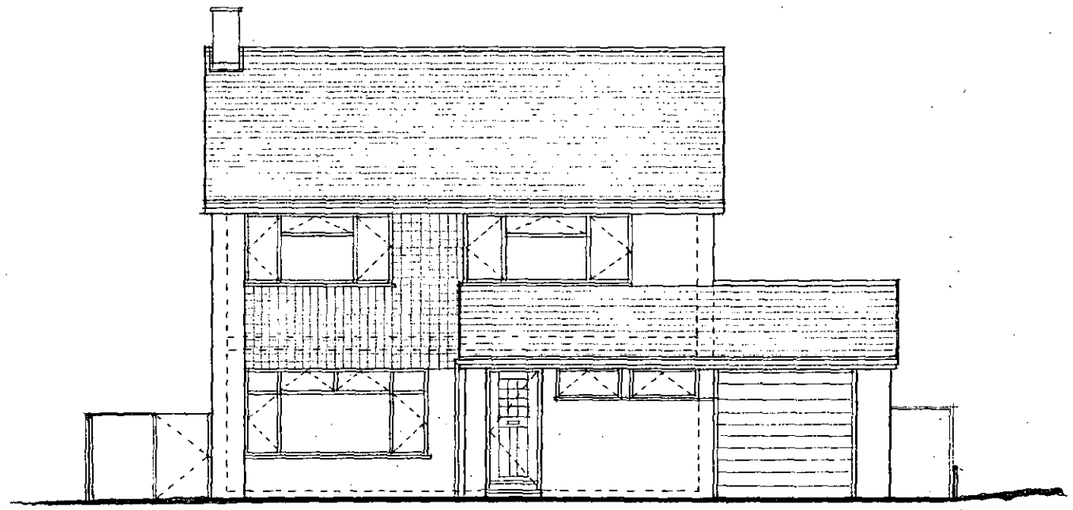
14 MAY 2001 * 3996



EXISTING NORTH ELEVATION

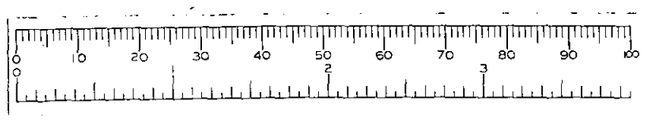


EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION



EXISTING ELEVATIONS

35 MALVERN WAY, TWYFORD

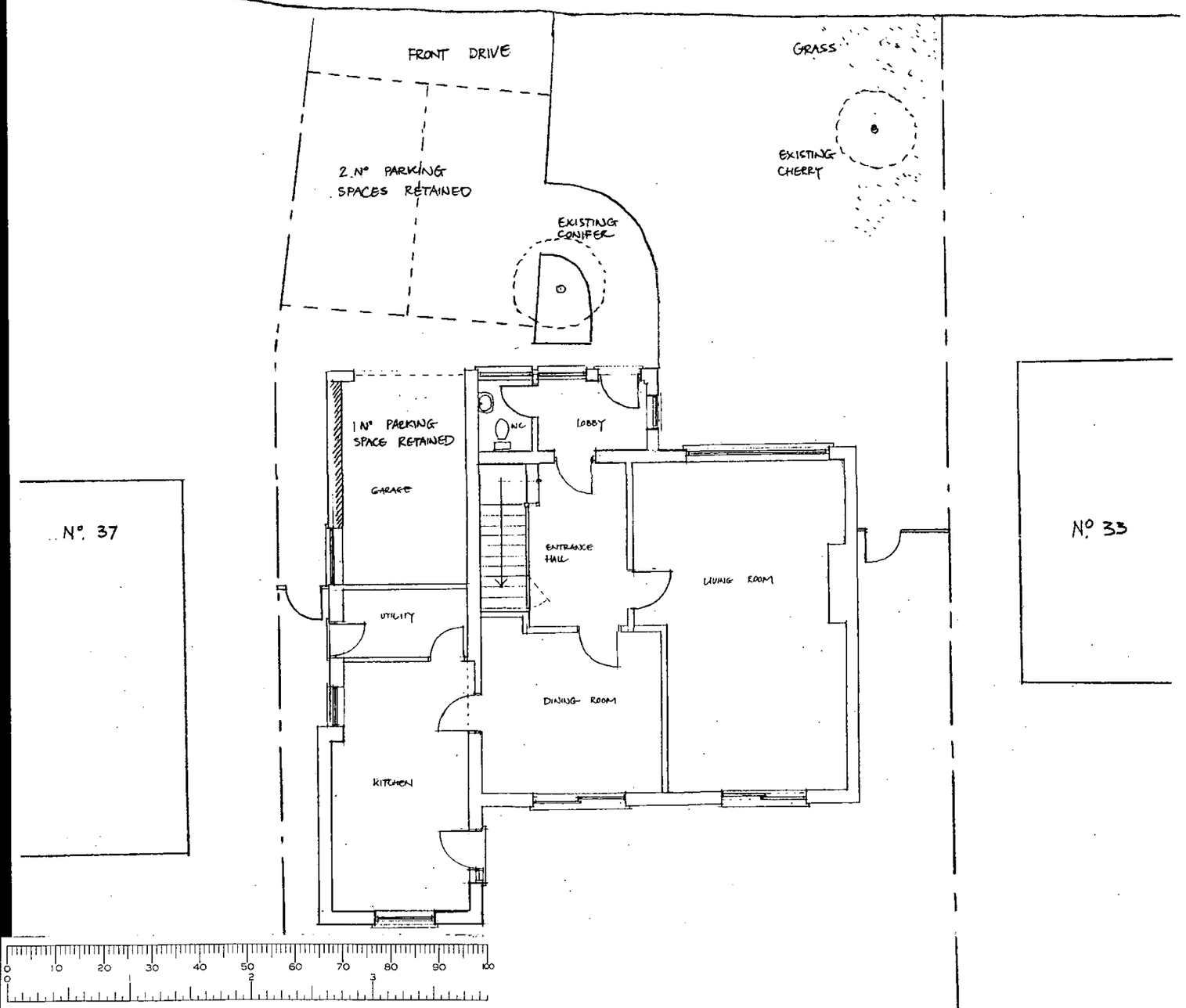
Drawing 03
Scale 1:100

14.MAY2001* 3996

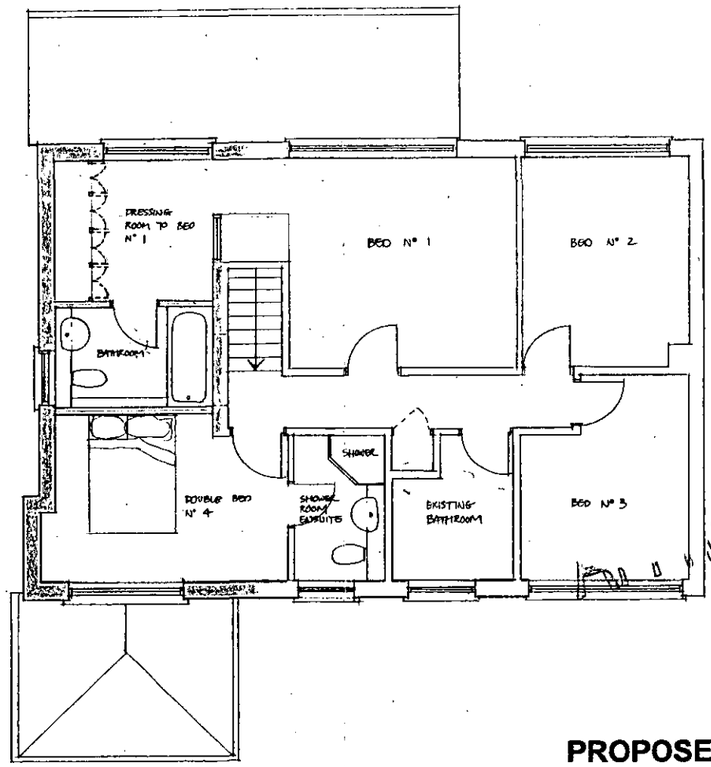
MALVERN WAY

FOOTPATH

NORTH



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

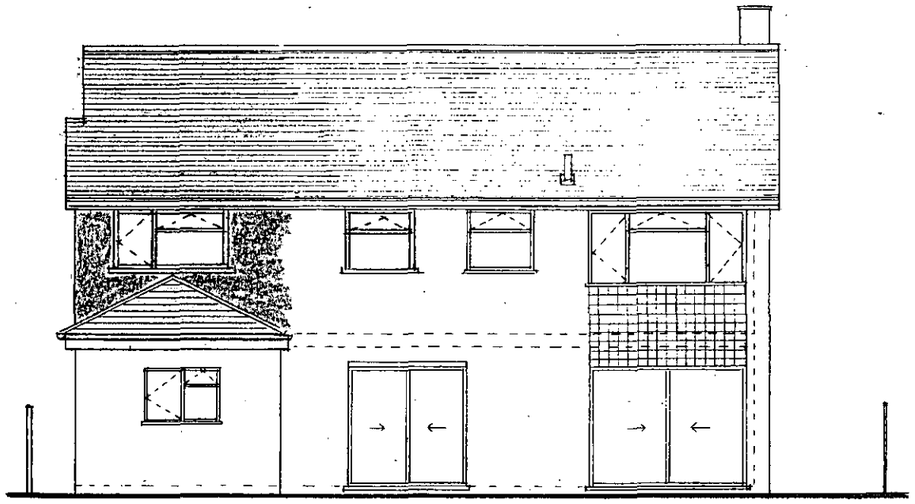
PROPOSED GROUND / FIRST FLOOR LAYOUT

35 MALVERN WAY, TWYFORD

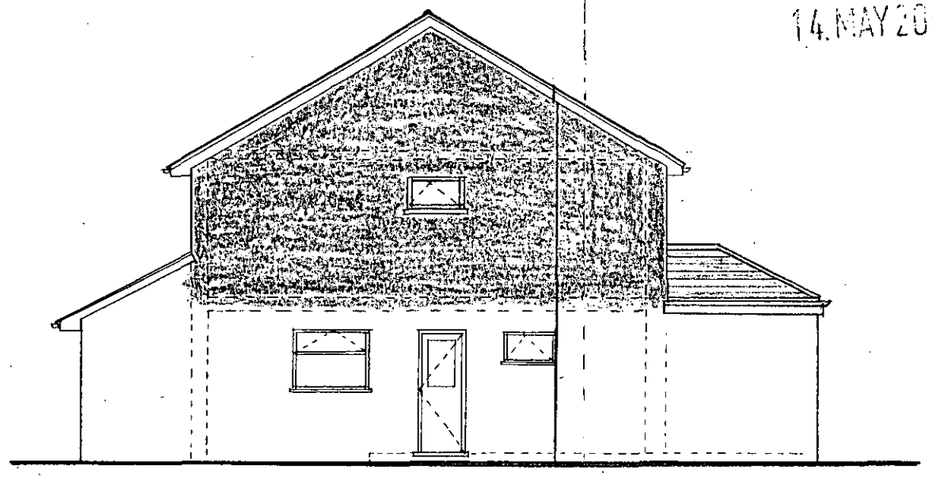
Drawing 04
Scale 1:100

26/3/02

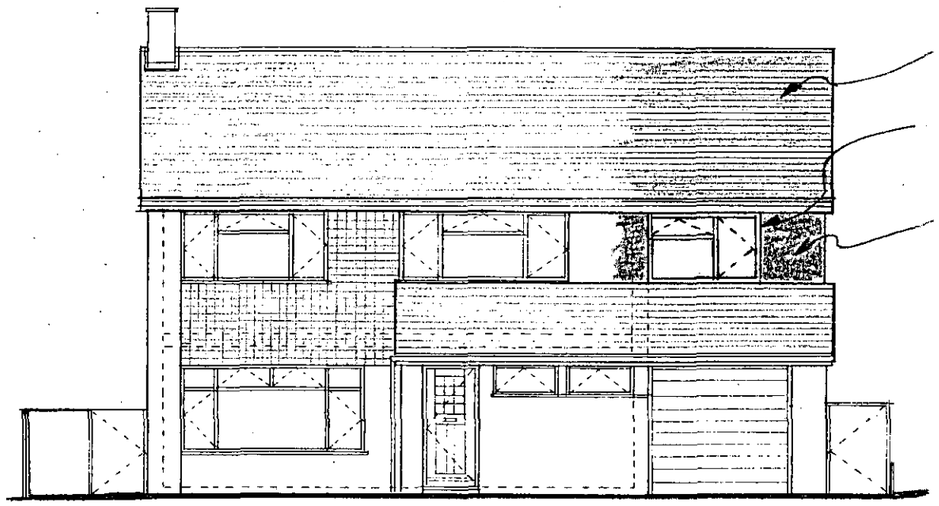
14.MAY2001 * 3996



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

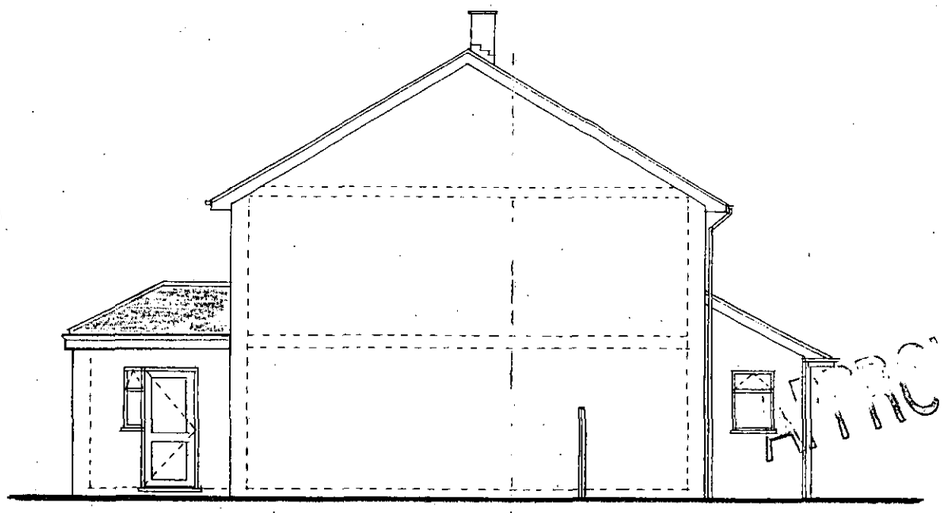


CLAY INTERLOCKING ROOF TILES TO MATCH EXISTING

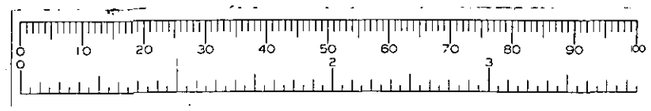
UPVC WHITE WINDOW FRAMES & DOUBLE GLAZING TO MATCH EXISTING.

FACING BRICKWORK TO MATCH EXISTING.

PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED ELEVATIONS

35 MALVERN WAY, TWYFORD

Drawing 05
Scale 1:100

AD 26/3/02