APPLICATION NO:

F/2000/2832

LOCATION:

33 Kibblewhite Crescent, Twyford Reading.

APPLICANT:

Mr F Defazio

PROPOSAL:

Proposed two storey side extension to dwelling plus front porch.

EARLIEST DATE FOR DECISION: **18/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
12/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F Defazio
33, Kibblewhite Crescent
Twyford
Reading
Berkshire
RG10 9AX

Application Number: F/2000/2832

Parish: **TWYFORD**

Location: **33, Kibblewhite Crescent, Twyford, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus front porch.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. 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.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. Prior to first occupation of the extensions hereby approved, the exposed flank of the remaining garage, following demolition of the application part of the property, shall be finished to a finish standard of brick work, made good, pointed, and built of a brick and brick bond that matches the original in all respects.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory visual appearance and to ensure no detriment to the occupiers of the adjacent dwelling.

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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/02/2001

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.

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2000/2832
.

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 F DeFazio
33 Kibblewhite Crescent
Twyford
Reading
RG10 9AX

Dear Mr DeFazio

PLANNING PERMISSION 2000/2832
SITE: 33 KIBBLEWHITE CRESCENT, 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 2000/2832 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 you 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 sincerely

GEORGE ALLPRESS
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2832	GA
BUILDING CONTROL NUMBER.	FX 2001/2109 North	
APPLICANT/~~AGENT~~	Mr F De Faria	
ADDRESS OF SITE	33 Kibblewhite Crescent TW4 5RD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext plus front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location rec'd 26/7/01	rec'd 18/10/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/8/01	

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/2000/2832	S & F Lane 124 Point O Woods Drive Daytona Beach Florida FL32114

App approved
Letter sent 02/03/01

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

Tel: 0118 974 6442

Date: **24 November 2000**

My ref: F/2000/2832

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/2000/2832
33, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side extension to dwelling plus front porch.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** *Application Number:* **F/2000/2832**
33, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side extension to dwelling plus front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6442

Date: **24 November 2000**

My ref: F/2000/2832

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

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John Mitchell

John Mitchell
Development Control Manager

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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 6442

Date: **24 November 2000**

My ref: F/2000/2832

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2832**
33, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side extension to dwelling plus front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2000/2832

Proposal:
Proposed two storey side extension to dwelling plus front porch.

Location:
33, Kibblewhite Crescent, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/12/2000. 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

24 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2832

Applicant: Mr F Defazio.

Location: 33 Kibblewhite Crescent, Twyford, Reading.

Proposal: Proposed two storey side extension to dwelling plus front porch.

Site Notice Displayed? :	YES	NO	DATE
	✓ Yes		01/01/01

Date of Neighbour Notifications : 24/11/00

Date of Site Visit : 28/11/00

Date Registered : 17/11/2000

Earliest Date for Decision : 18/12/2000

Latest Consultation Date/Site Notice Expiry Date : 18/12/2000
03/02/01

This application will have expired on: 12/01/2001. 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 :

Highways - recommend approval subject to the widening of driveway, crossover and appropriate conditions to ensure maintenance as such.

Environment Agency - in view of proximity of landfill gas it is considered unlikely that land fill gas would be a risk.

Twyford Parish Council - The Council would like to make the following comments:- i) The existing garage is attached to the neighbouring garage. A condition should be that they should make good their neighbours wall up to a standard suitable for external use as soon as possible after the demolition of their garage is complete. ii) The forward extension will result in a very steep path to the front door. A safe approach should be designed.

The owner of the adjacent unattached house has written expressing his concerns and objections to the application. The extension of no.33 in our direction may obstruct light and reduce our view - concerned with the structural integrity of their garage - alterations to the garage should be completed to a satisfactory standard - any pathway should be clear of our

property - and that suitable landscaping would be carried out to the remaining land.

The application has been revised since the initial submission. The revisions comprised: widening of the garage so as to comply with Plan Standards, and provision of a front garden parking space. Re-notification was carried out on the 24th January, and the consultation period expired on the 3rd February.

Highways reiterate their previous comments.

Twyford Parish Council - no comment.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2832

Appraisal :

The application property is the eastern half of a semi-detached pair of houses which is situated on the north side of Kibblewhite Crescent. The location is characterised by groups of detached and semi-detached dwellings. Kibblewhite Crescent is a cul-de-sac and the application premises is close to its eastern end. The land rises such that the application property is on considerably higher ground than the road itself. The land level falls north to south, but the level of the road and houses, levels out to the west such that the houses further west along the Crescent are at around the same level as the road.

The application proposes a two storey side extension with front porch projection. The design approach is one normally found on houses of this type. The extension would be subservient in scale to the existing building, with both the new ridge lower than the existing and the front elevation recessed behind the existing front elevation.

The design is considered to be in keeping with the character of the exiting dwelling and not to result in harm to the street scene.

No flank windows are proposed, and the front and rear windows would not materially alter the existing relationship between this and the adjacent dwellings.

The adjacent unattached no.32 has no habitable room windows in its flank elevation, therefore no material loss of light.

The application involves demolition of part of a joint garage. A gap of around 0.7 metres would be created between the new boundary/party wall where the approximate centre point of the existing garages is, and the proposed flank wall. The neighbour then has its own garage and a gap between the garage and their house. Given the separation between site and adjacent dwelling, there is therefore not considered to be any overbearing impact.

The application fails to comply with Plan standards in so far as it does not comply with off street parking requirements.

Four bedrooms are proposed, whereas only two parking spaces are proposed. Highways require an additional parking space and have asked that a condition be imposed to ensure a driveway/parking area is provided at a width of 4.8 metres.

However, the topography of the location is such that the application property is on considerably higher ground than the level of the road. If a two car width driveway was provided, it would, because of the difference in land levels, have a considerable visual impact, and moreover the impact would be such that the driveway would be very prominent and harmful to the street scene.

It is therefore recommended that the Plan standards be relaxed in this instance. The alternative would be to refuse planning permission for the short fall of one parking space alone. In all other respects the application is considered acceptable.

Recommendation: Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number: F/2000/2832
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
5	C049	R049	GARAGE (S) TO BE RETAINED FOR VEHICLE PARKING
5			Non Standard
approved, the exposed flank of the remaining garage, following demolition of the application part of the property, shall be finished to a finish standard of brick work, made good, pointed, and of a brick and brick bond that matches the original in all respects.			Prior to first occupation of the extensions hereby
			Reason:
ensure no detriment to the occupiers of the adjacent dwelling.			To ensure a satisfactory visual appearance and to
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2	N07		ACCESS CONSTRUCTION (AGENCY)
3			Prior to commencement of the development hereby approved you are advised to contact the Environment Agency and seek their advice given the proximity of a landfill site. It may be necessary to incorporate measure to ensure against gas migration.

21/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 33 Kibblewhite Crescent, Twyford, Reading.

APPLICATION NUMBER: F/2000/2832

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising mix of semi-detached and detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached no.34 to the west, unattached no.32 to the east - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES No trees in the vicinity of the proposed extension.

ACCESS/PARKING Garage plus front parking for one cars.

LEVELS House about 2.0-2.5 metres above the level of the road, land rising to the north with fall west to east and to the south.

BOUNDARY TREATMENT Open plan to the front timber fencing at rear.

OTHERS None

Date: 24 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2832

Location: 33, Kibblewhite Crescent, Twyford, Reading.

Proposal: Proposed two storey side extension to dwelling plus front porch.

Applicant: Mr F Defazio.

Case Officer: George Allpress

The new plans show the following: Increased width of garage/side extension and inclusion of front parking area.

Comments are required by 03/02/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

CONDITIONAL APPROVAL

1. C049, R049
2. C122, R122.
3. The driveway must be widened to 4.8 metres, it shall be constructed of a bonded material and the associated crossing extended to accommodate this.
   Reason: Interests of highway safety & convenience.

Adam Coggins 29/01/01

VICES | HPT
TLS
Enf
COPIES TO: | ACK:
FILE:

Date: 24 January 2001

To: Twyford Parish Council

We have received Revised Plans for the following planning application:

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Comments are required by 03/02/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

No Comment.

30/1/01.

Twyford P.C.

Date: 24 January 2001

To: Case Officer

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Application Number: F/2000/2832

Location: 33, Kibblewhite Crescent, Twyford, Reading.

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Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2832 (Planaps) / (Ludhouse) Date Rec. 18/01/01

Location: 33 KIBBLEWHITE CRESCENT, TWYFORD, READING Parish TWYFORD

Applicant: MR F. DEFAZIO

Description of attached plans INCREASED WIDTH OF GARAGE/SIDE EXTENSION AND ~~PROVISION~~ INCLUSION OF FRONT PARKING AREA.

Drawing No's: UNNUMBERED

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ~~NEIGHBOURS~~

Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 25, 26, 32 & 34 KIBBLEWHITE CRESCENT

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER

Consultations Sent by Admin. on 24.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 15 January 2001
My ref: LB/2000/1863
Your ref: F/2000/2832

Mr F Defazio,
33 Kbblewhite Crescent,
Twyford,
RG10 9AX

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 Sirs,

33 KIBBLEWHITE CRESCENT, TWYFORD – F/2000/2832

I refer to your current planning application at this property. The application has been held in abeyance for some time. This Authority is under considerable pressure to determine planning applications within a reasonable time frame. I would therefore advise you that if I have not heard from you or received revised drawings within 14 days from the date of this letter, then it will be assumed that you no longer wish to proceed with the application and it will be deemed withdrawn.

Yours faithfully,

John Mitchell
Development Control Manager.

Rec'd 2.00pm 2.1.01 G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2000/2832 relates.

Address of site 33 KIBBLEWHITE CRESCENT

TWYFORD READING BERKS.

Signed F de Fazio

Date 1.1.01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

9042588857

POL	TLS
DC GA	ENF
PP	
CS	37613
11 DEC 2000	
COPIES TO:	ACK:
	FILE:

From: S E J & FM Lane

124 Point O Woods Dr
Daytona beach
Florida FL32114
Tel: [1]-(904)-258 8857
Fax: [1]-(904)-947-9800

The Development Control Officer
Wokingham District Council

December 8, 2000

REPLY BY
27 DEC 2000

Dear Mr Mitchell,

Proposed Extension – F/2000/2832 - 33 Kibblewhite Crescent, Twyford

I am the owner of 32 Kibblewhite Crescent writing in response to a fax regarding the Title planning request. I am not sure whether you faxed me directly or through Stuarts Letting Agents. Whichever, I am grateful for the information that, I have to say, causes me some concern.

From this distance it is difficult to imagine how the extension can place and more importantly how it might affect my property at No: 32. We will be attempting to sell the property within the next 3 months and have serious worries as to how this will affect the selling process. It will be difficult for me to get into your office to view the application from Daytona Beach so I wonder whether there anything you can do (perhaps by fax) to give me a little more information about the proposal which will perhaps reduce my concerns.

I would appreciate your response by fax because the normal mail system across the Atlantic is very slow

Yours sincerely,

S E J Lane

Faxed 3.25pm 11/12/00

* * * COMMUNICATION RESULT REPORT (11. DEC. 2000 15:23) * * *

TTI WDC POST ROOM

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
2255 MEMORY TX		001904947980O	OK	5/5

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

DEC-08-00 07:50 PM John & Frances Lane 9042588857 P.01

9042588857

PLANNING SERVICES	RPY
POL	TLS
DC GA	ENF
APP	
CS 37613	
11 DEC 2000	
COPIES TO:	ACK:
	FILE:

From: S E J & FM Lane

124 Point O Woods Dr
Daytona beach
Florida FL32114
Tel: [1]-(904)-258 8857
Fax: [1]-(904)-947-9800

December 8, 2000

The Development Control Officer
Wokingham District Council

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@ 300 c/s

TYPICAL





REAR

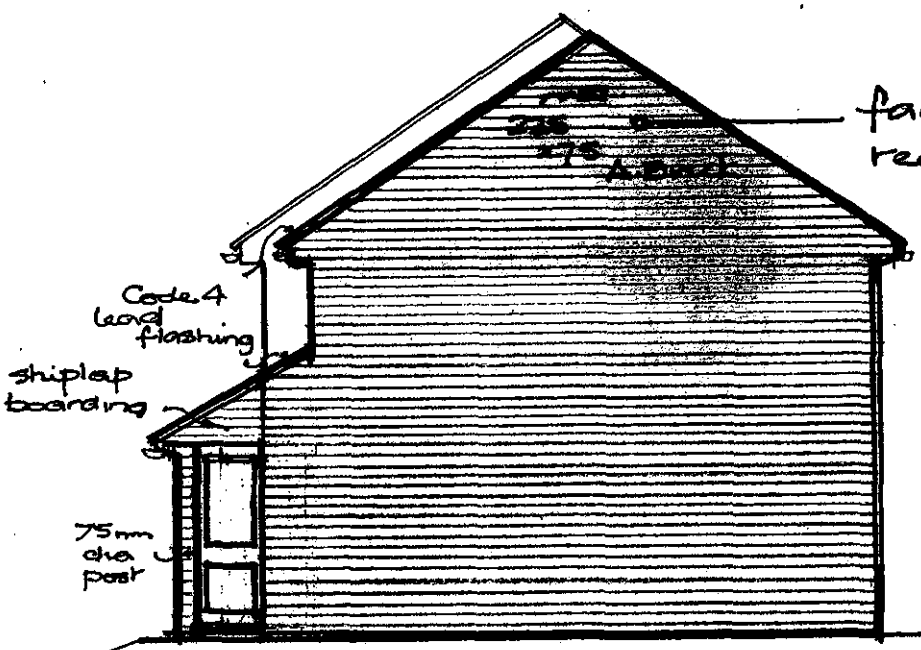
SI

Walls: Below ℄ to be 100 mm 7N Conc. blocks with weak concrete infill.

Above ℄ to be 105 facing brick
50 cavity with Rockwool cavity batts in void
100 mm Thermalite inner leaf with 19 mm plaster.

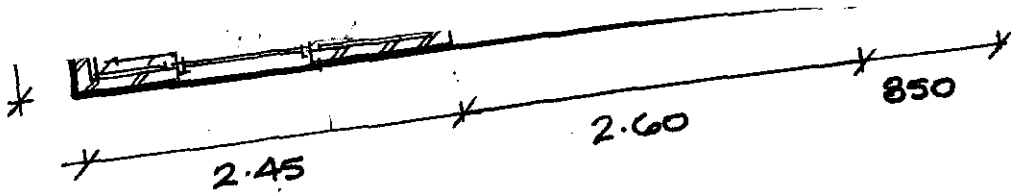
steel ties @

FIRST FLOOR PLAN



SIDE

dations: 600 x 250 ZIN. Concrete ~ depth to be determined by on site subsoil conditions but must be a minimum of 1.00m if in clay.



ROUND FLOOR PLAN



FRONT

Building Construction Details:

Drainage: S.W. into exts gutterin
& S.W. system.

F.S. into exts. F.S syst

2.60

2.45

GROUND FLOOR PLAN



FRONT

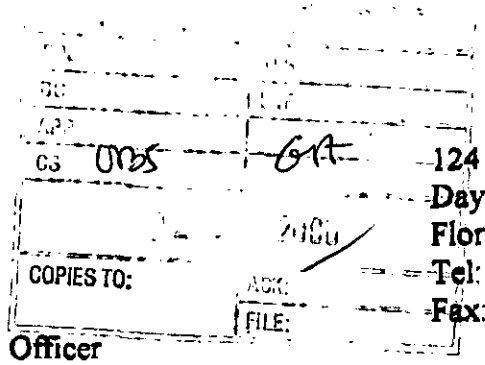
Building Construction -

Drainage: S.W. into

& S.W

F.S. into

9042588857



From: S E J & FM Lane
124 Point O Woods Dr
Daytona beach
Florida FL32114
Tel: [1]-(904)-258 8857
Fax: [1]-(904)-947-9800

The Development Control Officer
Wokingham District Council

December 11, 2000

Dear Mr Mitchell,

Proposed Extension – F/2000/2832 - 33 Kibblewhite Crescent, Twyford

Thank you for your promptly faxed reply to my previous letter. I have reviewed the proposed extension plans and would like to put forward the following comments and concerns:

a. It would appear that the garage adjoining our garage would be demolished. If this is indeed the case then we would require assurance that such demolition will not effect the structural integrity of our garage. We are especially concerned with the partition wall between the current garages and the roof that may not have a join exactly in line with the current division.
b. If the extension does take place then we would wish that the garage alterations are completed first to minimize the nuisance and disturbance on our property.
c. We assume that the current dividing wall at the rear of the properties would remain.
d. We would want to be assured that the pathway to the proposed side entrance is clear of our property.
e. We would wish to be assured that the land on the right side of the new garage driveway will be finished or landscaped in a tasteful manner.

Additionally we wish to make the following objections:

f. We contend that the new extension moves No: 33 significantly closer to our property line; that it may obstruct our light and will certainly substantially reduce our view down the crescent from the front of our property past the new extension.

I am grateful for the opportunity to indicate our objections and concerns. Perhaps you would be kind enough to continue with the fax method to keep us advised of progress in this matter.

Yours sincerely

RECEIVED
26 NOV 2000
37661

FROM: George Allpress

DATE: 24 November 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/2832

Proposal: Proposed two storey side extension to dwelling plus front porch..

Site Address: 33, Kibblewhite Crescent, Twyford, Reading.

Applicant: Mr F Defazio .

Your observations are required in respect of this application **by 18/12/2000** .

DELEGATED

The Council would like to make the following comments:-

i) The existing garage is attached to the neighbouring garage. A condition should be that they should make good their neighbours wall up to a standard suitable for external use as soon as possible after the demolition of their garage is complete.

ii) The forward extension will result in a very steep path to the front door. A safe approach should be designed.

SIGNED: _____ DATE: 4-12-00

Clerk To Twyford Parish/Town Council.

Our ref: SP\2000\2769
Your ref: F/2000/2832

Date: 4th December 2000

ENVIRONMENT AGENCY

37531

GA

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

Attention: GeorgeAllpress
Dear Sir

PROPOSED ERECTION OF 2 STOREY SIDE EXTENSION PLUS FRONT PORCH AT 33 KIBBLEWHITE CRESCENT, TWYFORD, READING

Thank you for your letter dated 24th November 2000 which was received on the 27th November 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/24. The Environment Agency has no objection to the proposed development.

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:

Distance from site	*Landfill name*
145 metres	King George's Field, Twyford

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

PP **Sarah Paxman**
Development Planning Officer

Cc. Mr F Defazio, 33 Kibblewhite Crescent, Twyford, Reading

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

GHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 24 November 2000

Application Number: F/2000/2832

Proposal: *Proposed two storey side extension to dwelling plus front porch.*

Parish: TWYFORD PARISH

Site Address:
33, Kibblewhite Crescent, Twyford, Reading.

Applicant:
Mr F Defazio .

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).

Comments.

The proposed garage does not meet our standards. Please submit a revised plan showing the garage with minimum internal dimensions of 2.5 metres x 5.0 metres.

Highways also require an additional plan showing the parking layout for a further 2 vehicles within the curtilage of the property. The spaces should be marked on accurately with minimum dimensions:

4.8m x 2.4m (standard)
5.5m x 2.4m (in front of garage).

Signed: _____ **Print name:** Adam Coggins.

28/11/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 NOV 2000
Officer: GA	Application No. F/2000/2832

Map No. 29 Site 0:03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH

Location: 33 KIBBLEWHITE CRESCENT

Parish: TWYFORD Ward: TWYFORD

24.11.00

Applicant: MR DEFAZIO

Fee Received 95-00 (2) 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	Parking layout (3 vehicles)	24.11.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Do they need to serve notice on adj. property as they are planning to demolish their half of a shared garage & make good the dividing wall?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24:11:00 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 250m landfill Site consultation ✓

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: S/N + 25, 26, 32 & 34 Kibblewhite Crescent
6 Southview Close
Hilltop Farm Bungalow, Southview Close

1305A

Environmental Services

For office use only.
Application number: 17.NOV.2006* 2832

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. F. DEFAZIO
	Address and postcode	33 KIBBLEWHITE CRES TWYFORD RG10 9AX
	Phone number	0118 9 340422
●	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	33 KIBBLEWHITE CRES TWYFORD RG10 9AX
4	Give brief details of the proposal for example, two storey side extension.	About the application: 2 STOREY SIDE EXTENSION & FRONT PORCH
●		

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 BRICK - RED/BROWN ROOF TILES - BROWN	
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

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 9.11.00

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

1933

ADDRESS 33 KIBBLEWHITE CRESCENT PARISH TWYFORD

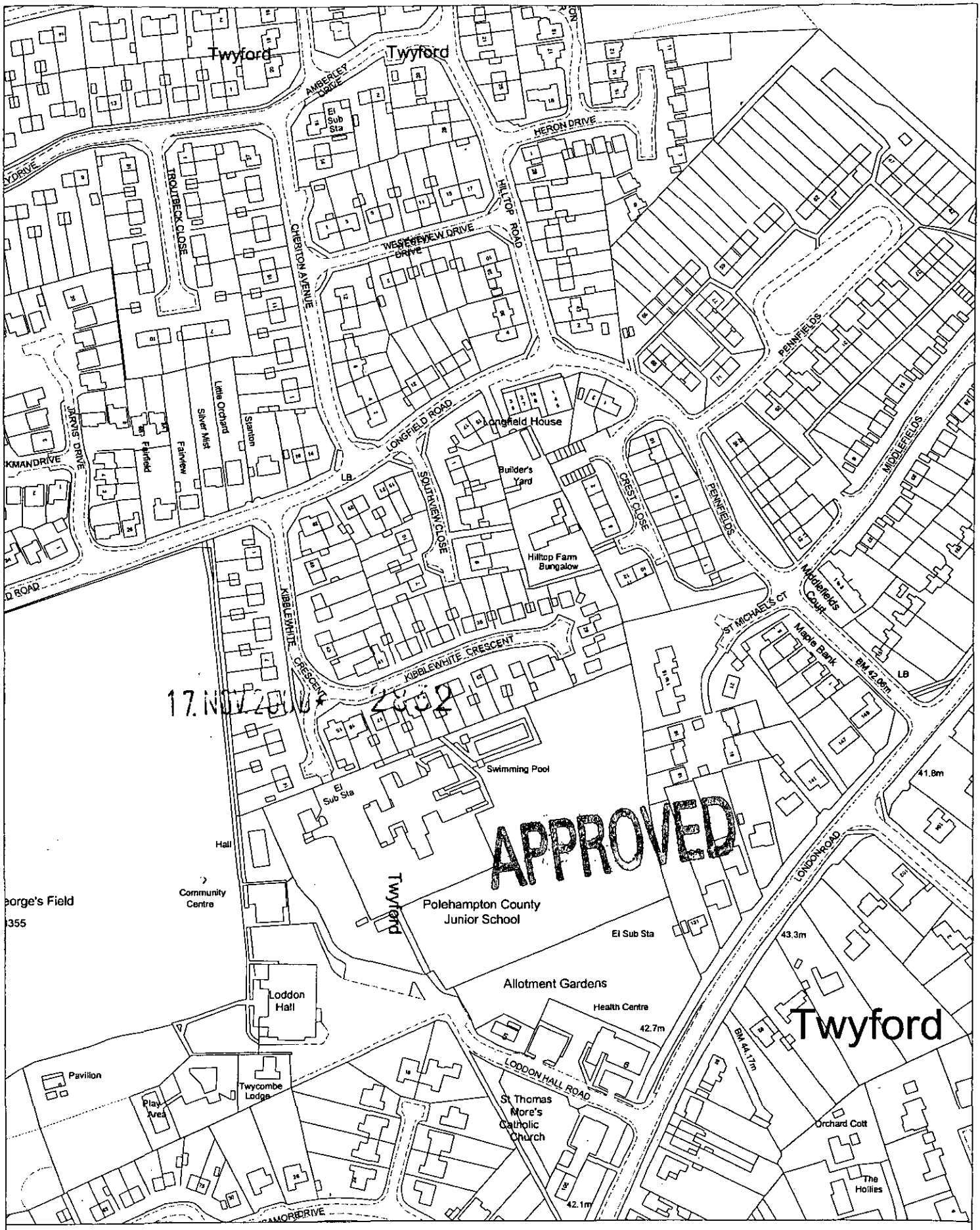
PLOT No. ORD. SHEET No. SU. 78762

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/1142/62	REYNOLDS & SONS	O/L	7-9-62	C
44/63	"	LAYOUT, ROADS, SEWERS	63	APP C
63/66	"	S/DES. HOUSE & GARAGE	15-6-66	APP C

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 2500

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Date: 8 November 2000

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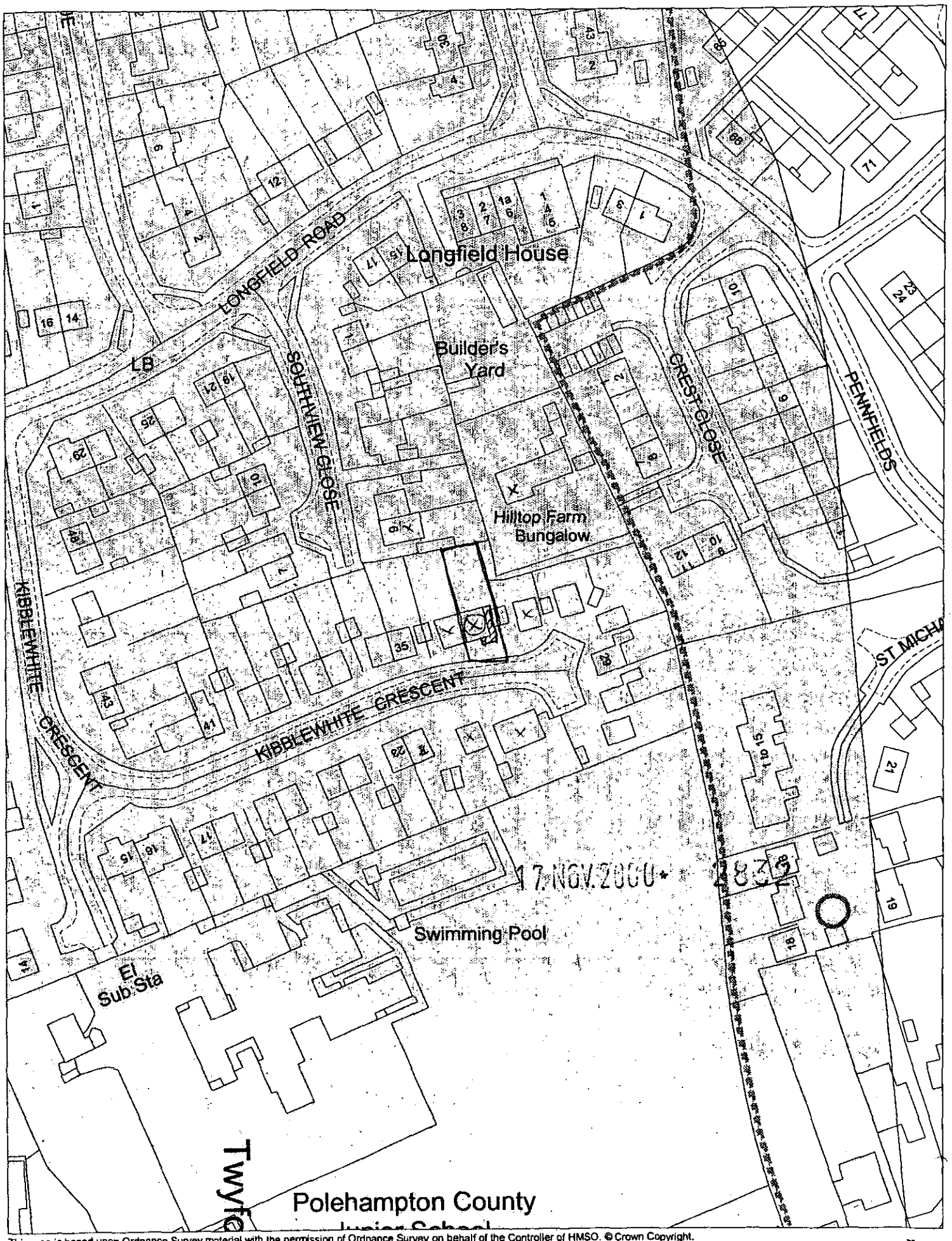

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Development Control Section, Environmental Services, Wokingham District Council.
22 November 2000

Scale: 1 : 1250

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