X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0910

LOCATION:
Land At 27 & 29 Wargrave Road, Twyford Reading.

APPLICANT:
Thames Valley Housing C/O The Keen Partnership

PROPOSAL:
Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thames Valley Housing
C/O The Keen Partnership
Culham House
122 Castle Street
READING
Berkshire
RG1 7RJ

Application Number: F/2000/0910

Parish: **TWYFORD**

Location: **Land at 27 & 29 Wargrave Road, Twyford, Reading**

Proposal: **Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)**

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. The conditions imposed on Planning Consent 99/69957/F shall apply equally and in full to the development hereby approved.

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

Reason
2. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 23 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.

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0910

Applicant : Thames Valley Housing C/O The Keen Partnership.

Location : Land At 27 & 29, Wargrave Road, Twyford, Reading.

Proposal : Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)

Site Notice Displayed ? : YES ✓ NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 4/4/00

Date Registered : 16/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

① Conservation – No objection to amendment e'vo may enhance the street frontage relationship of new buildings and existing.

② Neighbour notifications – No replies.

③ Twyford PC – No comments on application. Noted a number of other changes. Have the four flats changed? (Officer note ① As its a revised application all amendments can be reconsidered. ② four flats will remain unchanged and condition will be put on to this effect).

Planning History

99/69957/F – Demolition of No 27 and erection of a pair of semis and a block of 4 flats.
Approved at Committee 15/12/99.

98/67504/F – On adjoining site. No 29 conversion of No 29 into flats and erection of new extensions.
~~[illegible]~~ Approved add date
– Now subject to a further application

Proposal

1/ Impact on the visual amenity of the streetscene and Twyford Village Conservation Area

The proposal seeks to revise the position of the semi's only. No changes are proposed to the siting of the flats or to the elevations of the flats or semi's, which have been approved under 99/69957/F.
This allows for a greater setback from Wargrave Road and brings the semi's back broadly in line with the front of No 27 (now demolished). This will enable a large area to be provided to the front of the property, both for landscaping and to provide an element of visual relief in the streetscene. It is considered the revision will represent a material improvement in the amenity of the streetscene by providing an additional 2.5m to the front of the dwellings. This will also preserve the appearance of Twyford Village Conservation Area.

2/ Impact on residential amenity of 25 Wargrave Road

The revised position of the semi's will ensure that the small side ~~[illegible]~~ secondary window to No 25 will no longer be obscured by a flank wall. This obviously represents a material improvement.
As a consequence, the semi's are now 2.5m further back into the application site. This will bring the rear elevation of the semi's level with that of the dwelling at No 27 (now demolished). The result is that the dwellings will be 8.5m beyond the rear wall of No 25 Wargrave Road. (The recently approved rear conservatory at No 25 has been excluded from this calculation). In normal circumstances, this length of building would be unacceptable. However, account has to be taken of the position of No 27 as it stood.

Application Number: F/2000/0910

Appraisal :

The rear building lines of No 27 and the semi's are identical, and the latter are an additional 1m off the boundary with No 25. However, the elevations and roofscapes of the two are very different. The semi's provide a gable end as opposed to a hipped roof and there will be an additional 3.5m depth of roof from the ridge of No 27. In addition, there will be an increased in the height of the flank elevation by 2m.

On balance, and taking into account the substantial structure (shed) which exists in the rear garden of No 25, it is not considered that this would be sufficiently detrimental to the amenity of No 25 to be able to recommend refusal on overdominance. The semi's are to the north of No 25 and will therefore have no impact in terms of overshadowing.

3 Other changes

These include the introduction of paths from the rear patios of the flats and semi's to the car park. The steps on the accessway which runs along the north side of the flats have been removed and replaced with a ramp. These are deemed acceptable.

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

(tick appropriate box)

Application Number F/2000/0910
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
①	SC01	SC02	
②		SR04	The conditions imposed on planning consent 99/60957/F shall apply equally and in full to the development hereby approved.

RECORD OF SITE VISIT

SITE ADDRESS: Land At 27 & 29 Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2000/0910

OFFICER: Heather Morgan

DATE OF SITE VISIT: 4/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. On front gate

2. DESCRIPTION OF SURROUNDINGS Residential - Conservation Area

3. DESCRIPTION OF SITE/BUILDING No 27 is an extensive chalet style building. Set back from the road

4. RELATIONSHIP TO ADJOINING PROPERTIES Property to the north

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Tel: (0118) 974 6446

Date: 12|5|00

My ref: F/2000/0910

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0910
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22|5|00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0910**
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6446

Date: 12/5/00

My ref: F/2000/0910

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
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Dear Councillor

Application Number: F/2000/0910
Land At 27 & 29, Wargrave Road, Twyford, Reading.
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If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Watson pp

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 12/3/00

My ref: F/2000/0910

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0910
Land At 27 & 29, Wargrave Road, Twyford, Reading.
Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F).

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Yours faithfully

Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0910

Proposal:
Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)

Location:
Land At 27 & 29, Wargrave Road, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. Written comments submitted will become available for public inspection.

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

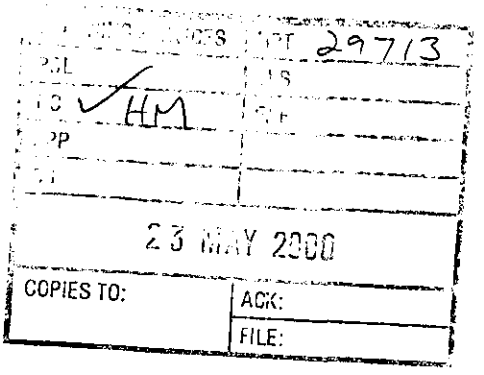
Head Planning and Transportation

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Our ref CDK/jm 7011/20

15th May 00

Dear Heather,

RE: RESITING OF SEMI DETACHED HOUSES ADJACENT TO 25 WARGRAVE ROAD

Further to our recent telephone conversation I confirm the scale of the drawings is 1:100 and not 1:250 and not as shown on the Application Drawings.

For the sake of clarity I enclose an additional 6 copies for your use.

With regard to the side elevation of the existing building at No 27 this is also to the scale of 1:100.

I trust this clarifies the situation and look forward to hearing from you shortly.

Yours sincerely,

Christopher D Keen.
Keen Partnership

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

John

Elevations should be 1:[redacted]100 not 1:250.

I've rung the agent and asked for revisions.

He's also going to confirm elevations of No 27. are 1:100.

I'm hoping we'll sign this on the basis they'll come in in the next few days.

I would issue subject I've got the right plans.

urse, still be able to talk to a Customer Service
u.

on the UK mainland**.

ce including its terms and conditions. Please take

ve you access to the new service via your main
November you should use **08456 01 33 99*** (a local
o enable you to use the service straight away. **This
telephone number will be withdrawn in the near**

ve your PIN, above account number and sort code
mated voice guide you through the service.

to use, as well as fast and reliable, and I hope you
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932 3783

2060165 ulthen/S

by the Personal Investment
nd IMRO for investment

Member of the NatWest and Gartmore
Marketing Group advising on the life
assurance, pensions and unit trust
products only of that Marketing Group

FROM: Heather Morgan

27808

DATE: 22 March 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/0910

Proposal: Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F).

Site Address: Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant: Thames Valley Housing C/O The Keen Partnership.

Your observations are required in respect of this application **by 15/04/2000** .

The Council has no comment on the proposals of this application, however we have noticed that there appear to be changes elsewhere on the site that have not been the subject of revised plans - have the four flats changed?

We would appreciate your comments.

1. Siting has not changed
2. Elevations have not changed.
3. Bin Stores → conditions application.
4. Provision of rear patios and rear footpaths (New)
5. Ramp from car park alongside flats (New)
6. Servis - new footpaths from back of home to cp (New)

SIGNED: [signature]

DATE: 28-3-00

Clerk To Twyford Parish/Town Council.

FAX COVER SHEET

TO: Chris Ison

FROM: Heather Morgan

DESTINATION FAX No: 0118 951 0866

DATE: 9/5/00

TIME: 3.15

SUBJECT: 27 Wargrave Road f/2000/0910
Amendment to 99/69957/f

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 1

Refer to my telephone message of 3/4/00 requesting the side elevation of No 27 as viewed from No 25. I need this in order to assess the impact of the height and location of No 27 against the proposal.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

To date, I have not received the plans. Please forward as soon as possible.

Regards Heather Morgan

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0910

Proposal:
Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)

Location:
Land At, 27 & 29, Wargrave Road, Twyford, Reading

This application is being advertised in the Reading Chronicle newspaper on the 31/03/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/04/2000** from the date of this notice. 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 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.

Date: 31/03/2000

To:
Conservation Officer

23 MAR 2000

From: Heather Morgan

Date: 22 March 2000

Application Number: F/2000/0910

Proposal: Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F).

Site Address:
Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant:
Thames Valley Housing C/O The Keen Partnership.

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

I HAVE NO OBJECTION TO THIS AMENDMENT AND IT MAY ENHANCE THE STREET FRONTAGE RELATIONSHIP OF NEW BUILDINGS AND EXISTING

Harold Sandon
04.04.00.

FILE NOTE 3/4

Requested existing side elevation of No 27 from No 25 for comparative purposes.

JEPM

NOTE

Green Site Notice erected on 30/3/00.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 3/4 Time 11.50

WHILE YOU WERE OUT

Name Vic Hester

Of

Phone No. 0207 629 7010 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Molly Millars Lane

Signed Jan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29/2/00 VALID 16/3/00	Map No. ..... Site ..Q.:08...
Officer: HM | Application No. F/2000/0910	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED ERECTION OF 2 DWELLINGS (RESITING OF DWELLINGS APPROVED ~~ADJACENT SIDE AS WARGRAVE ROAD~~ ON CONSENT 99/69957/F)

Location: 27/29 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford & Ruscombe 2013

Applicant: THAMES VALLEY HOUSING re-application

Fee Received 00-00 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 ..... Twyford .....

Listed Building 1 2 2*

Advertisement Required ..... Cons area not listed .....

Date Site Notice Sent : 22/3..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK .....
Conservation Officer	NK ✓ 22/3
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

25, 31, 33, 28 & 30 Wargrave Rd

6, 7, 8, 9, 10 Thurbury Green

22/3

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

18 MAR 2000 0910

Our ref CDK/mjm 7011/10

22nd February 00

Dear Ms. Morgan,

RE: 27/29 WARGRAVE ROAD, TWYFORD.

Further to my discussions with Frederick Sedgewell, the owner of 25 Wargrave Road. I understand that he has been in contact with your Council and the local committee member and agreed the principle of moving the semi-detached houses back in the site so the back wall is level with the existing wall of the chalet bungalow, which is to be demolished.

I will be receiving a letter shortly supporting this amendment from Mr Sedgewell.

I therefore enclose a Formal Planning Application asking for this amendment and understand that a fee is not required in this instance.

I would be grateful if you could deal with this matter as soon as possible as there should not be any queries with regard to detail as this was thrashed out during the previous application.

Finally I look forward to receiving Conservation Area Consent for the demolition of No 27 and the parts of No29 as soon as possible so works can proceed.

Yours sincerely,

Christopher D Keen.
Keen Partnership
CC Derek Thurgood Thames Valley Housing

Heather,
there were no plans with this, I don't think we can register an application at this stage as there are insufficient details
Ian

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565
Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

16 MAR2000* 0910

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . T.U.H.A. . . . . .

Date . . . . . 18.02.10 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16 MAR 2000* 0910

1.	**APPLICANT'S NAME**	THAMES VALLEY HOUSING.
	ADDRESS	PREMIER HOUSE, 52, LONDON ROAD TWICKENHAM TW1 3RP
	POST CODE	**PHONE** 0181-607-0639.
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	THE KEEN PARTNERSHIP
	ADDRESS	CULHAM HOUSE, 122, CASTLE STREET READING RG1 7RJ
	POST CODE	**PHONE** 01189 510855
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	27/29, WARGRAVE ROAD, TWYFORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RESITING OF SEMI DETACHED HOUSES ADJACENT NO 25 WARGRAVE ROAD AS APPROVED PREVIOUSLY
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.09
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER.
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	PLAN / ELEVATIONS / SITE PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	**CHANGE OF USE**	☐	**REDEVELOPMENT**	☒
	ERECTION OF NEW BUILDING	☐	**ALTERATION or EXTENSION**	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	**See question 10**
FULL PERMISSION	☒	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION	☐	**State period required**
RELAXATION OF CONDITIONS	☐	**State relevant application number Conditions to be relaxed**

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

			SITING	☐
EXTERNAL APPEARANCE	☐		**DESIGN**	☐
MEANS OF ACCESS	☐		**LANDSCAPING**	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACINGS
NATURAL SLATE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAK AWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS PREVIOUSLY APPROVED

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

AS PREVIOUSLY APPROVED

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	2	*	0	*	1	*
BUNGALOW		*		*		*
FLAT/MAISONETTE		*		*		*
OTHER		*		*		*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

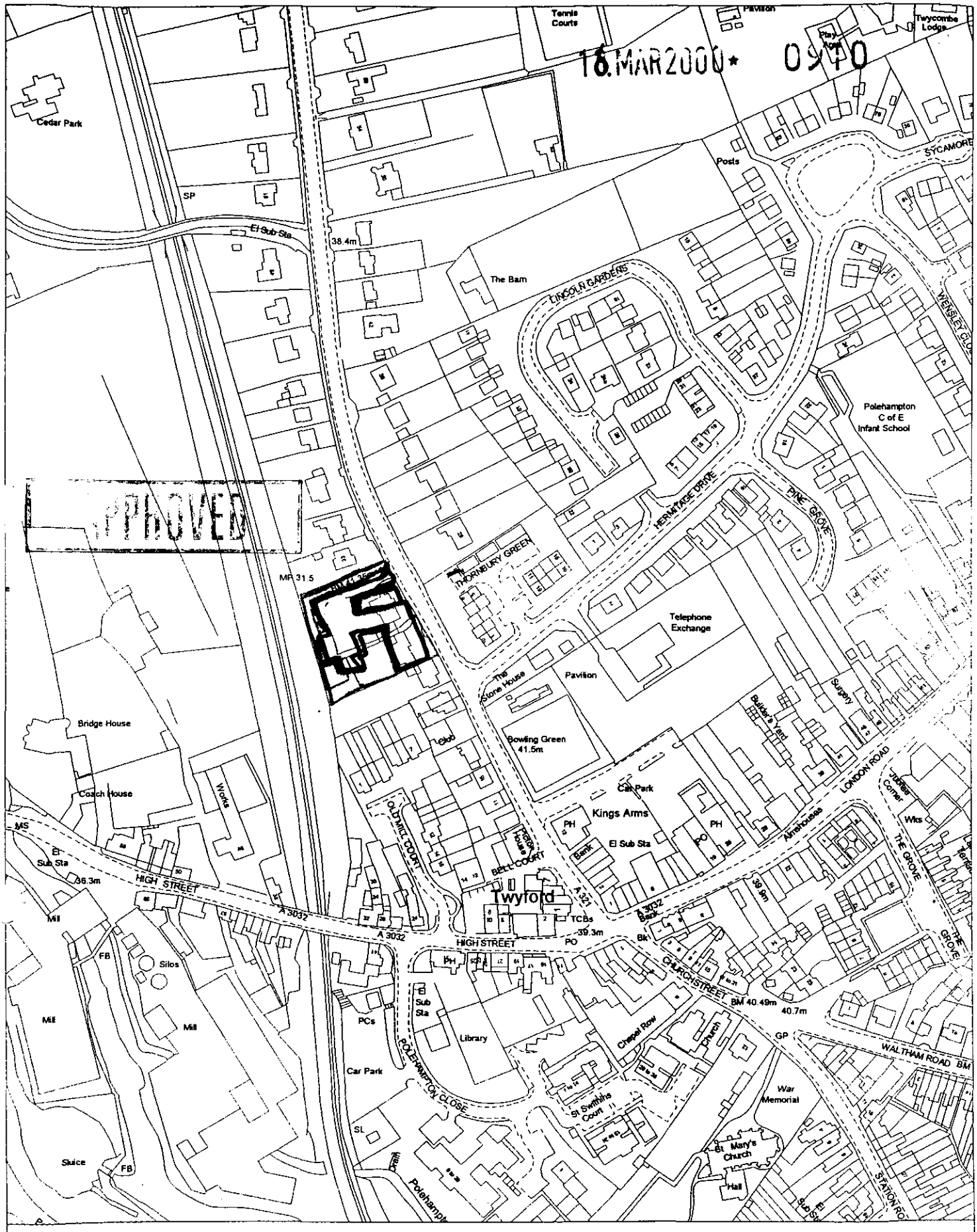
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NONE. RE APPLICATION.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF TUHA DATE 18/02/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



Site Plan, Scale: 1 to 2500

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