APPLICATION NO:
F/2000/0981

LOCATION:
29 Poundfield Way, Twyford Reading.

APPLICANT:
Mr T Wilkins

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

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Wilkins
29, Poundfield Way
Twyford
Reading
RG100XR

Application Number: F/2000/0981

Parish: **TWYFORD**

Location: **29, Poundfield Way, Twyford, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the *reasons for which are specified hereunder.*

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 03 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 : Nicola Lake

Application Number : F/2000/0981

Applicant : Mr T Wilkins .

Location : 29, Poundfield Way, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13.3.2000.....

Date Registered : 17/03/2000

***Earliest Date for Decision* : 22/04/2000**

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

Twyford P.C - "No Comment"

Planning Issues :

Site Designation - within the identified Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene .

Application Number: F/2000/0981

Appraisal :

1) Impact upon the neighbouring dwellings

The proposed development is for a single storey rear conservatory. The proposed conservatory will project 4.1m past the rear of the dwelling. It will be set in from the boundary and approx 2m from the side of No. 27. The proposal has a pitched roof.

There will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the amenity of the neighbouring dwellings.

2) Impact upon the Street Scene.

The proposed development is located to the rear of the dwelling. The proposal is in keeping with the character of the existing dwelling and the wider area. As such there will be no detrimental impact upon the street scene

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

(tick appropriate box)

Application Number F/2000/0981
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	3A02 .	
2	SC53	SR12 .	Brickwork .

John Mitchell 1/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 29 Poundfield Way Twyford Reading. APPLICATION NUMBER: F/2000/0981	OFFICER: Nicola Lake DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Conservatory for the rear of the house will be just over 1m from the boundary. There is another walk way on No 27. It will project 4.1m but has a pitched roof. 5ft wooden fence. Site slopes up to the rear - the property behind has a conserv - Next Door projects by about 20cm.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **29 March 2000**

My ref: F/2000/0981

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0981
29, Poundfield Way, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0981**
29, Poundfield Way, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **29 March 2000**

My ref: F/2000/0981

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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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **29 March 2000**

My ref: F/2000/0981

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
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Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/0981

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

Location:
29, Poundfield 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2000. 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

ADDRESS 29 POUNDFIELD WAY PARISH TWYFORD

PLOT No. 53 ORD. SHEET No. SU 7476 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	O/L.	8-5-91	Ref.
37703	MCALPINE	RES. DEV.	18.9.91	CIA NOTIFIED LA
38187	"	DET. HOUSE & GARAGE	18-9-91	CIA
38391	LAING	ROADS	31.10.91	CIA

DATE OF COMPLETION

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38187 - REMOVAL PD RIGHTS. TPO 320/88 & 212/82 on DOV

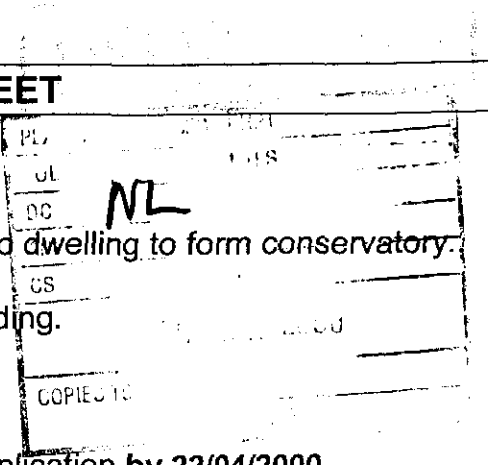
DRAINAGE PD Eng - Conservatory - 18/2/00 - Wilkins

091074

-- FROM: Nicola Lake

DATE: 29 March 2000

TWYFORD PARISH CONSULTATION SHEET



Application Number: F/2000/0981

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

Site Address: 29, Poundfield Way, Twyford, Reading.

Applicant: Mr T Wilkins .

Your observations are required in respect of this application **by 22/04/2000** .

No Comment

SIGNED: _____ DATE: 3-4-00

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 MAR 20[illegible]
Officer: NL	Application No. F 2000 0981

Map No. 33. Site 6.03

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 29 POUNDFIELD WAY

Parish: TWYFORD Ward: Twyford & Ruscombe 29.3.2000

Applicant: MR T WILKINS
PD rights removed.

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 .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

.....

.....

NEIGHBOURS:

S/N + 27, 31, 33 + 35 Poundfield Way.

8 + 6 Stephan Close

.....

.....

.....

.....

.....

.....

.....

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 18 February 2000
My ref: NB/MLT/Twyford-1B

17 MAR 20

WOKINGHAM DISTRICT COUNCIL

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 Wilkins
29 Poundfield Way
Twyford
Berks
RG10 0XR

Dear Mr Wilkins,

PROPOSED CONSERVATORY AT 29 POUNDFIELD WAY, TWYFORD

I refer to your letter received on the 14 February 2000 with reference to the above.

I can confirm that due to a condition on the original planning permission for your property, your proposal would require planning permission. Condition 10 under planning consent 38187 states:

"Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order), no further development as defined within Parts 1 and 2 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority."

However, please note that you would be exempt from any application fees payable. In addition I would advise that you check with our building control section with regard to building regulations. They can be contacted on 0118 974 6375. Please find enclosed the relevant application forms.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

Environmental Services

For office use only.
Application number:
17.MAR2000* 0981

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 TIMOTHY WILKINS
	Address and postcode	29 POUNDFIELD WAY TWYFORD BERKS RG10 0XR
	Phone number	0118 9344579
2	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY AT REAR OF HOUSE

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS TO MATCH HOUSE UPVC WINDOW FRAMES POLYCARBONATE ROOF	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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.		
	EXEMPTION APPLIES TO POUND ~~CAFE~~ FIELD WAY PROPERTIES		
	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

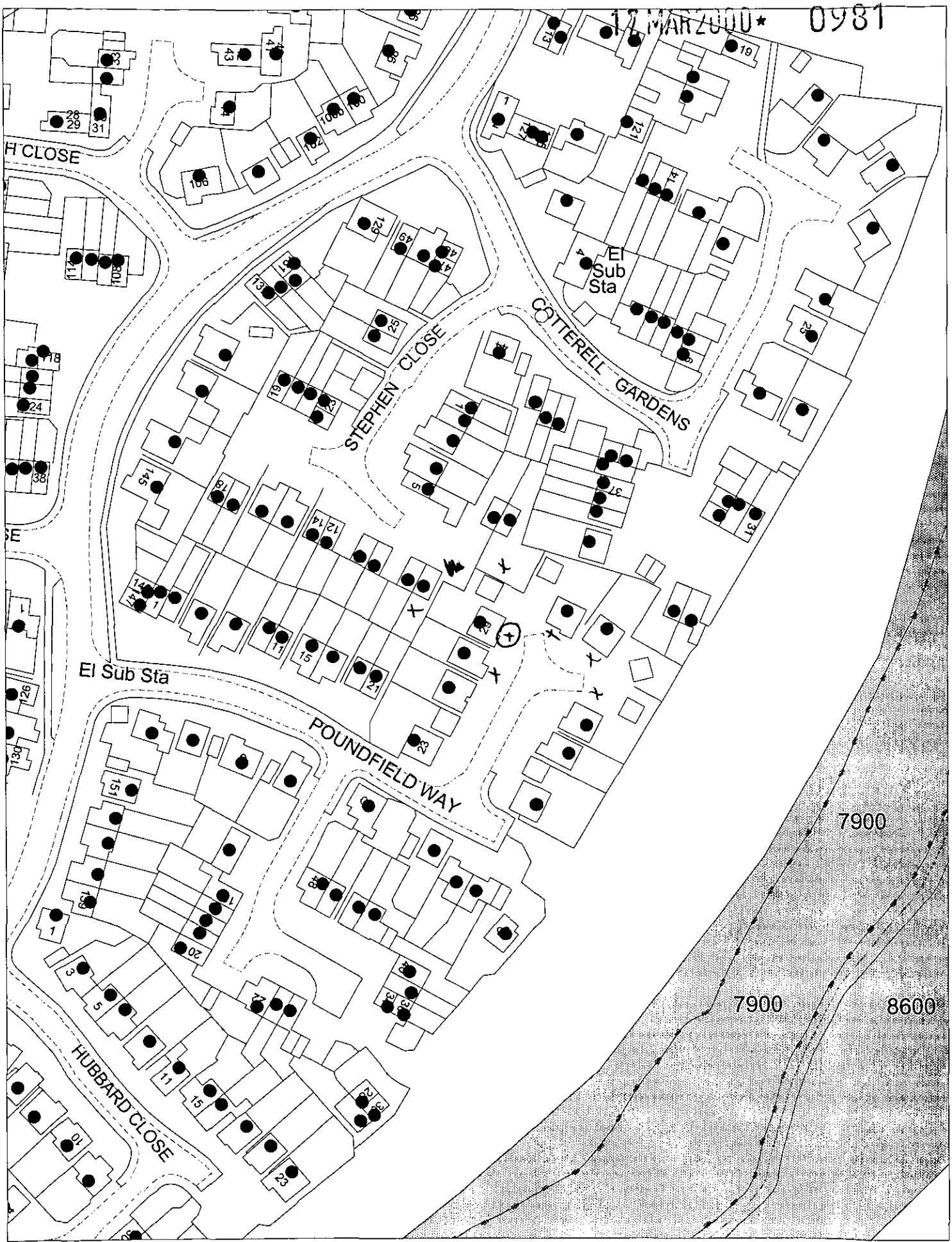
None of the land forms part of an agricultural holding.

Your signature: T Williams

on behalf of —

Date 13/3/00

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.

24 March 2000

Scale: 1 : 1250

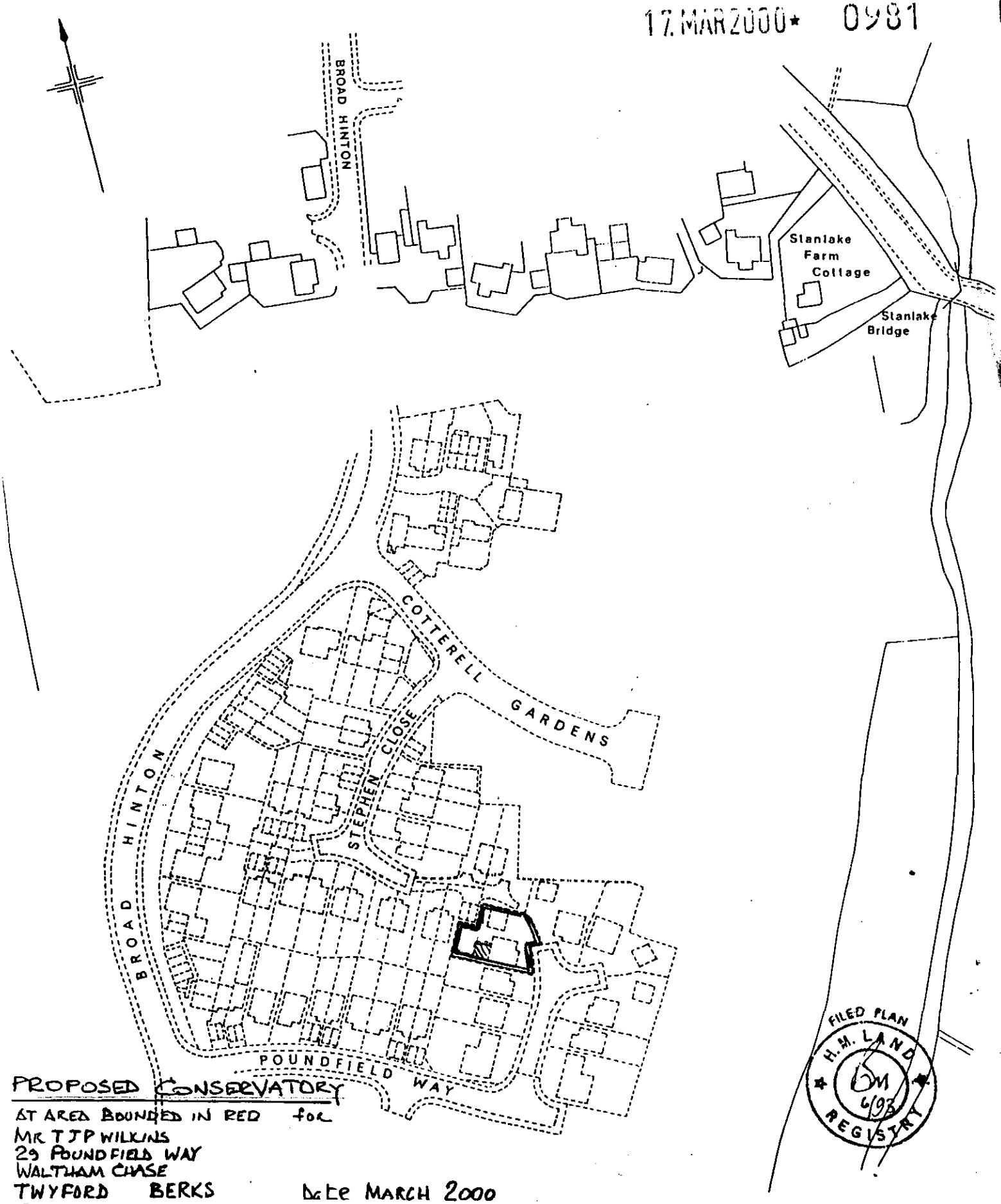
N
W E
S

H.M. LAND REGISTRY

BK 315185

ORDNANCE SURVEY PLAN REFERENCE	SU 7975 M	Scale 1/1250 Enlarged from 1/2500
COUNTY BERKSHIRE	DISTRICT WOKINGHAM	©Crown Copyright

17 MAR 2000* 0981



FILED PLAN
H.M. LAND REGISTRY
6/93

PROPOSED CONSERVATORY

AT AREA BOUNDED IN RED for

MR T J P WILKINS
29 POUNDFIELD WAY
WALTHAM CHASE
TWYFORD BERKS
RG10 0XR.

Date MARCH 2000