APPLICATION NO:
F/2000/1016

LOCATION:
4 Mallard Close, Twyford Reading.

APPLICANT:
Mrs B Lofting C/O Impulse Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/04/2000**

APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs B Lofting
C/O Impulse Design
36 Loxwood
Earley
Berks
RG6 5Q2

Application Number: F/2000/1016

Parish: **TWYFORD**

Location: **4, Mallard Close, Twyford, Reading.**

Proposal: **Proposed first floor side and rear extension to create an annexe to the dwelling.**

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

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

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

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) no additional windows or similar openings shall be constructed in the elevations of the approved extensions

Condition
4. The first floor bathroom window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. The annex shall not be sold, leased or otherwise disposed of or seperated from the main dwelling without the permission in writing of the Local Planning Authority.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. In the interests of highway safety and convenience.

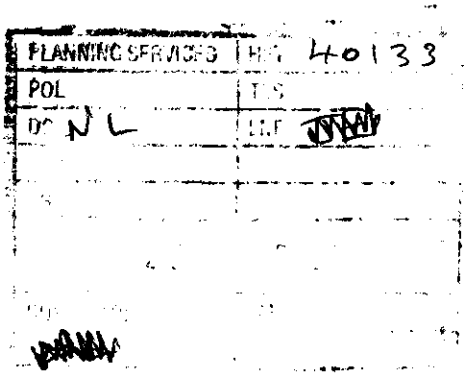
John Mitchell
Development Control Manager
Date: 25th May 2000.

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.

Your ref: JE/RFS/4025

The Officer in Charge
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

01/2000/1016



18 February 2001

Dear Sir or Madam,

Re: Extension at 4 Mallard Close, Twyford, Berkshire.

I write in connection with Ms Emmett's letter dated 15 December 2000 regarding the above.

On the 18 January 2001, I visited your office reception to review the planning application concerned. I met with the Duty Officer on the day and requested confirmation of certain details which, were not clear on the documentation available. He promised to look into the matter and contact me by telephone and then in writing to confirm his findings within a day or two.

When I received no contact within 10 days, I telephoned Ms Emmett who said she would do the same. I then received a telephone call from Nicola Lake, I again had to explain my queries, she promised to check into the matter and phone back. The following day, I received a message to say that I would be receiving a written response to my queries.

To date, I have received no further correspondence, as I am sure you will appreciate, the lack of a response is giving me cause for concern and I would therefore appreciate your intervention to provide me with the details required to answer my queries.

a) In the planning application file, I observed a note on a document which read, "Encroachment letter to be sent out." This comment indicates that your office was aware that the planning application detailed an encroachment onto a neighbouring property.

I would appreciate your confirmation as to whether or not a letter was sent out and to whom the letter was addressed.

b) I understand from my discussions with Nicola Lake that it is not a requirement to show soffits or guttering on a set of plans, please confirm this in your response.

As this matter is now dragging on, I would appreciate your response to the address below at your earliest convenience.

Yours faithfully,

G J Reid

2 Mallard Close
Twyford
Berkshire
RG10 0BE

Tel. **(0118) 974 6481**

Date: 04 April 2000

Your Ref:

My Ref: **Nicola Lake - F/2000/1016**

Mrs B Lofting
C/O Impulse Design
36 Loxwood
Earley
Berks
RG6 5Q2

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 Sir/Madam

Application Number: F/2000/1016

Site Address: 4, Mallard Close, Twyford, Reading.

Proposal: Proposed first floor side and rear extension to create an annexe to the dwelling..

Thank you for the above application.

It is not clear from the plans submitted whether the development (including foundations and roof over hang) encroach onto, over or under neighbouring property.

Please would you confirm **in writing** that no part of the development encroaches onto, over or under neighbouring property. If encroachment does occur please return the enclosed Section 66 Certificate with section A deleted and section B completed, you will also be required to serve the enclosed Notice Number 1 on any affected owner.

If you have any queries concerning your application please contact your case officer, **Nicola Lake,** on **(0118) 974 6481** quoting reference number **F/2000/1016.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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

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

Agricultural Holdings Certificate

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

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.

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 . . . . . .

Date . . . . . .

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

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.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

SCHEDULE 2

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* .....

by *(f)* .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of .....

Date .....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/1016

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

Mrs B Lofting
c/o Impulse Designs
36 Loxwood
Earley
Reading
RG6 5QZ

Dear Sirs

PLANNING PERMISSION F/2000/1016
SITE: 4 MALLARD CLOSE, TWYFORD, READING

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 F/2000/1016 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 your client 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 faithfully

N Lake.

Nicola Lake
Planning Assistant

Hethersett

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1016 NL
BUILDING CONTROL NUMBER	FP2000/0979 Andy
~~APPLICANT~~/AGENT	Impulse Design
ADDRESS OF SITE	4 Mallard Close TWYFORD.
DESCRIPTION OF PROPOSED WORK	first floor side + rear ext to create an annexe.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1169-00 02A	1169-00 02
FLOOR PLANS	- ✓	- ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/8/00	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1016

Applicant : Mrs B Lofting C/O Impulse Design.

Location : 4, Mallard Close, Twyford, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ?.:	YES	NO	DATE
	✓		13.3.2000

Date of Neighbour Notifications : .....

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

Date Registered : 20/03/2000

Earliest Date for Decision : 28/04/2000

Latest Consultation Date/Site Notice Expiry Date : 28/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :
Letters - 4 letters of objection.

Twyford P.C - concerned about sub-division of the property

Highways - no objection subject to condition

Planning Issues :
Site Designation - within the identified settlement

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

Application Number: F/2000/1016

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a first floor side and rear extension. There will be no additional bedrooms. The proposal will create a loss of space, which will have two small living Rooms to the dwelling, with the only external entrance being a set of patio doors at the rear.

The proposed development has no side facing windows. There will be no overlooking, overshadowing or overbearing issues, and will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

The proposed development will be set down from the existing ridge line of the front habitable line of the dwelling. The proposal is also for the conversion of the existing garage.

The proposed development is in keeping with 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/2000/1016
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works.
3	SC08	SR05	No additional windows or similar openings shall be constructed in the elevations of the approved extensions.
4	SC20	SR24	first floor, Bathroom window in the front elevation.
5	SC23	SR06	Parking.
6	→	SR14	The annex shall not be sold, leased or otherwise disposed of or separated from the main dwelling without the permission in writing of the LPA

John Mitchell
15/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Mallard Close Twyford Reading. APPLICATION NUMBER: F/2000/1016	OFFICER: Nicola Lake DATE OF SITE VISIT: 13-4-2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Front of property.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached dwelling with an existing set back 2/s side extension

4. RELATIONSHIP TO ADJOINING PROPERTIES 2/s side and rear ext No 2 is a different style of house with a front gable. No 2 stands further back. The front of 2 is in line with No but the back is in line with No 4 rear ext. No 6 is in line with No 4. rear screening of conifers to rest of house but not the ext. but rear distance seems ok.

5. SITE CONSTRAINTS

TREES - conifers to the side rear boundary as high as existing rear ext

ACCESS/PARKING

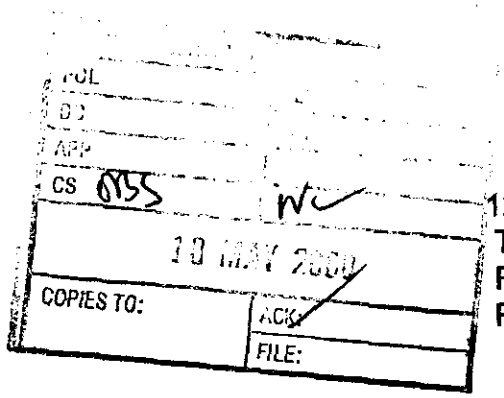
LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1016	Mrs S M Goddard 16 Mallard Close Twyford RG10 0BE
F/2000/1016	Mr & Mrs Eckersley 1 Swanscourt Twyford RG10 0AZ
F/2000/1016	E J Bowers 12 Mallard Close Twyford RG10 0BE

App approved,
sent 30/05/00



12,Mallard Close,
Twyford,
Reading,
RG10 OBE.
6th. May 2000

Woking District Council
Environmental Service Dept.
Planning Services
Shute End,
Wokingham,
RG40 1WR

Attention of Mr. Chris Wood
Dear Sir,

Application No. F/2000/1016

Site Address 4, Mallard Close

Proposal first floor side and rear extension to create an annexe to the dwelling

The original dwelling of No. 4 Mallard Close was the same design as No. 12.

In 1979 No. 12 was extended by adding a single storey utility room. A two storey extension was not agreed due to obstructing a bathroom window of dwelling No. 10.

However, dwelling No. 4 was extended and the final design gave sufficient clearance between dwellings Nos. 2 & 4 and avoided obstructing the bathroom window of No.2

I have the following comments to the above application:-

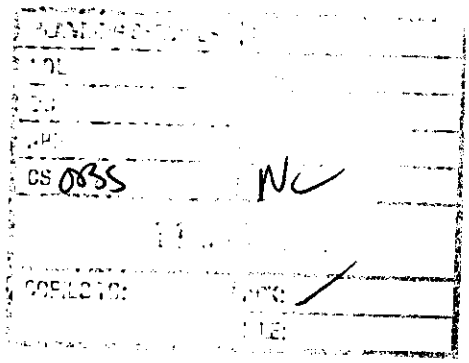
i) That the front elevations to the property remain as the same.

ii) Converting the garage into a kitchen will mean that vehicles are likely to be parked on the road which will cause obstruction to the turning part of the close

Yours faithfully,

E.J.Bowers.

Your Ref. F/2000/1016



16 Mallard Close
Twyford
READING
Berkshire
RG10 0BE

9 May 2000

Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Nicola Lake

Dear Madam

Re: 4 Mallard Close, Twyford – Proposed first floor side and rear extension to create an annexe to the dwelling

With reference to your re-notification (dated 2 May 2000) of Application Number F/2000/1016, we note that the wording of the proposal has been amended and that it is now an accurate description of the intended works. Comments made in our letter of 23 April still remain valid, but we would like to emphasise or add the following points: -

i. If this development were to be allowed, the dwelling should only be used as a single dwelling and the extension should not be occupied as a separate unit of accommodation. The annexe should be for the occupation by the named grandmother, to prevent occupation by others.

ii. No other property on the 'Pye' Hurst Park estate has had their garage converted into habitable living space, and this application would set a precedent.

We do hope that the above comments and those made in the earlier letter will be given all due consideration, as unlike all other extensions carried out in the neighbourhood, we do have severe reservations about this particular proposal, mainly because of the parking implications.

Yours faithfully

Goddard. S M Goddard.

Mr D A and Mrs S M Goddard

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

Tel: (0118) 974 6481

Date: **04 April 2000**

My ref: F/2000/1016

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/2000/1016
4, Mallard Close, Twyford, Reading.
Proposed two storey 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1016**
4, Mallard Close, Twyford, Reading.
Proposed two storey 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 6481

Date: **04 April 2000**

My ref: F/2000/1016

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: F/2000/1016
4, Mallard Close, Twyford, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1016**
4, Mallard Close, Twyford, Reading.
Proposed two storey 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 6481

Date: **04 April 2000**

My ref: F/2000/1016

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/2000/1016
4, Mallard Close, Twyford, Reading.
Proposed two storey side extension to dwelling.

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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/2000/1016**
4, Mallard Close, Twyford, Reading.
Proposed two storey 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/2000/1016

Proposal:
Proposed two storey side extension to dwelling.

Location:
4, Mallard Close, 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.

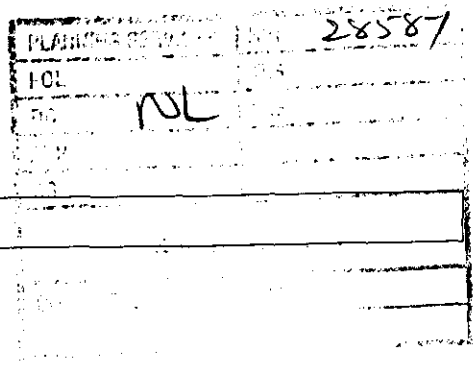
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/04/2000. Written comments submitted will become available for public inspection.

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

FROM: Nicola Lake

DATE: 04 April 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1016

Proposal: Proposed two storey side extension to dwelling..

Site Address: 4, Mallard Close, Twyford, Reading.

Applicant: Mrs B Lofting C/O Impulse Design.

Your observations are required in respect of this application **by 28/04/2000** .

The Council would like to comment as follows:-

i) This house has already been substantially extended and although they are not adding any bedrooms we are concerned at the loss of the garage especially with the lack of car parking space available.
ii) There should be a condition preventing separate occupation of part of the dwelling.

SIGNED: _____ DATE: 17-6-00

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 04 April 2000

Application Number: F/2000/1016

Proposal: Proposed two storey side extension to dwelling.

Site Address:
4, Mallard Close, Twyford, Reading.

Applicant:
Mrs B Lofting C/O Impulse Design.

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).

SC 23 - PARKING (SR.06)

THE ANNEXE SHALL NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING. (SR 14)

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

13-4-00

ADDRESS 4 MALLARD CLOSE PARISH TAVERHAM

PLOT No. 32 ORD. SHEET No. SU.7968 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58	MR. A. GOOSAL	O/APP. RES. DEV	14.7.58	N/A REF
O/100/63	"	"	27.6.63	N/A REF
M/1/65	COPY	MINERAL WORKINGS O/APP. RES. DEV. FOLLOWING REMOVAL OF GRAVEL & ASSOC.	12.5.65	N/A CLA
O/144/66	MR. A. GOOSAL		7.11.66	N/A REF
1697/72	PYE	O/APP. RES. DEV	14.3.73	N/A CLA
1388/73	"	DETACHED HOUSE & GARAGE	22.11.73	N/A CLA
BC 2236	"	"	20.3.75	APP N/A
11693	MR. O. SAVORY	ALTS & ADDITIONS	27.9.79	N/A REF
BR 12321	"	EXTENSION	23.11.79	REF N/A
BR 12533	"	"	10.12.79	APP N/A
12167	"	"	13.12.79	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION O/144/66 - APPEAL DISMISSED - 28.8.67

SPECIAL ORDERS

DRAINAGE

091074

By Hand 23/04.

1, Swanscourt, Twyford, Berks. RG10 0A

23rd April 2000

0118 934 0388

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS NC	NL
26 APR 2000	
COPIES TO:	ACK: BBS
	FILE:

Nicola Lake
c/o Wokingham District Council
Planning Services
Wokingham

Dear Ms Lake,

Ref: F/2000/1016

We wish to comment on the above application.

1. The extension towards our property at 1st floor level represents an increased intrusion of our privacy at 1st floor level.

2. The matter of privacy could be solved by requiring the shower room with opaque window to be at the rear of the extension. We ask that the planning officer / committee request this be seriously considered.

3. The minimum of protection of our privacy would be a planning requirement for the planting of a natural screening eg, birch hedging, to the appropriate height. Leylandi should be specifically excluded as an option. Leylandi (at 4 Mallard) at around 20 feet high already covers about half the boundary with the usual problems of over growth, shadow and roots.

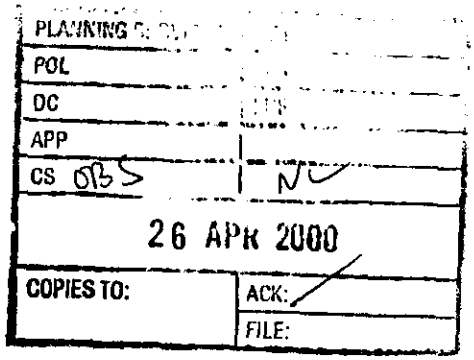
4. The suggestions at 2 and 3 are to deal with our concerns about the proposed extension. We would have had serious objections if the extension at 1st floor level was across the full width ot the existing kitchen / utility room.

Yours sincerely

V Eckersley
T G Eckersley

Mr & Mrs Eckersley

Your Ref. F/2000/1016



16 Mallard Close
Twyford
READING
Berkshire
RG10 0BE

23 April 2000

Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Nicola Lake

Dear Madam

Re: 4 Mallard Close, Twyford – Proposed two storey side extension to dwelling

Thank you for informing us about the above planning application. I have the following comments to make:

i) the proposal description is incomplete – the purpose of the extension is to form a granny annexe. In the event of this application being allowed, a condition should be added to prevent division of the property into two self-contained dwellings and the formation of an annexe (as opposed to the actual extension) should be temporary for a named occupant only.

ii) the conversion of the garage to a kitchen and staircase will mean the loss of a parking space. The front lawn of the property is already being used for parking, as the owners have 3 cars. Because of the layout of driveways at this end of Mallard Close, no. 4 Mallard Close has road parking for only one very small visiting car without blocking a neighbour's drive. There should in fact be no road parking in this part of Mallard Close anyway because it is a 'turning circle';

iii) when the previous extension to this property was carried out in the 1980's, the original owners were not allowed to build the second storey any farther forward than its current position over the garage because of restricting daylight into the first floor bathroom of no. 2 Mallard Close. The same problem would apply with this proposed development.

I hope these comments will be taken into serious consideration when making your decision on the proposed development.

Yours faithfully

S M Goddard.

(Mrs) S M Goddard

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 MAR 2000	Map No. 33 Site 9:04
Officer: NL Application No. F/2000/4016	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 4 MALLARD CLOSE 4/4

Parish: ~~EARLEY~~ TWYFORD Twyford. Ward: ~~Bellfield~~ Twyford

Applicant: MRS LOFTING

Fee Received 95-00 (1) 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	ENCROACHMENT? - Letter required	4/4	
9	Miscellaneous	PARKING? They plan to remove the garage.	4/4	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.4.4 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 + 2, 6, 10, 12, 14 + 16 Mallard Close

46 Colleton Drive

1+3 Swanscroft

4/4

ADDRESS 4 MALLARD CLOSE PARISH TAVERHAM

PLOT No. 32 ORD. SHEET No. SU.7968 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
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O/100/63	"	"	27.6.63	N/A REF
M/1/65	COLE	MINERAL WORKINGS	12.5.65	N/A CLA
O/144/66	MR. A. GOOSAL	O/APP. RES. DEV. FOLLOWING REMOVAL OF GRAVEL + AGGR.	7.11.66	N/A REF
1697/72	PYE	O/APP. RES DEV	14.3.73	N/A CLA
1388/73	"	DETACHED HOUSE & GARAGE	22.11.73	N/A CLA
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BR 12533	"	"	10.12.79	APP N/A
12167	"	"	13.12.79	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION O/144/66 - APPEAL DISMISSED - 28.8.67

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

20.MAR2000* T016

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 Address and postcode Phone number	MRS B. LOFTING. 4, MALLARD CLOSE TWYFORD BERKS.
2	Agent's Name Address and postcode Phone number	IMPULSE DESIGN 36, LOXWOOD. EARLEY READING BERKS RG6 5QZ.
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.	4, MALLARD CLOSE TWYFORD BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSIONS AND ALTERATIONS
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.	BRICKWORK TO MATCH EXTG. TILES TO MATCH EXTG.
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

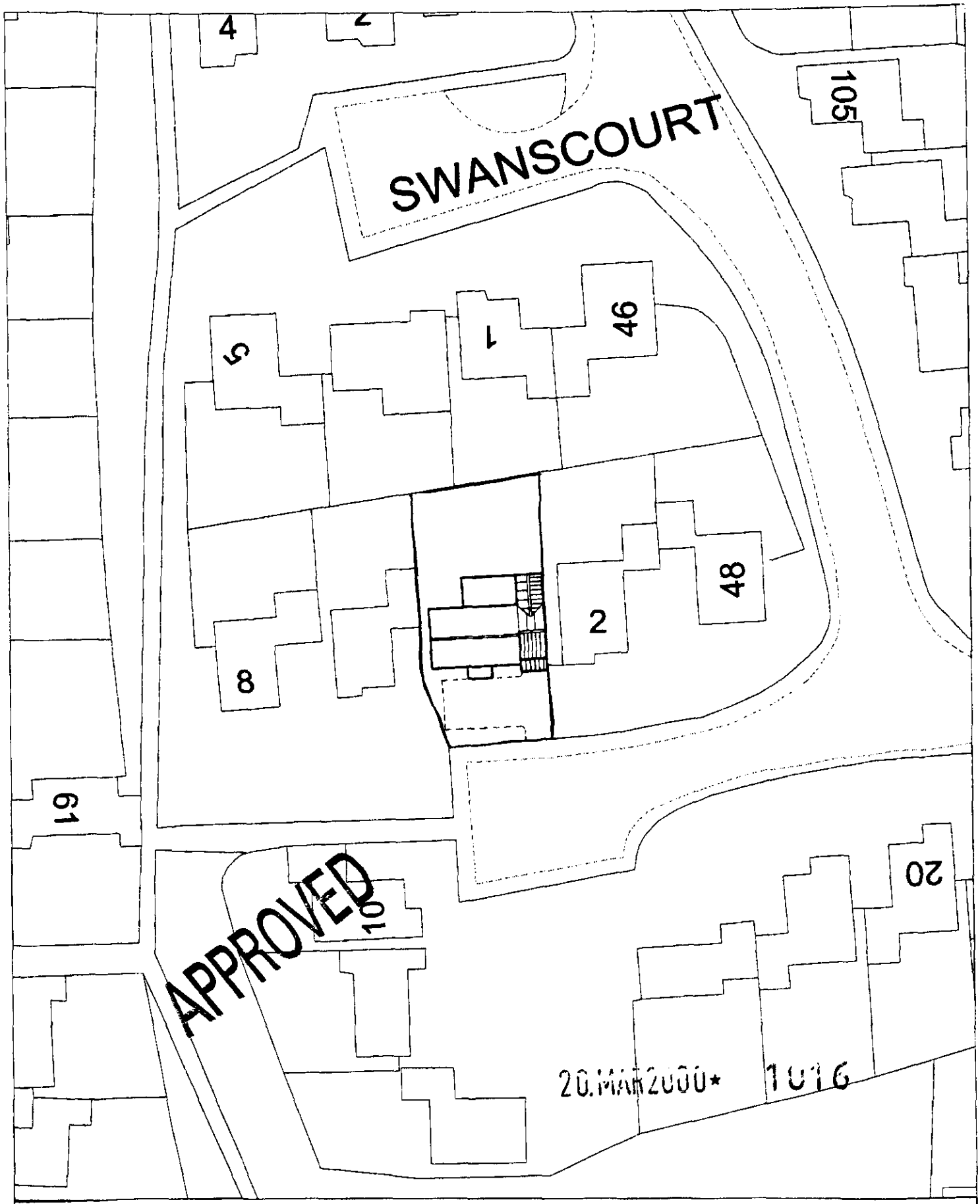
- None of the land forms part of an agricultural holding.

Your signature: P.R.O'FARRELL

on behalf of MRS B. LOFTING.

Date 15/3/2000.

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



Site Plan, Scale: 1 to 500

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Date: 15 March 2000

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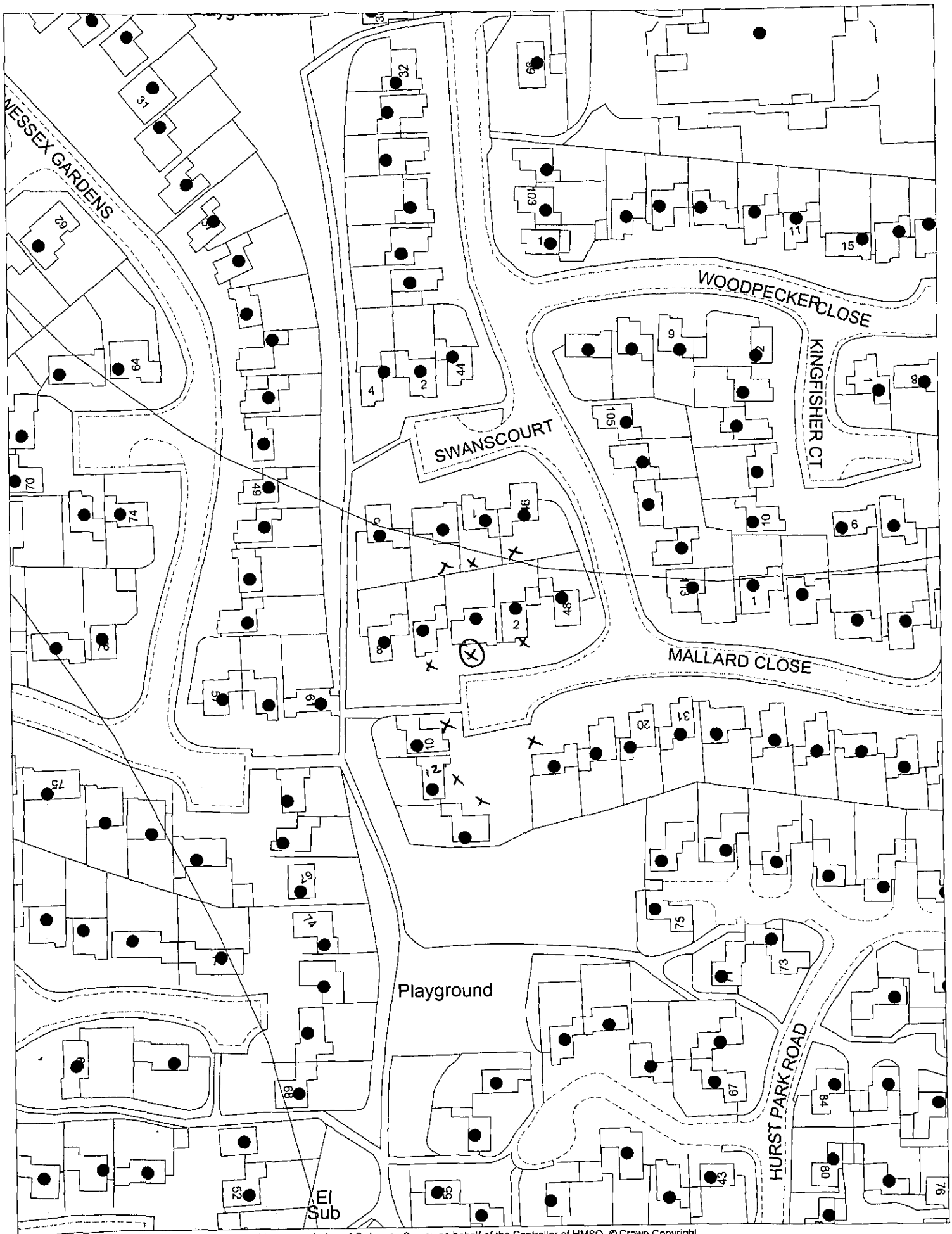

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Development Control Section, Environmental Services, Wokingham District Council.
27 March 2000

Scale: 1 : 1250

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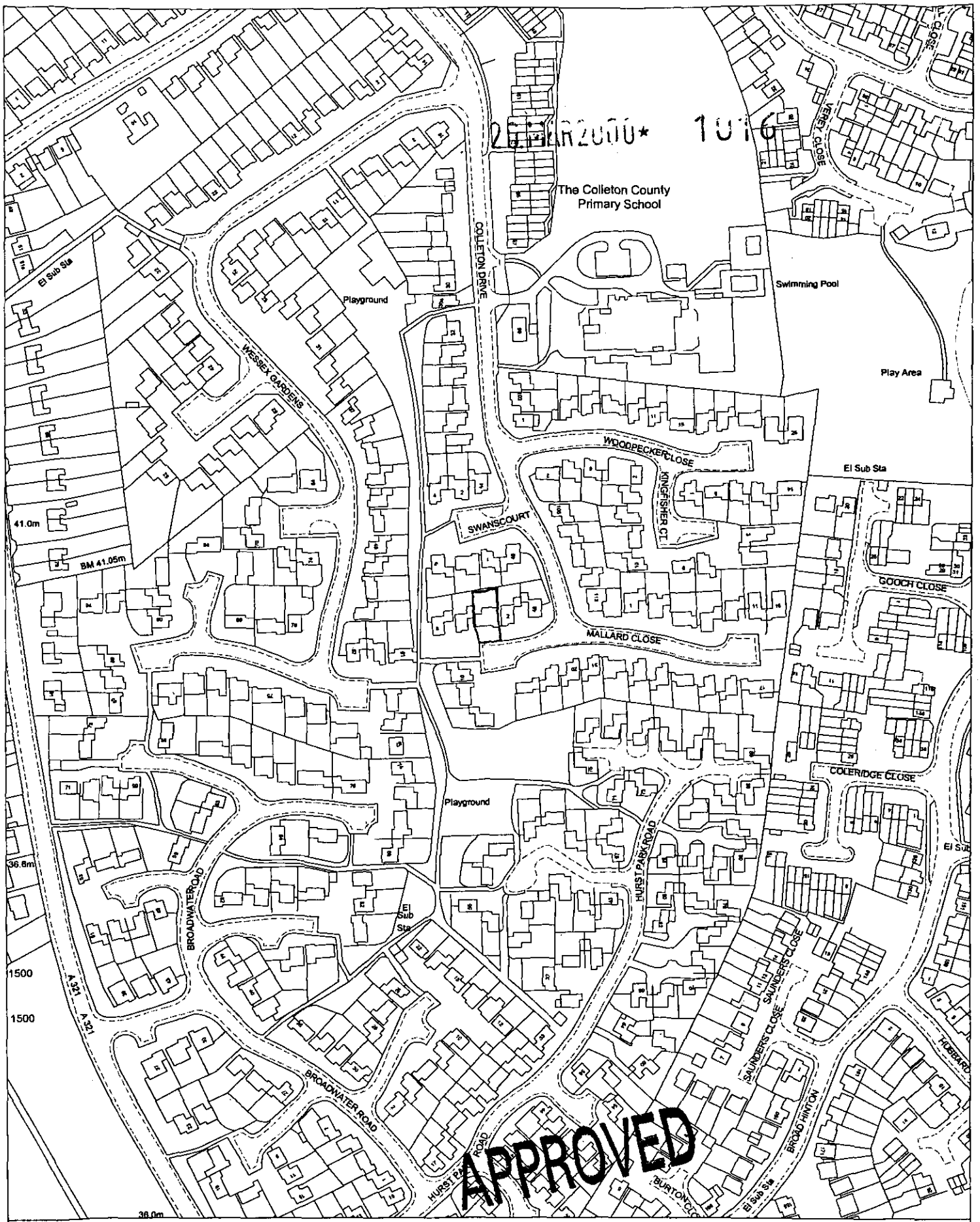

Site Plan, Scale: 1 to 2500

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Date: 15 March 2000

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