APPLICATION NO:
F/2000/1907

LOCATION:
12 Hurst Park Road, Twyford Reading.

APPLICANT:
Mr G R Sanger C/O B K Greenland

PROPOSAL:
1. **Proposed first floor side extension to dwelling.**

EARLIEST DATE FOR DECISION: **04/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
30/08/2000

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G R Sanger
C/O B K Greenland
4 Compton Drive
Maidenhead
Berkshire
SL6 5JS

Application Number: F/2000/1907

Parish: **TWYFORD**

Location: **12, Hurst Park Road, Twyford, Reading.**

Proposal: **Proposed first floor side extension to dwelling.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

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

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

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1.

John Mitchell
Development Control Manager
Date: 29/08/2000

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.

Application Number
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.	C044	R044	First floor, south side elevation.
4.	C049	R049	
5.	C122	R122	
	N16		LALP - LBE1, LBE2 *
			LDLP - LOOS3, LOBE1

John Mitchell
29/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 12 Hurst Park Road Twyford Reading.

APPLICATION NUMBER: F/2000/1907

OFFICER: Nicola Lake

DATE OF SITE VISIT: 20.7.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - front of site

2. DESCRIPTION OF SURROUNDINGS

~~[illegible]~~ Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Detached Dwelling end of a cul-de-sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is for a first floor side ext and will follow the angle of the boundary. proposal will be set back and down. No 14 has had a similar style and size of ext. Next Door is the garage of the Broadhurton house. The boundary angles is towards the rear of the site potential overlooking from the balcony at the rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/1907

Applicant : Mr G R Sanger

Location : 12 Hurst Park Road, Twyford.

Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20·7·2000

Date of Neighbour Notifications :

Date of Site Visit : 20.07.00

Date Registered : 05.07.00

Earliest Date for Decision : 04.08.00

Latest Consultation Date/Site Notice Expiry Date : 04.08.00

Application Expiry Date: 30.08.00

Consultation Responses :
Environment Agency: No objection
Environmental Health: No objection
Twyford P.C: No comment received.

Planning History :
The dwelling was granted planning permission in 1976. It has since been granted planning permission for 2 two-storey extension.

Planning Issues :

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.

Application Number:

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwellings.**
The proposed development is for a first floor side extension above the existing garage. The proposed extension would have a reduced height of 5.75m to the ridge. The extension would follow the angle of the boundary and would narrow towards the rear. The existing garage extension has a height of 3.4m. The property is at the end of a cul-de-sac, with the adjacent dwelling being on the opposite side of the wall, which divides the phases of development. This dwelling is 180 Broad Hinton. It is slightly lower than the application property, but has no first floor side facing windows.

   The proposed rear-facing balcony has been amended to show the doors as opening inwards and the relocation of the railings to tight against the proposed doors. This would help to restrict the potential for overlooking from this opening to a rear garden area of 180 Broad Hinton.

   The proposed development will not overlook, overshadow or overbear. As such, there will be no detrimental impact upon the residential amenity of the adjacent dwellings

2. **Impact upon the character and appearance of the streetscene.**
The proposed development is to add further first floorspace, above the existing garage. There are a number of large dwellings within the area, also with wide frontages. The proposed extension will be set back and down from the original dwelling and is located on the far side of the dwelling away from the road. This would reduce the open views of the proposed extension and would limit it potential impact upon the surrounding area.

   As such there would be no detrimental impact upon the character or appearance of the streetscene.

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

BRIAN GREENLAND
Architectural Drawing & Design Service

PLANNING SERVICES Ref 33186
POL NL
DC
APP
CS
17 AUG 2000
COPIES TO: ACK: FILE:

4 Compton Drive
Maidenhead
Berks
SL6 5JS
Tel. 01628 674755

14th August 2000

Miss Nicola Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WW

Your Ref. F/2000/1907
12 Hurst Park Road, Twyford.

Dear Miss Lake

Further to our telephone conversation regarding the above, please find enclosed four copies of drawing 545A revised to show the f.f. bedroom rear 'balcony' area omitted by the repositioning of the handrail, and the double doors shown opening inwards.

I trust this is satisfactory and that the application can be determined favourably.

Yours sincerely

Brian Greenland

12 Hurst Park Road.
Twyford.

4.8.2000.

Spoke to Mr Sanger explained re overlooking problem from the balcony ~~area~~ but to amend the plans, to show the doors opening inwards and the railings being moved right to the opening.

~~She~~ He said he would do that and send in the amended plans.

Mr Sanger (work) 0207 591 8920.

Received by Wokingham District Council

Application No: F/2000/1907

Proposal:
Proposed first floor side extension to dwelling.

Location:
12, Hurst Park 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 notice 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 04/08/2000. 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

11 July 2000

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

Tel: (0118) 974 6481

Date: **11 July 2000**

My ref: F/2000/1907

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/2000/1907
12, Hurst Park Road, Twyford, Reading.
Proposed first floor side extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1907**
12, Hurst Park Road, Twyford, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: (0118) 974 6481

Date: **11 July 2000**

My ref: F/2000/1907

CONFIDENTIAL

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

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1907**
12, Hurst Park Road, Twyford, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **11 July 2000**

My ref: F/2000/1907

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

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Application Number: F/2000/1907
12, Hurst Park Road, Twyford, Reading.
Proposed first floor side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1907**
12, Hurst Park Road, Twyford, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

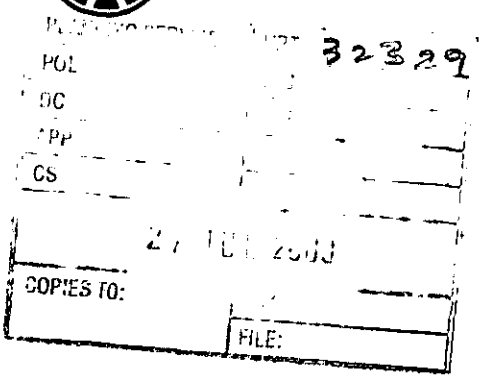
Signed: _____ Date: _____
Councillor Tomlin

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

Our ref: SP\2000\002072\001
Your ref: F/2000/1907

Date: 25th July 2000

ENVIRONMENT AGENCY



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

For the attention of Nicola Lake

Dear Sir/Madam

FIRST FLOOR SIDE EXTENSION - 12 HURST PARK RD, TWYFORD

Thank you for your letter dated 11 July 2000 which was received on 13 July 2000. You are asked to quote the following reference in any correspondence: SU77SE/25/12.

The Environment Agency has no comment regarding the above proposal.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2000/.1907 relates.

Address of site 12 HURST PARK RD

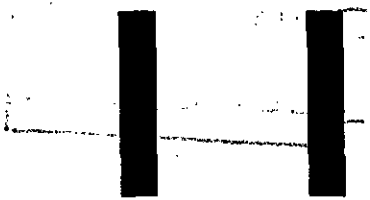
TWYFORD, BERKS

Signed G Ranger.

Date 18/7/00

Postage will be paid by licensee

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



Business reply service
License no. RG147

1

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/LW/2000/515

Your Ref: E/2000/1907

Date: 14 July 2000

PLANNING SERVICES | HPT
POL
DC | ENF
APP
CS
AUG
FILE

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
LOCATION: 12 HURST PARK ROAD TWYFORD

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 JUL 2000

Officer: NL | Application No. F/2000/1907

Map No. 38 Site 003

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 12 HURST PARK ROAD

Parish: TWYFORD Ward: Twyford 11.7.2000

Applicant: MR SANGER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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 : 1.1.7.2000 ✓ 11/7

Parish Council Informed - YES / NO ✓ 11/7

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer ✓ .....
Environmental Health ✓ 11/7 ← 250m Landfill Site Consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ 11/7 ✓ : .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

✓ 11/7 SIN + 6, 10, 14, 16 Hurst Park Road ✓
178, 180, 186 Broad Hinton

ADDRESS 12 HURST PARK ROAD PARISH TWYFORD

PLOT No. 174 ORD. SHEET No. SU.7976 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/58	MR. A. GOASAL	O/APP RES. DEV.	14.2.58	N/A REF.
0/144/66	"	"	7.11.66	N/A REF.
1697/72	PYE	RES. DEV.	14.3.73	C/A
1319/73	B.C.C.	RELIEF ROAD	2.1.74	N/A C/A
03238	PYE	RES. DEV.	30.10.75	N/A REF.
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A C/A
BRS015	"	"	8.7.76	APP. N/A
29150			22.1.88	C/A
BRA 3759	MR. G. SANGER	2/ST. EXT. & GARAGE	~~11.11.87~~ 3.12.87	~~REF~~ APP
30031			10.6.88	C/A
BRA 4827	"	8/ST. UTILITY & PLAYROOM OFF.	29.4.88	APP

DATE OF COMPLETION

MINISTRY DECISION 0/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074

05.JUL.2000* 1907

Environmental Services

For office use only.
Application number:
05.JUL.2000* 1907

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	G.R. SANGER
	Address and postcode	12. HURST PARK ROAD
		TWYFORD
		BERKS
		RG10 0EY
	Phone number	01189 340761
2	Agent's Name	B.K. GREENLAND
	Address and postcode	4. COMPTON DRIVE
		MAIDENHEAD
		BERKS
		SL6 5JS
	Phone number	01628 674755
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.	12. HURST PARK ROAD TWYFORD BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR BEDROOM EXTENSION.
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.	RED BRICK TO MATCH EXISTING. ROOF TILES TO MATCH EXISTING.
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.		
	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

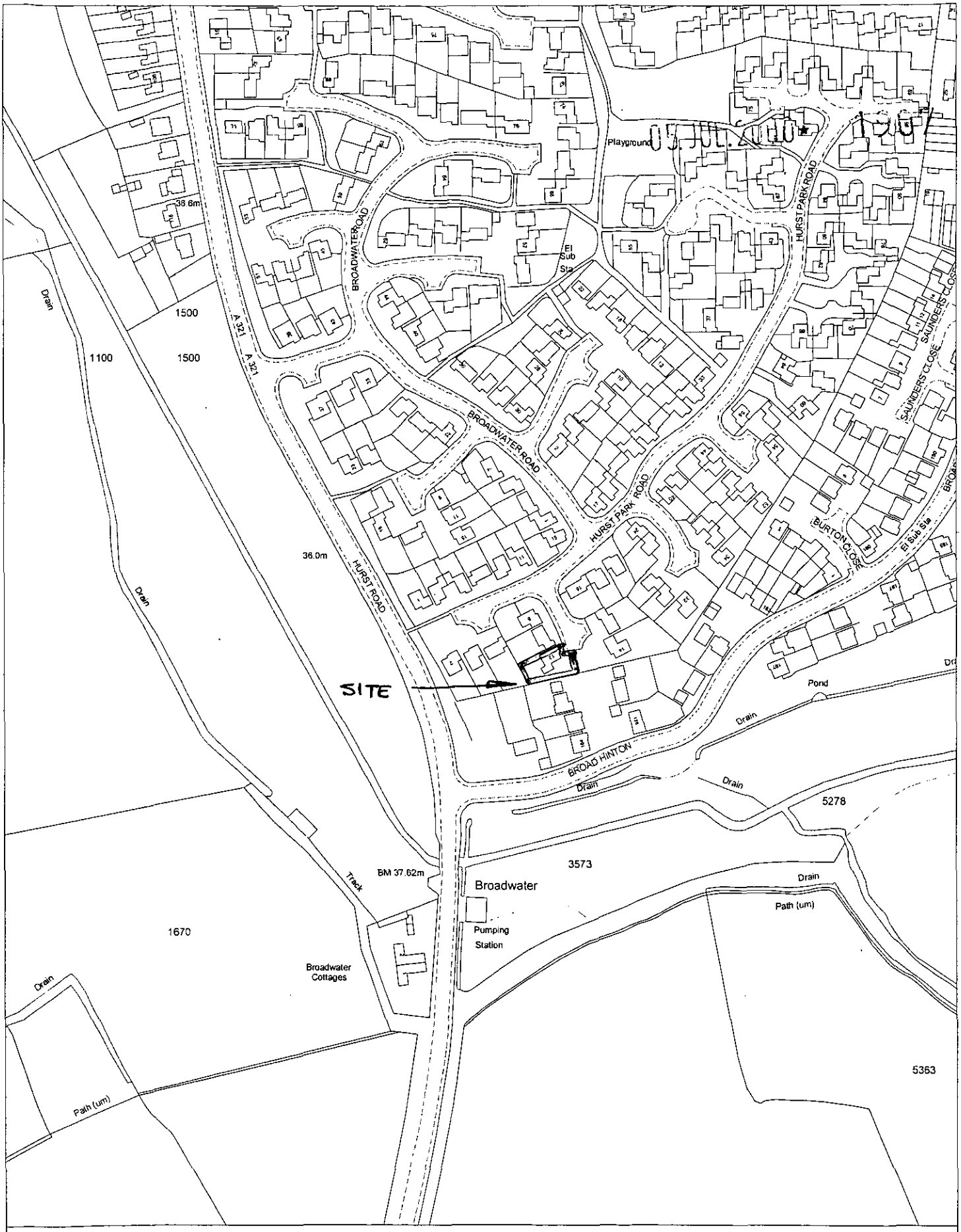
None of the land forms part of an agricultural holding.

Your signature: B L Cheeseland

on behalf of MR G.R. SANGER

Date 4th July 2000

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



Site Plan, Scale: 1 to 2500

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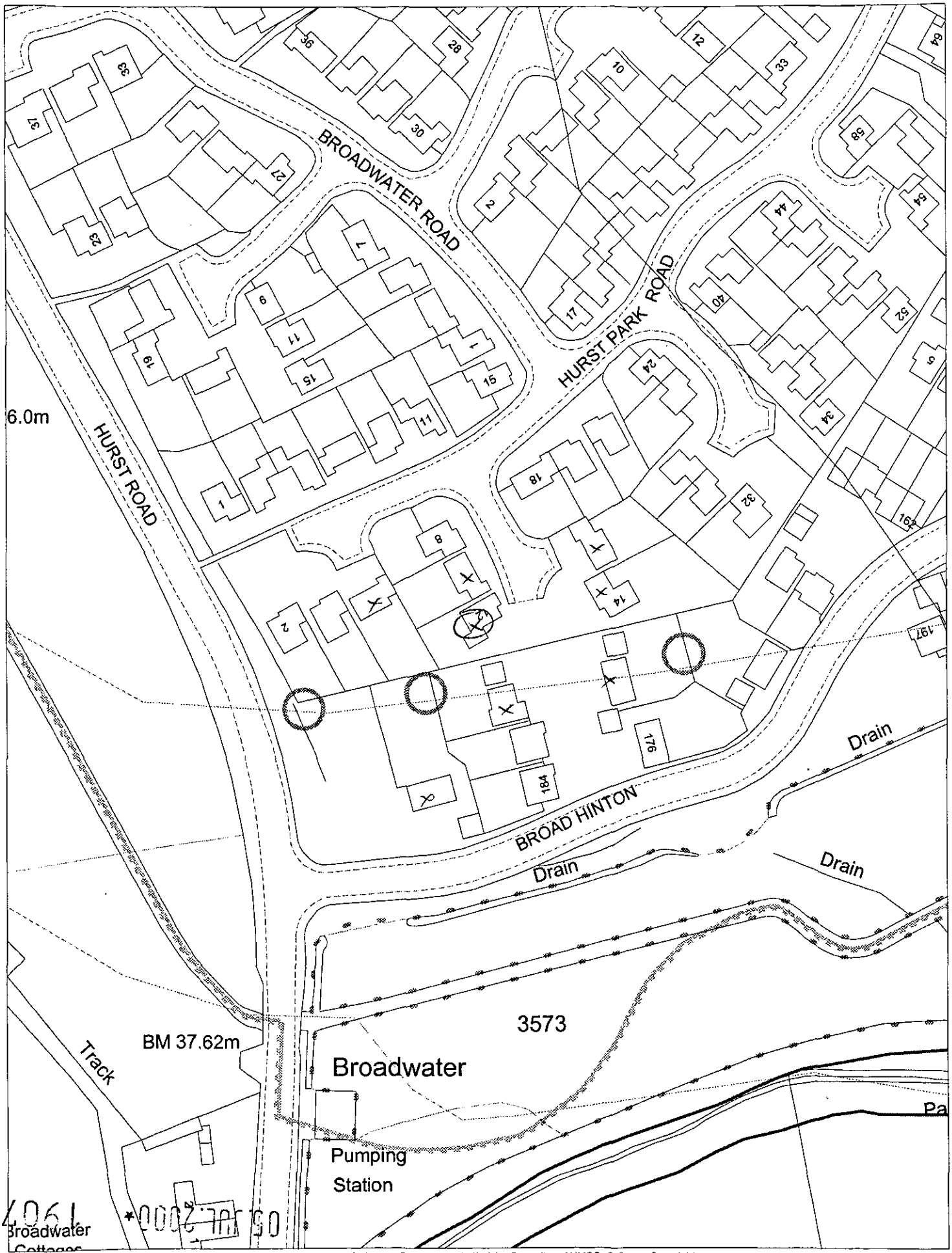
Date: 3 July 2000

N
W E
S



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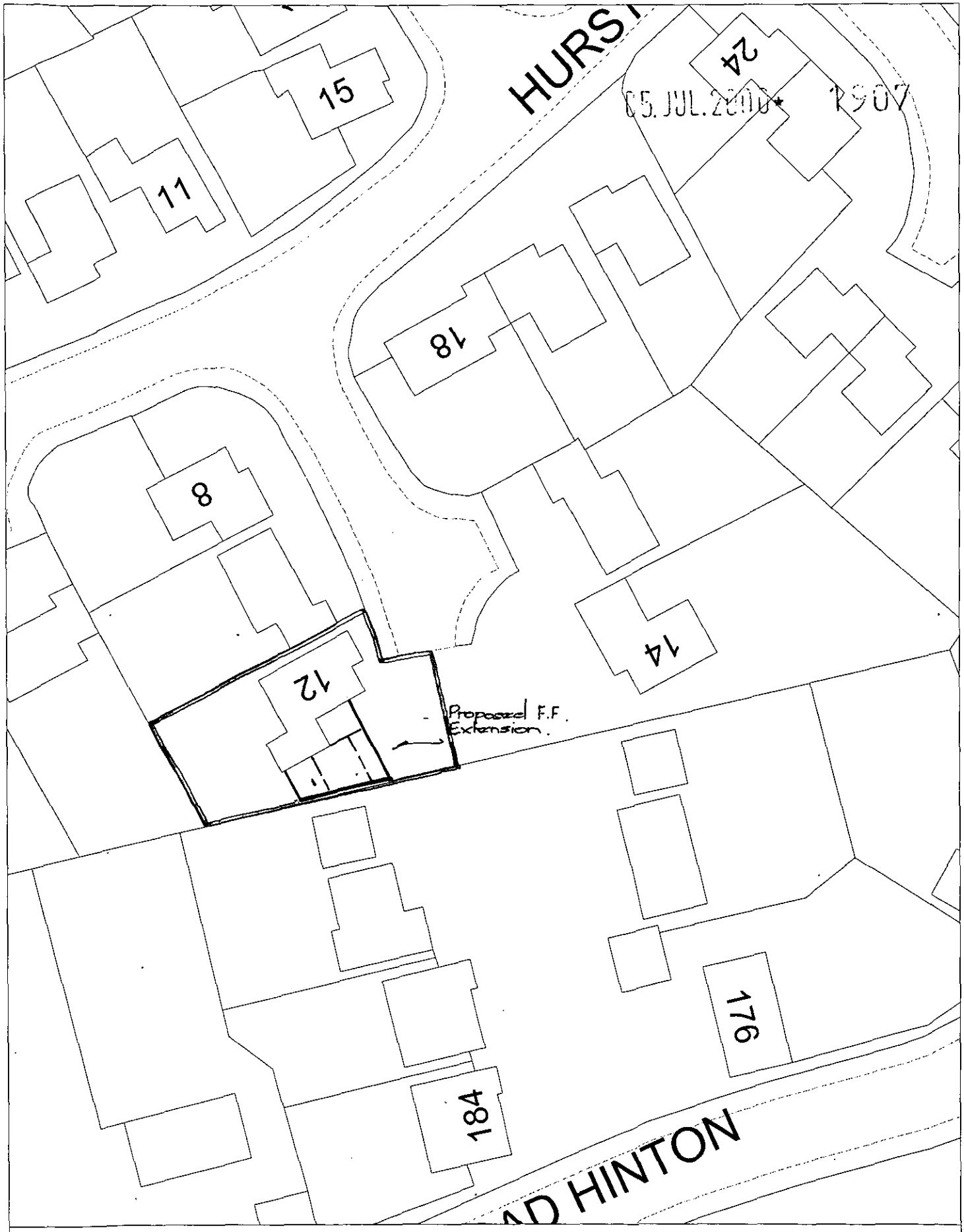
Development Control Section, Environmental Services, Wokingham District Council.

6 July 2000

Scale: 1 : 1250



05. JUL. 2000 1907

Site Plan, Scale: 1 to 500

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Date: 3 July 2000

N
W E
S