APPLICATION NO:
F/2001/3567

LOCATION:
153 Broad Hinton, Twyford Reading.

APPLICANT:
Mr R Alexander

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

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Patrick Haran**

RAILEX
Marbleboard

EASIFILE EP7

1385

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Alexander
153, Broad Hinton
Twyford
Reading
RG100XJ

Application Number: F/2001/3567

Parish:	**TWYFORD**
Location:	**153, Broad Hinton, Twyford, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)**

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.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/05/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3567

Applicant : Mr R Alexander .

Location : 153, Broad Hinton, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
V		28/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....27/04/01.....

Date Registered : 14/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 09/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

NEIGHBOUR RESPONSES - 16 POUNDFIELD WAY - CONSIDERS PROPOSAL TO BE EXCESSIVE IN SIZE. CONSIDERS OVERLOOKING TO BE A PROBLEM.
- NO POUNDFIELD WAY - CONSIDERS THAT PROPOSAL IS TOO BIG AND INVADES THEIR PRIVACY

APPROVED

Planning Issues :

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

2/ IMPACT ON STREETSCENE

3/ DEVELOPMENT PLAN CONTEXT

4/ HIGHWAYS

Application Number: F/2001/3567

Appraisal:
The proposal under consideration is for a single storey extension to the rear of a 2 storey semi-detached property to form a conservatory. This is a retrospective application.
The proposal would project approx. 3.8 metres from the rear building line of the existing dwelling and would be approx. 3.3m wide.
The proposal would incorporate a hipped roof design, standing at approx. 3.5metres to the ridge and falling to approx. 2.4metres at the eves.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The rear elevation of No.153 faces to the East and is set back from the neighbouring property to the North, No.151, by approx. 2m. The proposal would be sited approx. 4.5m from the boundary with No. 151 and approx. 1m from the boundary with No.155. The proposal would be partially obscured, from these neighbours by a 1.8m C/B fence.
The proposal site and the neighbouring properties to the North and South, along Broad Hinton, occupy an elevated position to that of the properties to the North and East, around Poundfield Way. As such, the proposal would be a prominent feature of the immediate area and would overlook a number of these properties. However, a screen of Bamboo has been planted to the rear boundary, there are a number of similar developments in the area and due to the nature of this proposal this is not considered to be sufficient grounds for refusal.
In terms of the impact on light quality of neighbouring properties it is considered that the clear glass structure would not have a detrimental impact.

2/ IMPACT ON STREET SCENE
The proposal would not be visible from surrounding streets, there would be no impact on the streetscene.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.



Recommendation: Approval: ✓ ~~Refusal:~~

Application Number F/2001/3567
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 153 Broad Hinton Twyford Reading.

APPLICATION NUMBER: F/2001/3567

OFFICER: Patrick Haran

DATE OF SITE VISIT: 27/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS New residential estate

3. DESCRIPTION OF SITE/BUILDING Semi detached - linked by garage to adjoining semi - 2 storey - ~~[illegible]~~

4. RELATIONSHIP TO ADJOINING PROPERTIES
elevated to properties to rear

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS Land drop significantly to the rear

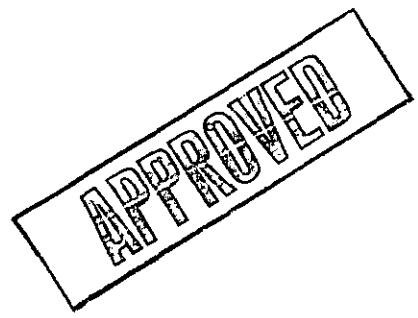
BOUNDARY TREATMENT 1.8 / CB - some young bamboo screening to rear.

OTHERS

APPROVED

Applicationo	Name & Address
F/2001/3567	K Borge 10 Poundfield Way TWYFORD Berkshire RG10 0XR

App approved
Letter sent 18-05-01



PLANNING SERVICES	NPT
POL	TLS
DC PH	ENF
APP	
CS OBS	
26 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

16 Poundfield Way
Twyford
Reading
Berkshire
RG10 OXR

26th March 2001

Re Planning Application F/2001/3422 151 Broad Hinton Tywford, Reading

Wrong app No - Wrong house should be 3567 - 153 Broad Hinton - PJH.

Dear Sir,

I am writing to place my objections regarding the conservatory that has been built at the above named property.

Houses on Broad Hinton that back onto Poundfield Way are set higher up and already make our properties very overlooked. I consider this conservatory to be excessive for the size house aswell as unattractive and dominant.

When I bought my house I compromised over the garden being overlooked. To counteract this I have spend a considerable money on my garden to make it a feature and to draw the eye inwards.

Over Christmas it was light with tubes of flashing lights so to add insult to injury it looked like a Blackpool Tourist attraction at night - but NOT at all attractive here !

My next door neighbour has after a long period finally managed to sell his house, but at price considerably less that others of a same size generally command on this estate. The reason for this has been the garden.

I contacted your office both before and after Christmas and found that planning permission had not been obtained before this conservatory was erected. I am most disappointed that my neighbours and I were not written to directly for comments as we are all affected.

As a result, this letter will not get to you before the required date, however I do hope that you will take into consideration the objections that I have made when you assess the planning application for this property.

I appreciate that you may not be able back to all those that submit comments, but I would on this occasion be grateful for a written reply.

Yours Sincerely

Charlotte Eldridge

K Borge
10 Poundfield Way
Twyford
Berks
RG10 0XR

28 March 2001

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Your Ref. Patrick Haran F/2001/3567

Re: 153 Broad Hinton Twyford Reading

Dear Sir,

Thank you for your letter of 23 March, concerning the conservatory recently built at the above address.

In my view, this conservatory is far too big and the proportions are not in keeping with other houses in the neighbourhood. In addition, its presence completely dominates the rear view from my property.

My property is above four garages and my living quarters are directly opposite and on the same eye line as the conservatory in question. Consequently, this building looks directly into my living room and I am forced to live with the blinds drawn. The presence of this new building makes me feel extremely uncomfortable and invades my privacy.

The fact that planning permission was not given before this building was erected makes a mockery of our planning laws and shows a total lack of consideration for the quality of life of other homeowners. It should never have been built.

Yours faithfully,

K Borge

PLANN... | HPT
POL | TLS
DC JM. | ENF
APP |
CS 065
30 MAR 2001
COPIES TO: | ACK: ✓
FILE:

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

Tel: 0118 974 6482

Date: **23 March 2001**

My ref: F/2001/3567

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/2001/3567
153, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3567**
153, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)
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 6482

Date: **23 March 2001**

My ref: F/2001/3567

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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John Mitchell

John Mitchell
Development Control Manager

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153, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)
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 6482

Date: **23 March 2001**

My ref: F/2001/3567

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3567**
153, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3567
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3567

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

Location:
153, Broad Hinton, 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~20 FEB 2001~~ Valid 14 MAR 2001

Officer: PH | Application No. F/2001/3567

Map No. 29 Site 0.02

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 (RETROSPECTIVE)

Location: 153 BROAD HINTON

Parish: TWYFORD Ward: Twyford 23.3.01 JE

Applicant: MR R ALEXANDER

PD rights removed? ✓

Fee Received ~~95-00~~ (3) Required 00-00? Additional ..... Refund 95-00?

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	red line to road	1/3	✓ 14 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	" " " " mark conservatory	1/3 1/3	✓
3	Forms unsigned	Q3 Site address	1/3	✓
4	Correct S 66 certificate			
5	Elevation plans	Scale?	1/3	✓ 14 MAR 2001
6	Floor plans	" ?	1/3	✓
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 : 23.3.017 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + see map.

Environmental Services

For office use only.
Application number:

14 MAR 2001

14.MAR2001 * 3567

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	RICHARD CHARLES ALEXANDER 153 BROAD HINTON TWYFORD BERKSHIRE RG10 0XJ 0118 9341370 (H) 0208 756 2784 (W)
2	Agent's Name Address and postcode Phone number	N/A
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.	153 BROAD HINTON TWYFORD BERKSHIRE RG10 0XJ
4	Give brief details of the proposal for example, two storey side extension.	About the application CONSERVATORY TO REAR OF DWELLING
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.	BUFF BRICK TO MATCH EXISTING BRICKS, WHITE U-PVC FRAME. TINTED GLASS ROOF, CLEAR GLASS WINDOWS AND DOORS
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: 3	Proposed: 3
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.		
APPLICATION IS REQUIRED BECAUSE OF A RESTRICTIVE CONDITION		
c Six copies of each set of plans and drawings listed below.		
• 1:2500 scale location plan with the site outlined in red		
• 1:500 scale site layout plan.		
• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 18/2/01

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

1933

ADDRESS 153 BROAD HINTON PARISH TWYFORD

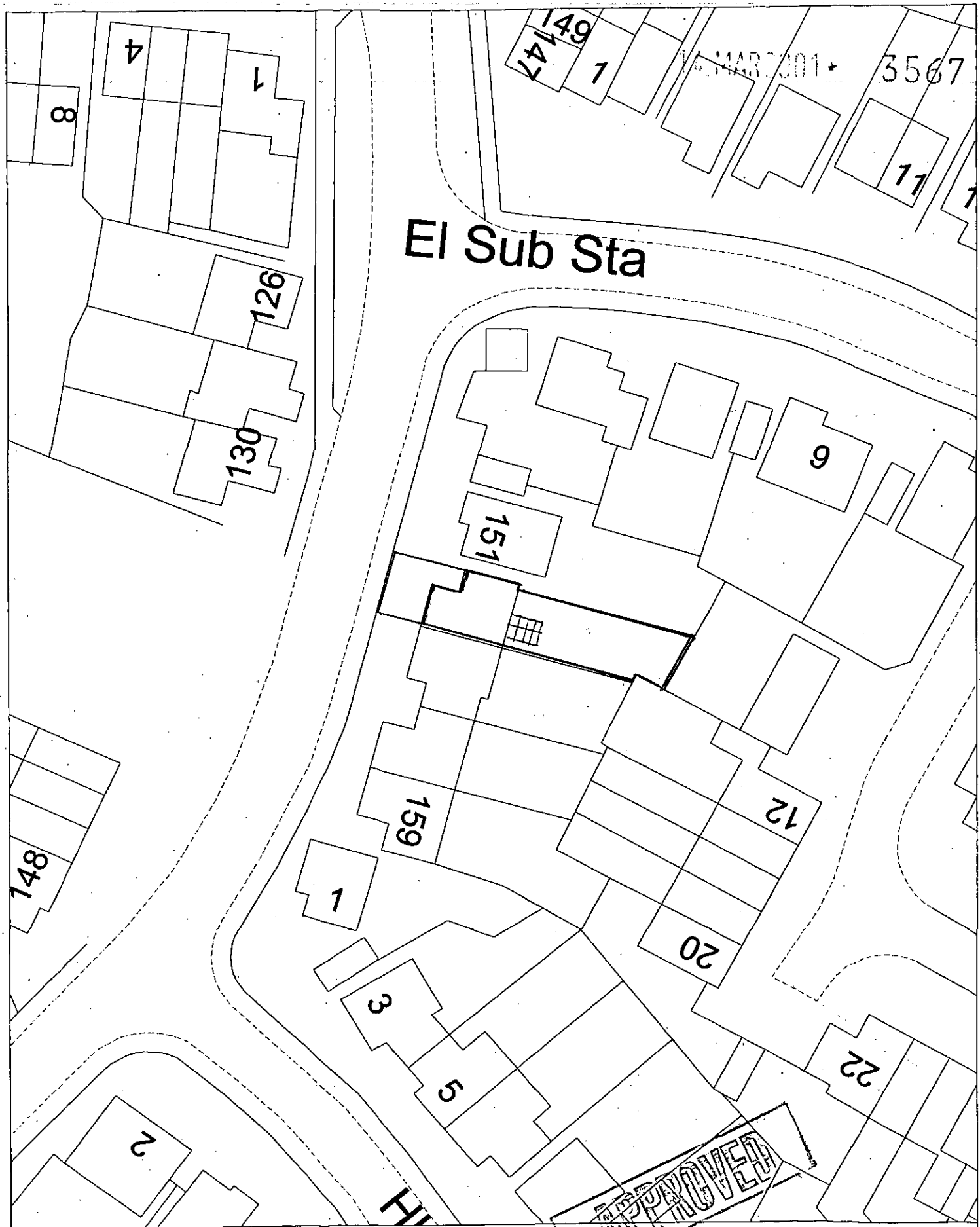
PLOT No. 109 2A ORD. SHEET No. SU 7976
7874

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
15'5'5'5'	LAING	O/L.	8-5-81	R
39951	"	RES. DEV.	22.1.93	Re
40723	"	S/DET. HOUSE & GARAGE	6.12.93	Gr

MINISTRY DECISION 15'5'5'5' - APPEAL ALLOWED - 2-12-88

SPECIAL ORDERS



Site Plan, Scale: 1 to 500

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Date: 13 February 2001

N
W E
S



Site Plan, Scale: 1 to 2500

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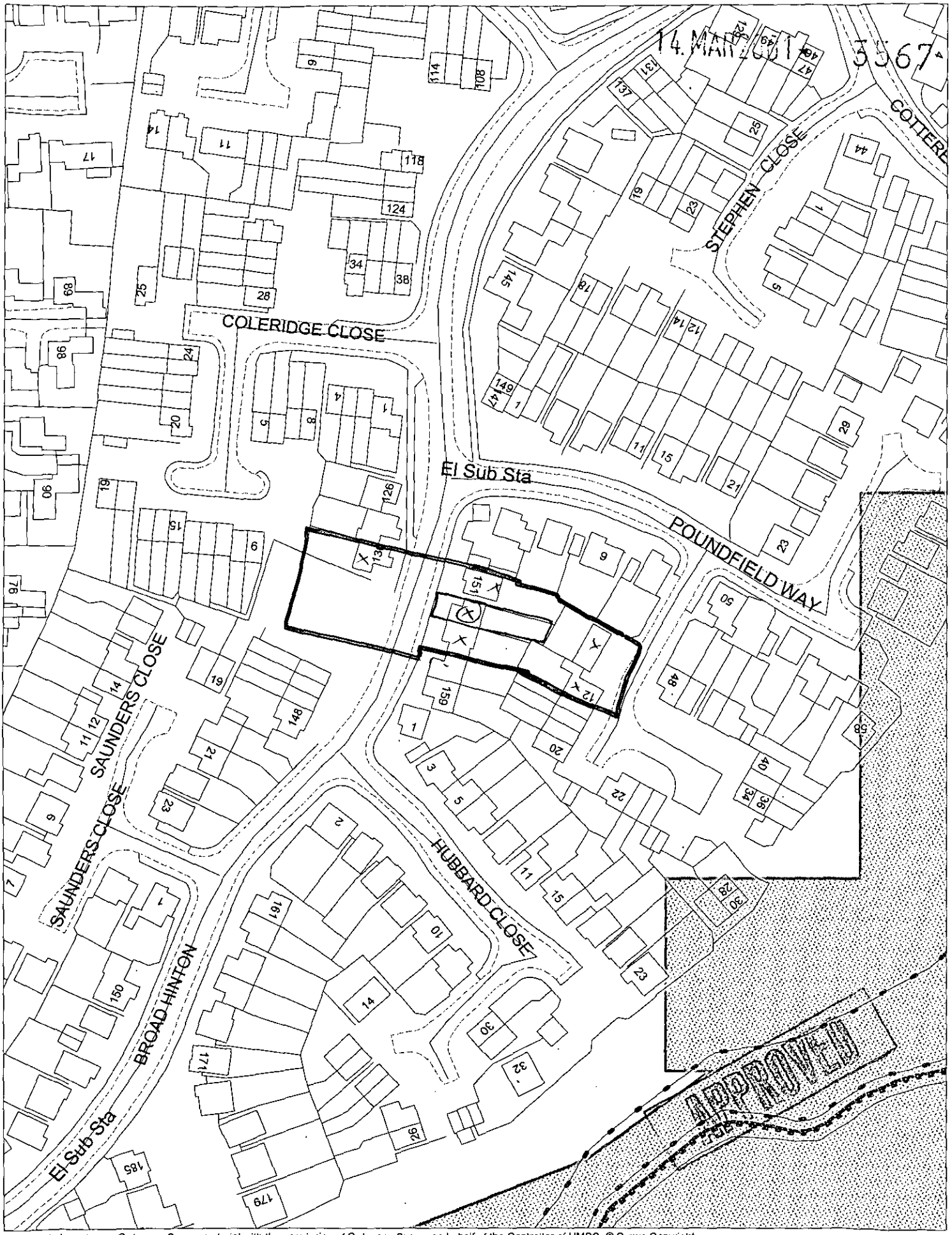
Date: 13 February 2001

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
26 February 2001 Scale: 1 : 1250

N
W E
S