X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0329

LOCATION:
15 Broadwater Road Reading.

APPLICANT:
Mrs A Leiderby C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of garage to family room.

EARLIEST DATE FOR DECISION: **14/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A Leiderby
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/0329

Parish: **TWYFORD**

Location: **15 Broadwater Road, Twyford, Reading**

Proposal: **Proposed single storey rear extension to dwelling and conversion of garage to family room**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The shower room window in the north-east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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) no windows or similar openings shall be constructed in the north-west elevation of the building.

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.

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

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

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

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Head of Planning and Transportation
Date: 22 March 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.

Received by Wokingham District Council

Application No: F/2000/0329

Proposal:

Proposed single storey rear extension to dwelling and conversion of garage to family room.

Location:

15 Broadwater Road Twyford.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2000. 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

CONDITIONS OF CONSENT FOR APPLICATION No. 03861

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. The external walls of the proposed development shall be constructed in facing brickwork of a predominantly red or red/brown colour and the roof shall be covered in dark red/brown or dark brown tiles.

3. A schedule and also samples of the materials to be used in the elevations of the propose development shall be submitted to and approved by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

4. The garages hereby permitted shall be built concurrently with the dwellings on the site and no dwelling shall be occupied until its garage has been built. The garages shall be used as domestic garages only and shall not be used for business purposes. Furthermore, the garages shall not be converted into living accommodation without the prior permission of the District Planning Authority.

5. The design of all the garage blocks shall be amended to provide pitched and tiled roofs and shall be so constructed concurrently with the development of the site.

6. Before development commences, a phasing programme shall be submitted to and approved by the District Planning Authority to include the phasing of the provision of the open spaces and play areas.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1973, no additional windows or other openings shall be constructed at first floor level or above in the elevations of the development hereby approved without the prior permission of the District Planning Authority.

8. Provision shall be made for services to be placed underground. No forms of overhead servicing shall be erected on the site.

9. This permission relates to the amended layout shown on drawing dated 9th January, 1976.

10. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved by the District Planning Authority before building operations commence. The scheme shall show all details of all the proposed planting, site levels, means of enclosure and ground surface treatment. The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed to the satisfaction of the District Planning Authority. The new planting shall thereafter be maintained until well established to the satisfaction of the District Planning Authority.

Contd:/

11. The playspaces and amenity open spaces shown on the submitted layout shall be laid out, landscaped and planted as part of and concurrently with the development and landscaping of the whole site to the satisfaction of the District Planning Authority. The playspaces and amenity open space shall thereafter be used for the purposes of recreation only. In addition play equipment shall be provided as may be agreed with the District Planning Authority.

12. In particular the landscaping scheme referred to in Condition No. 10 above shall provide for a belt of planting to include semi mature trees along the entire frontage of the site to Hurst Road A321 and the strip of land reserved for such purposes adjacent to the proposed relief road. The approved scheme shall be carried out in conjunction with the overall phasing of the development as referred to in Condition No. 6 above.

13. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1973, no wall, fence, gate, hedge, or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwellings hereby approved unless permission has been granted by the District Planning Authority on an application made for the purpose.;

14. Brick screen walls between 1.8m and 2 metres in height shall concurrently with the development of the site be erected around any rear garden area which is directly exposed to view from a road or footpath. Details of the siting and design thereof shall first be submitted to and approved by the District Planning Authority. No screen wall shall be moved from its approved position without the prior permission of the District Planning Authority on an application made for the purpose. The screen walls shall be constructed in brickwork to match that of the related dwellings.

15. In addition to condition No. 14 above, brick screen walls of a minimum of 1.8 metres in height shall, concurrently with the development, be erected around the rear gardens of all properties which abut openspaces or play spaces or garage parking courts to the satisfaction of the District Planning Authority.

16. A contour plan indicating the finished levels of the site, including open space and footpaths shall be submitted for the approval of the District Planning Authority. In addition, details of the construction of the footpath system including the surface treatment thereof shall be as may be agreed with the District Planning Authority. All footpaths construction shall be carried out concurrently with the phasing and development of the site.

17. Pedestrian safety barriers of a minimum height of 1.2 metres shall be erected opposite the ends of the footpaths which lead from the development onto the Hurst Road and details of such shall first be agreed with the District Planning Authority. The barriers shall be erected concurrently with the appropriate phase of the development referred to in Condition No. 6 above.

18. All turning heads shall be laid out in accordance with the diagrams incorporated in the "Layout and Design Standards for Housing Estate Roads" (This may mean re-siting dwellings, garages or drives).

19. There shall be no access, pedestrian or vehicular, to the proposed relief road.

Contd:/

Contd. CONDITIONS OF CONSENT FOR APPLICATION No. 03861

20. Upon completion of the proposed relief road, an additional vehicular access shall be constructed to approved standards onto the Hurst Road between Plots 168 - 170 inclusive and joining up in all respects, including width, with the end of the cul-de-sac adjacent to those plots. The necessary land for the extended road shall accordingly be reserved in the front of the affected 4 plots. Immediately upon completion of this additional access, the existing vehicular access to the Hurst Road between Plots 143 and 144, shall be closed off and abandoned and a turning head substituted to form a cul-de-sac. The section of road between the newly formed turning space and the Hurst Road shall be broken up other than for a footpath and the area grassed over and planted to the satisfaction of the District Planning Authority.

21. A minimum of 4.5 metres shall be provided to the front gardens of all properties abutting open spaces and footpath systems. In addition, all properties shall have a minimum rear garden depth of 10.50 metres and shall not be closer than 21 metres back to back.

22. Having regard to conditions 20 and 21 above, the building line to plots 143 and 144 shall be adjusted accordingly

23. The dwelling on Plot No. 204 shall be 'handed' and the building line decreased by 6.00 metres and the building line to Plot 205 shall be decreased by 2.00 metres. Both these properties shall have a minimum rear garden depth of 10.50 metres thus providing for an enlarged amenity area at the rear.

24. Amended drawings to comply with conditions 5, 6, 20, 21, 22 and 23 above shall be submitted to and approved by the District Planning Authority before building operations commence.

25. An unclimable fence or an impenetrable hedge shall be provided and maintained to the satisfaction of the District Planning Authority along boundary of the site abutting the proposed relief road.

REASONS

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.

2. To ensure that the materials will be in keeping with the area.

3. Insufficient details of the materials have been submitted with the application.

4. In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development.

5. In the interests of visual amenity and to secure a more satisfactory development.

Contd: APPN. No. 03861

REASONS

6. To secure the orderly development of the site.

7. To protect the present design and external appearance of dwellings and to prevent overlooking of adjacent property.

8. In the interests of visual amenity.

9. For the sake of clarity and to ensure an improved layout.

10.)
11.) In the interests of amenity.

12. In the interests of visual amenity.

13.)
14.) In the interests of amenity.
15.)

16. To ensure a satisfactory layout of the site and in the interests of amenity.

17. In the interests of road safety and amenity.

18.)
19.) In the interests of road safety.

20. To ensure a satisfactory layout of the site and in the interests of amenity.

21. To comply with the District Planning Authority's standards for residential layouts and in the interests of amenity.

22.)
23.) To ensure a satisfactory layout of the site in accordance with the District Planning Authority's standards.

24. To secure compliance with the relevant condition and for the sake of clarity.

25. In the interests of road safety.

6 FEB 1976

District Secretary

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER** NB

PLANNING APPLICATION NUMBER	F 2000 0329
BUILDING CONTROL NUMBER.	BN 2004 1872
APPLICANT/AGENT	G HETHERINGTON
ADDRESS OF SITE	15 Broadwater Road Twyford
DESCRIPTION OF PROPOSED WORK	Garage Conversion

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS	~~received~~	AM/E/2928
FLOOR PLANS	received 21.06.04	"

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/03/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES?		
DATE	03/06/04	

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	

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0329	MB
BUILDING CONTROL NUMBER	FP2000/0183	Andy
APPLICANT/AGENT	Anderson	
ADDRESS OF SITE	15 Broadwater Road Twyford	
DESCRIPTION OF PROPOSED WORK	S/S rear ext & garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2928	AH/S/2928
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	27/3/00.	

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	

Application Number F/2000/0329
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK. ✓
	SC20	SR24	SHOWER ROOM ✓
			NORTH EAST ✓
	SC08	SR05	NORTH WEST ✓
	SC23	SR06	PARKING ✓
	IN06		

Tel: (0118) 974 6492

Date: 10/3/2000

My ref: F/2000/0329

CONFIDENTIAL

Councillor S 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/2000/0329
15 Broadwater Road Twyford.
Proposed single storey rear extension to dwelling and conversion of garage to family room.

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

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20/3/2000

Yours faithfully

Chris Lowe

Head of Planning and Transportation

LISTING FORM

Case officer: Natalie Brown Application Number: F/2000/0329
15 Broadwater Road Reading. (Twyford).
Proposed single storey rear extension to dwelling and conversion of garage to family room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Tel: (0118) 974 6492

Date: 10/3/2000

My ref: F/2000/0329

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0329
15 Broadwater Road Reading. (Twyford)
Proposed single storey rear extension to dwelling and conversion of garage to family room..

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

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 10/3/2000

My ref: F/2000/0329

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0329
15 Broadwater Road Reading. (Twyford)
Proposed single storey rear extension to dwelling and conversion of garage to family room..

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

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0329

Applicant : Mrs A Leiderby C/O Andesign.

Location : 15 Broadwater Road Twyford.
Proposal : Proposed single storey rear extension to dwelling and conversion of garage to family room.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/2000

Date Registered : 10/01/2000

Earliest Date for Decision : 14/02/2000

Latest Consultation Date/Site Notice Expiry Date : 14/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :

Twyford PC : 9/2 : comments & objections. See letter in file

Highways : 9/2 conditions SC23 : SE06.

Neighbours/CN : none received.

Planning Issues : (N'd Sett)

① Impact upon neighbouring properties
② Impact upon the streetscene.
③ Impact upon highway safety

Application Number: F/2000/0329

Appraisal :

① Impact upon neighbouring properties.
The proposed development is for a single storey side extn forming a shower room & cupboard & conversion of the garage to a family room.
The extn will have a flat roof 2.8m high be 2.5m wide & 3.2m length. It will be set app 10cm from the boundary with Nº 11. (a 1.8m fence, extending towards the far as the rear building line, then a 1.5m (?) (taller than 1m) fence surrounding with tall conifers at rear obscuring the view of Nº 3).
The proposed extn will not provide beyond any of the existing building lines ie; beyond the utility room towards the rear garden & beyond the existing garage towards Nº 11) ∴ it is not considered that the development will be an overdevelopment of the site.
The development will be view from Hurst Park Road.
The proposed development will not overlooking neighbouring properties (conditioned Obscure glazed for shower room & no windows in NE elev - as it may then overlook Nº 11), nor cause any overshadowing nor be overbearing ∴ no detrimental impacts to neighbouring properties.

② Impact upon the street scene.
The existing garage has a pitched roof which will remain - ∴ the extension will not be visible from the front. It is hidden by the main dwelling from Hurst Park Road & obscured by tall conifers at the rear. A small portion will be visible above the fence to Nº 11, but Nº 11 is set back from boundary. There are tall conifers at the front of property between Nºs 11 + 15 so a change from garage door to window will be obscured ∴ no detrimental impact.

③ Impact upon highway safety.
The property has 4 bedrooms & there will be provision for 3 off road parking spaces despite the conversion of the garage ∴ no detrimental impact to highway safety.

NB: I have spoken to Landscape re Parish Council's concerns over removal of trees - there are no TPOs on site

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 JAN 2000	
Officer: NAB.	Application No. F/2000/0329

Map No. ..... Site ...0.04..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO FAMILY ROOM

Location: 15 BROADWATER ROAD

Parish: TWYFORD Ward: Twyford & Ruscombe

21/0 100

Applicant: MRS A LEIDERBY

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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21/01/00 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: ✓ 21/01/00

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:

S1N + 3 Broadwater Road ✓ 21/01/00

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 06 March 2000
My ref: NB/F/2000/0329

Mrs Jacobs
6 Wessex Gardens
Twyford
RG10 0AY

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 Mrs Jacobs,

APPLICATION: F/20200/0329
SITE: 15 BROADWATER ROAD, TWYFORD

I refer to your comments received on the 9 February 2000 with reference to the above.

Having spoken to our Landscape department with regard to your concerns over the trees on site, and I can confirm that there are no tree preservation orders.

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

NB

Natalie Brown
(Case Officer)

FROM: Natalie Brown

DATE: 21 January 2000

Twyford Parish Council Consultation Sheet

257 44

Application Number: F/2000/0329

Proposal: Proposed single storey rear extension to dwelling and conversion of garage to family room..

Site Address: 15 Broadwater Road Twyford.

Applicant: Mrs A Leiderby C/O Andesign.

Your observations are required in respect of this application **by 14/02/2000** .

The Council would like to make the following comments:-

i) Are trees which will be lost, part of the original planning permission for the property? (one has already gone)

ii) This could be regarded as over-development of the site as the house has already been extended.

SIGNED: _____ DATE: 8-2-00

CLERK TO Twyford Parish Council

To:
Highways

From: Natalie Brown

Date: 21 January 2000

Application Number: F/2000/0329

Proposal: Proposed single storey rear extension to dwelling and conversion of garage to family room..

Site Address:
15, Broadwater Road, Twyford.

Applicant:
Mrs A Leiderby C/O Andesign.

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

CONDITIONAL APPROVAL

SC 23 - PARKING (SR06)

N.S. Trotter

27-01-00

ADDRESS 15 BROADWATER ROAD PARISH TWYFORD

PLOT No. 155 ORD. SHEET No. SU.7976 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/58	MR. A. GODSAL	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
03238	"	"	30.10.75	N/A · REF.
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A C/A
BR 5015	"	"	8.7.76	APP. N/A
BR18326	MR. MASCELLANI	METAL ASBESTOS STAINLESS STEEL CHIMNEY.	5.4.82	REF. · N/A
BR18569	"	"	28.6.82	REF. N/A
BR18687	MR MASCELLANI	METAL ASBESTOS CHIMNEY	4.6.82	REF. N/A.
BR22601 +	"	KITCHEN, DINING EXTENSION	15.6.84	APP N/A
28520 }			4.9.87	C/A
BRA 3266 }	"	CHIMNEY STACK	3.7.87	APP

DATE OF COMPLETION

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

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

10.JAN.2000* U529

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	MRS A. LEIDERBY
	Address and postcode	15 BROADWATER ROAD TWYFORD, BERKS
	Phone number	9342064
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 REAR EXTENSION AND GARAGE CONVERSION

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.	FACING BRICK TO MATCH FELT & CHIPPINGS TO 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 ☐

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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	4	
	• 1:500 scale site layout plan.	4	
	• 1:100 or 1:200 scale floor plans and elevations.	4	

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.

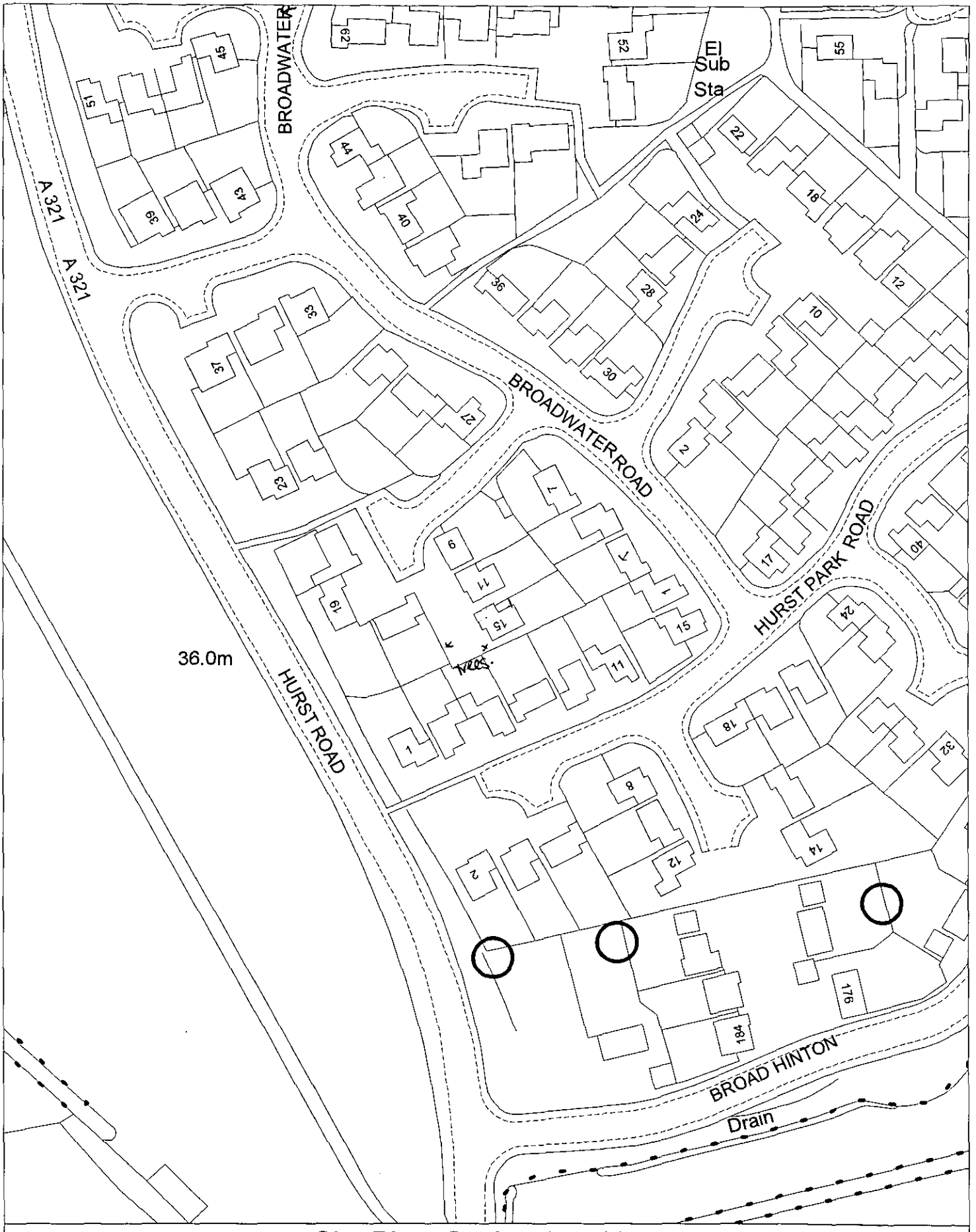
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MRS A. LEIDERBY

Date 7/1/2000

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



Site Plan, Scale: 1 to 1250

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Date: 13 January 2000

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