APPLICATION NO:
F/2000/1817

LOCATION:
21 Hurst Road, Twyford Reading.

APPLICANT:
Mr Van De Berg C/O Cunningham Ellis And Buckle

PROPOSAL:
Proposed single storey side extension to dwelling to form replacement garage.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/08/2000

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Van De Berg
C/O Cunningham Ellis And Buckle
Solent House
Solent Business Park
Whiteley
Fareham
Hants
PO15 7AF

Application Number: F/2000/1817

Parish: **TWYFORD**

Location: **21, Hurst Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form replacement garage.**

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. The area shown on the permitted drawings for vehicle parking and garaging 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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 04/08/2000

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.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 1 March 2001
My ref: NL/F/2000/1817
Your ref:

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

Mr M Curtis
Cummingham & Lindsey
Clock Tower
4 High Street
Kidington
Oxford
OX5 2DH

Dear Mr Curtis,

PROPOSED MINOR AMENDMENT TO REPLACEMENT GARAGE AT 21 HURST ROAD, TWYFORD. APPLICATION NUMBER F/2000/1817.

Thank you for your letter of the 07 February 2001, regarding the above stated development.

I write to confirm the information which was conveyed to you during our recent telephone conversation. The proposed alteration to the roof of the replacement garage, to create a shallow pitched roof, as illustrated on drawing 1revA, is approved as minor amendment to application F/2000/1817, for the erection of a replacement garage at 21 Hurst Road, Twyford.

I hope this information is of assistance to you.

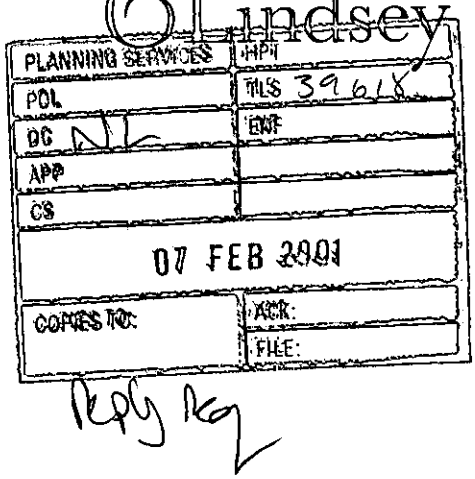
Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Cunningham Lindsey United Kingdom

Clock Tower 4 High Street Kidlington Oxford OX5 2DH
Telephone 01865 842211 Facsimile 01865 841555

Cunningham Lindsey



Reply Req

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

2 February 2001

Our Ref: OXHPB/1104303
Your Ref: **F/2000/1817**

F.A.O Nicola Lake.

Dear Sir

Mr Van Den Berg - Subsidenc to garage- 11/11/99
Site Address: -21 Hurst Road, Twyford, Reading.

We write to introduce ourselves as Loss Adjusters acting on behalf of Insures for the above.

During August 2000 we were granted Planning Permission to demolish and rebuild the garage at the above site address.

We are currently in the process of reconstructing the new garage in accordance with the approval granted. However, we have received a request from the owners of the property concerning alternations to the roof construction. Enclosed for your perusal is our drawing no.01 rev- P detailing the existing roof and drawing no. 1 rev- A detailing the proposed alternations.

We propose to reconstruct the roof with a pitch to the front elevation with similar angle and covering as the main house roof. The reminder of the roof will consist of similar corrugated material as existing with a slight change in pitch to accommodate the pitch at the front. The brickwork will then be extend beneath to form a small gable. The overall height of the building will remain unaltered.

In view that the works are currently suspended we would be grateful to receive your approval to our proposed alterations.

Should you require any further information regarding this matter please do not hesitate to contact me. In the meantime I look forward to receiving your further advice.

Confirm that is acceptable in writing as a minor amendment - confirmed verbally by telephone on 28.02.01.

On Behalf of Cunningham Lindsey

M Curtis, ICIOB
Project Management Services, Surveyor
Tel: 01865 842211
Email: mark.curtis@uk.cunninghamlindsey.com

Cc Mr Van Den Berg

Doc Ref - 12197757

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1817	NL
BUILDING CONTROL NUMBER.	BR2000/0717	Andy
~~APPLICANT~~/AGENT	Cunningham Ellis & Buckle.	
ADDRESS OF SITE	21. Hurst Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	demolish & reconstruct garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	01	01
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/8/00	

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/2000/1817

Applicant : Mr Van De Berg C/O Cunningham Ellis And Buckle.

Location : 21, Hurst Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling to form replacement garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	14.7.2000

Date of Neighbour Notifications : 30.6.2000

Date of Site Visit : 14.7.2000

Date Registered : 23/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 18/08/2000. 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 :
Twyford P.C - 'No Comment'
Highways - No objection Subject to conditions

Planning Issues :
Site Designation - within the identified Settlement.
1.) Impact upon the residential amenity of the adjacent dwelling.
2.) Impact upon the Street Scene.

Application Number: F/2000/1817

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is to replace the existing garage with a very similar style/designed new garage. The proposed garage would have a flat roof with a front parapet wall.
The proposed development will stand to the side of the dwelling. No 23 is a veterinary practice and the house/building is higher than No 21, with a gap between the boundary and the building.
As such, there will be no overlooking, overshadowing or overbearing house, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the street scene.
The proposed development is similar in design to the existing structure to the side of a dwelling which is set well back from the road. The proposed development is in keeping with the character and appearance of the existing dwelling and will have no detrimental impact upon the character and appearance of the street scene.

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

Application Number F/2000/1817
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SE02	
2	SC53	SE12	Works
3	SC23	SE06	Parking + Garaging

4/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 21 Hurst Road
Twyford Reading.

APPLICATION NUMBER: F/2000/1817

OFFICER: Nicola Lake

DATE OF SITE VISIT: 14.7.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Semi Detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Garage will stand forward of the dwelling with a height of 2.4m at the eaves at 2.87m at the front No 23 is about 50cm higher than No 21 - Proposal will replace existing garage. Roofs to the boundary. No 23 is a Dct Surgery and has a shed on the boundary

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **29 June 2000**

My ref: F/2000/1817

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/2000/1817
21, Hurst Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form replacement garage.

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/2000/1817**
21, Hurst Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **29 June 2000**

My ref: F/2000/1817

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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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/2000/1817**
21, Hurst Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form replacement garage.
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: **29 June 2000**

My ref: F/2000/1817

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/2000/1817
21, Hurst Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form replacement garage.

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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/2000/1817**
21, Hurst Road, Twyford, Reading.
Proposed single storey side extension to dwelling to form replacement garage.
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/2000/1817

Proposal:
Proposed single storey side extension to dwelling to form replacement garage.

Location:
21, Hurst 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 24/07/2000. Written comments submitted will become available for public inspection.

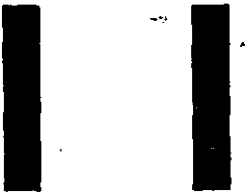
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

29 June 2000

Postage
will be paid
by licensee

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



Business reply service
License no. RG147



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

-NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2000/1817 relates.

Address of site 21 HURST ROAD TWYFORD

READING BERKS RG10 0AY.

Signed

Date 17/7/00

22

See Part 1 Register for OS map.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 29 June 2000

Application Number: F/2000/1817

Proposal: Proposed single storey side extension to dwelling to form replacement garage.

Parish: TWYFORD PARISH

Site Address:
21, Hurst Road, Twyford, Reading.

Applicant:
Mr Van De Berg C/O Cunningham Ellis And Buckle.

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).

Garage dimensions will be a minimum of 2.5 x 5m internal.

Signed: _____ **Print name:** Stephanie Knowles.

24/04/00.

FROM: Nicola Lake

DATE: 29 June 2000

RECEIVED
- 4 JUL 2000

DELEGATED

POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1817

Proposal: Proposed single storey side extension to dwelling to form replacement garage.

Site Address: 21, Hurst Road, Twyford, Reading.

Applicant: Mr Van De Berg C/O Cunningham Ellis And Buckle.

Your observations are required in respect of this application **by 24/07/2000** .

No Comment.

SIGNED: _____

Clerk To Twyford Parish/Town Council.

DATE: 4-7-00

Chartered Loss Adjusters

Solent Design Office
Solent House Solent Business Park Whiteley Fareham PO15 7AF
Telephone 01489 567760 Facsimile 01489 565817

Cunningham Ellis Buckle

23.JUN.2000 1817

23 JUN 2000

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

22 June 2000

Our Ref: OXHPB/1104303

Dear Sirs

Re: Planning Application – 21 Hurst Road, Twyford, Reading

With reference to your letter dated 20 June 2000, we enclose Location Plans outlined No.21, Block plan showing position of garage to be demolished & reconstructed and Drawing No. 01 Rev A which has been revised to show other elevation.

We hope you will now be able to proceed with the application, however if you require any further information, please do not hesitate to contact the above office.

Yours faithfully

G Hooper
Technician

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

Doc Ref - 11281639

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 15 JUN 2000	23 JUN 2000
Officer: NL	Application No. F/2000/1817.

Map No. 33. Site ..0.da....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM REPLACEMENT GARAGE

Location: 21 HURST ROAD

Parish: TWYFORD Ward: Twyford.
29.6.2000 ✓ 30/6

Applicant: MR VAN DE BERG

Fee Received 95-00 Required ..... Additional ..... Refund .....
(7)

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	IS THIS THE CORRECT BUILDING ? GIS Says that is 19 + n° 17 is next door too it so I think its wrong.	20/6	✓
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties		20/6	✓
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 ✓30/6 : 29.6.2000 Parish Council Informed - YES / NO ✓30/6

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓30/6

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 + 19, 23 + 30 Hurst Road
✓30/6
29 Byron Road ✓
3, 5, 7 + 9 Paddock Heights

GAZEWAY
ADDRESS 21 HURST ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
467/48	MR. R. OLE	ADD. TO DRAINAGE	14.12.48	APP.
R/231/62	"	GARAGE & ACCESS	1.11.62	APP.
27798			7.8.87	
BRA 2674	MR. D. NHYTE	2/SE EXTENSION	15.6.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

23.JUN.2006

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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.

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

OR

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
+ See Note (a) to Certificate A		

OR

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

(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).

- 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) . . . . . .

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

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.

Agricultural Holdings Certificate

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

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 . . P. Randall . . . . . .

On behalf of . . . Mr. Van De Berg . . . . . .

Date . . . . 07.06.00 . . . . . .

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

1769A

PLANNING APPLICATION PART I

23. JUN. 2000 1817

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

For office use only
Application No.

1.	YOUR NAME ADDRESS POST CODE	DAN DE BARR 21 Hurst Road Tilford Reading RG10 0AE. Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	Cunnelam Ellis & Buckle Solent House Solent Business Park Whiteley Fareham PO15 7AF Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	21 Hurst Road Tilford Reading
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	
5. Give brief details of the proposal.	ABOUT THE APPLICATION	Demolition & Reconstruction of Garage.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Owner.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ☐ 1:100 Floor Plan ☐ 1:500 Block Plan ✓ Other ☐ 1:100 Elevations ☐
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐ CONSTRUCTION OF NEW BUILDING ✓ OTHER	ALTERATION or EXTENSION ☐ DEMOLITION ✓

9. What type of Planning application are you applying for?		
RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. ☐ Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. ☐ Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. ☐ Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. ☐ Details of conditions to be relaxed. ☐ ☐ Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.				
EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

~~Residential~~
Domestic

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~ Attached Plan.

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

To match Existing.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO N/A.

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

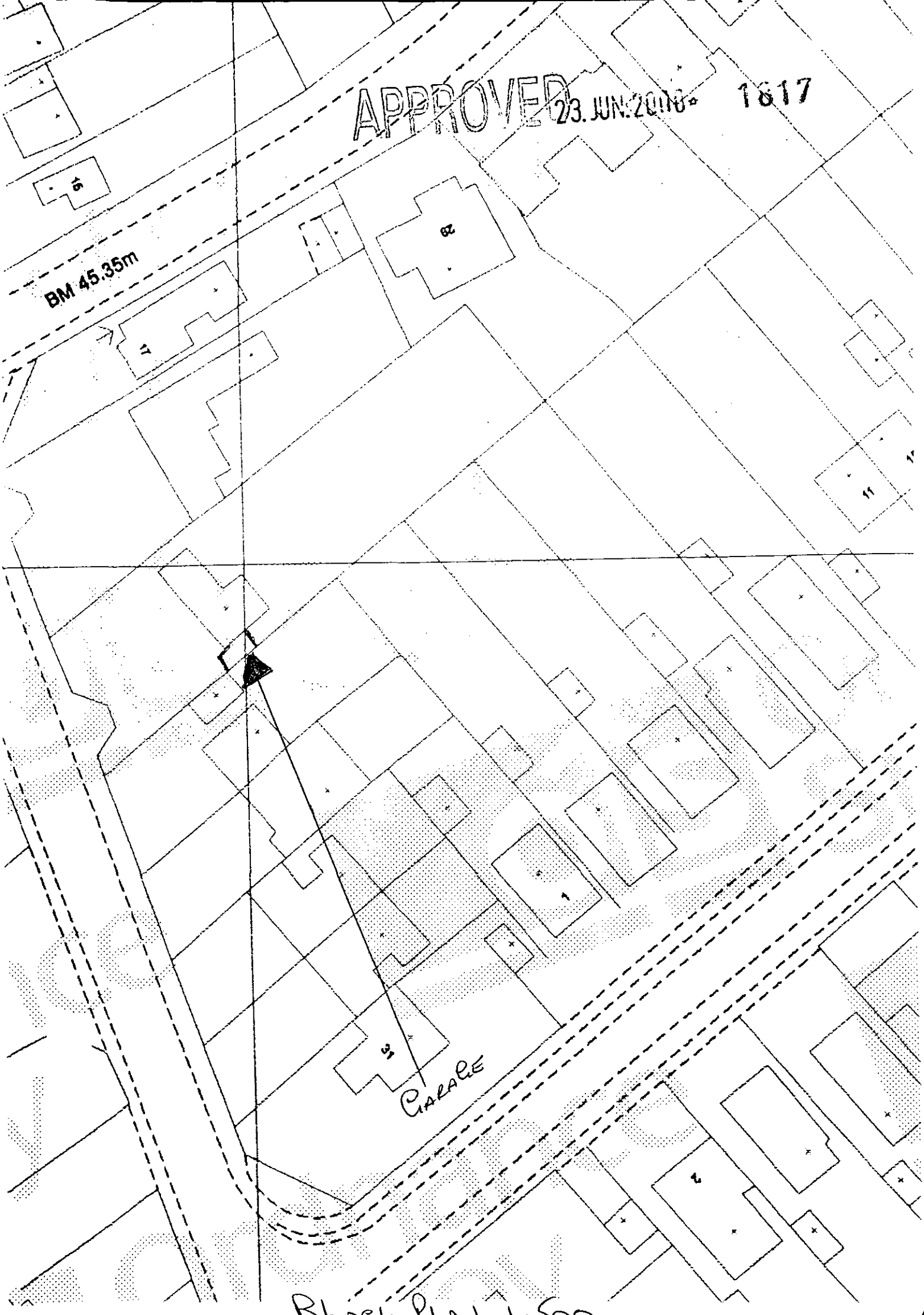
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £95.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P Randall. ON BEHALF OF Mr Dan De Bery DATE 07.06.00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.


APPROVED
23. JUN. 2010
1617
BM 45.35m
GARAGE
BLOCK PLAN 1:500

Ordnance Survey

APPROVED 23 JUN 2000 ☆ 1817

Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Centre coordinates : 479099mE 175597mN

National Grid sheet reference at centre of this Siteplan: SU7975NW.

Supplied by : Gormans, Southampton
Serial Number : 3838

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Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Partiamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

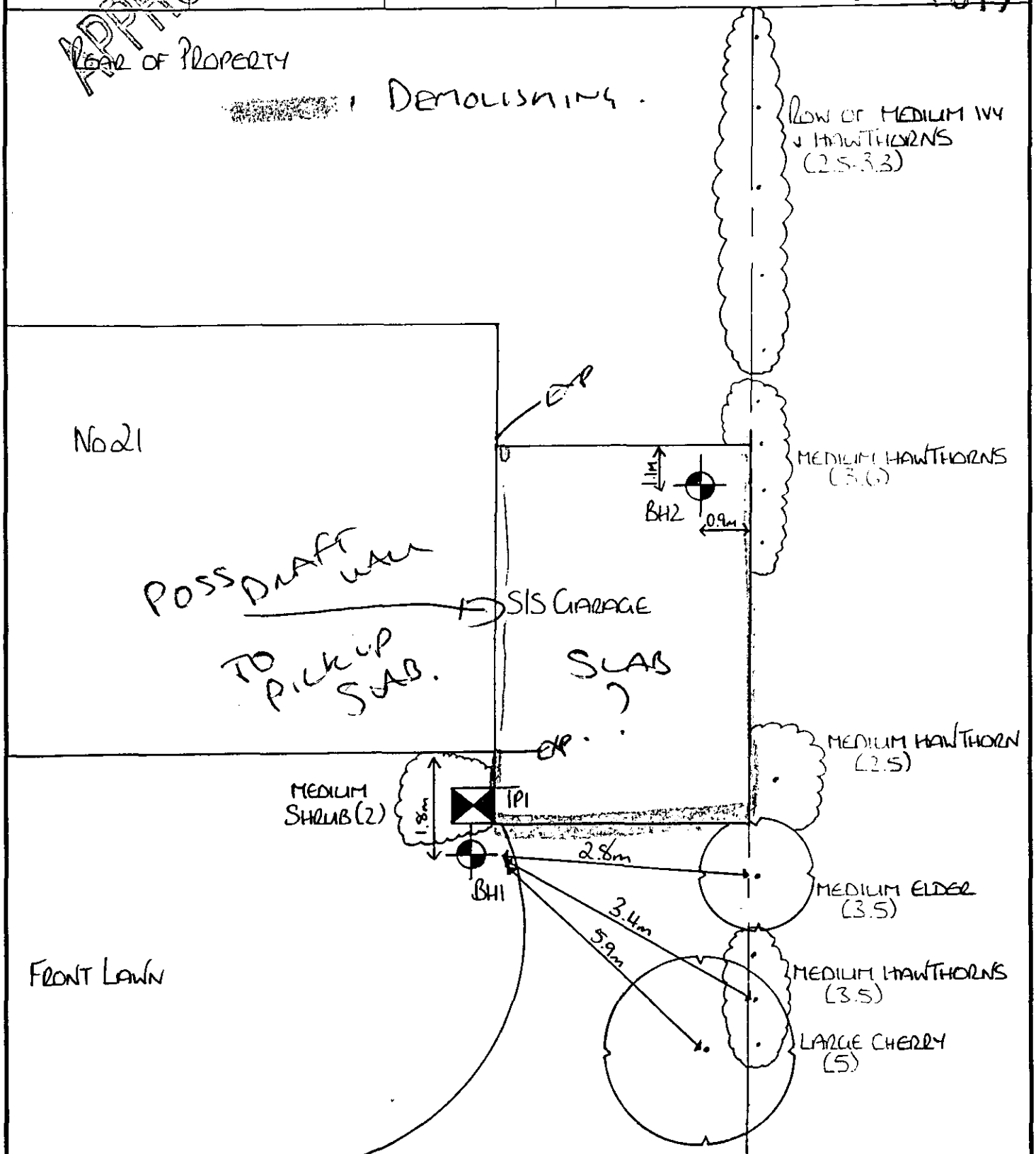
CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

Site Location Plan	Sheet: 1 of 1	CET Group
	Job No: B3435	Tel: 01277 373720 Fax: 012[illegible] 373721
Scale: NTS	Date: 7+10.12.99	Site: 21 HURST ROAD, TWYFORD
Drawn: LT Checked: PS	Approved:	Client: CUNNINGHAM [illegible] BUCKLE

APPROVED

23 JUN [illegible] 1017

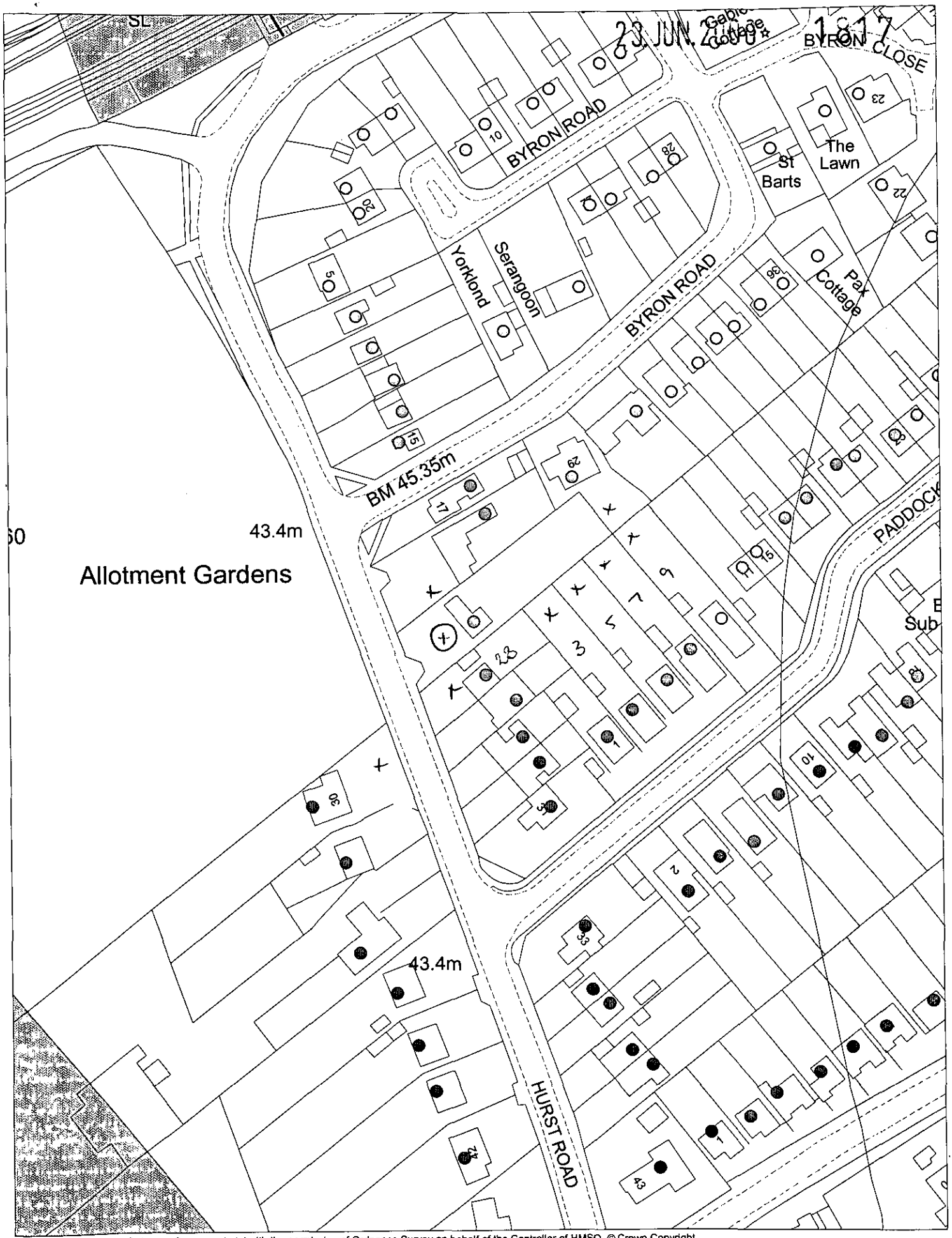


ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

Key:

- Borehole
- Trial Pit
- SVP Soil Vent Pipe
- RWP Rain Water Pipe
- IC Inspection Chamber
- IL Invert Level
- MH Man Hole
- G Gulley
- Tree / Bush *(approx. ht in m)*



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250