APPLICATION NO.

VAR/2002/8259

LOCATION:
27/29 Wargrave Road, Twyford Berkshire.

APPLICANT:
Thames Valley Charitable Housing Assoc

PROPOSAL:
Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

EARLIEST DATE FOR DECISION: **14/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
24/02/2003

CASE OFFICER: ~~**Angela Odell**~~

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thames Valley Charitable Housing Association
Premier House
52 London Road
Twickenham
TW1 3RP

Application Number: VAR/2002/8259

Parish: **TWYFORD**

Location: **27/29, Wargrave Road, Twyford, Berkshire.**

Proposal: **Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.**

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 condition, the reason for which is specified hereunder.

Conditions

1. Condition 17 of consent 98/67504/F to be varied to now read:

"A minimum of 4 dwelling units within the whole development shall be occupied by elderly persons aged 55 years and over (save for married couples where one spouse is under 55 years of age) unless otherwise agreed in writing by the Local Planning Authority where exceptional circumstances can be demonstrated".

Reasons

1. To ensure that housing needs of the District are addressed in appropriate locations with an appropriate community mix.

Informatives

1. This approval is in respect of additional Plans Nos. 70011-99-0D, 00-11 and 00-10, received by the Local Planning Authority on 24 June 2003.

2. 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 H9.

Loddon Area Local Plan Policy LH8.

Deposit Draft Wokingham District Local Plan Policy WH6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/07/2003

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 : Angela Odell

Application Number : VAR/2002/8259

Applicant : Thames Valley Charitable Housing Assoc .

Location : 27/29, Wargrave Road, Twyford, Berkshire.
Proposal : Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 29.1.03

Date Registered : 30/12/2002

Earliest Date for Decision : 14/02/2003

Latest Consultation Date/Site Notice Expiry Date : 14/02/2003

This application will have expired on: 24/02/2003. 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 : Highway officer: No objection

- Twyford P.C. Council concerned that no reason is given for relaxation and asks why should it be changed now?
- Conservation Officer: No objection as no visual impact.
- 1 letter of concern regarding parking - considers will get worse if more young people move into flats

Planning Issues :

Application Number: VAR/2002/8259

Appraisal :

See attached report

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

VAR/2002/8259 – Appraisal

Proposal/relevant Planning History
Application 98/67504/F was granted permission on 24/12/98 for the conversion and extension of the existing house to 7x2 bedroom flats and erection of 2x1 bedroom flats and one semi-detached 3 bedroom dwelling to provide social housing and demolition of outbuildings by Thames valley Housing Association. Condition No. 17 restricted that 4 of the ground floor flats should be for elderly persons. Proposal is to lift this restriction so that persons of any age can occupy these 4 flats in exchange for 4 flats in Lionel Court.

Principle of proposal
The reason for the condition was for reasons of meeting housing needs and providing appropriate community mix. As the proposal involves a 'swap' within the development, consider that providing 4 units remain restricted to 55+ aged residents, the reasons for the restriction would still be satisfied and there is no objection in principle.

As no change to number of units consider would not have a significant adverse effects on neighbouring properties outside the development. Regarding within the development, consider this is a matter for management by the Housing Association.

Parking
No objection raised on basis that the proposal is a swap.

Recommendation: vary condition to allow swap.

Application Number VAR/2002/8259
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Condition 17 to be varied to now read
			"A minimum of 4 dwelling units within the
			whole development ~~&~~ shall be occupied by
			elderly persons aged 55 years and over (save
			for married couples where one spouse is under
			55 years of age) unless otherwise agreed in
			writing by the LPA where exceptional circumstances
			can be demonstrated.
		Reason	(as previously) To ensure that housing needs
			of the District are addressed in appropriate
			locations with an appropriate community mix.
			Informative
			approval additional plans Nos. 70011-99-OD,
			, 00-11 & 0010 24.6.03.

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	LH8
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WH6.
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	H9
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T E Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 15/7/03

RECORD OF SITE VISIT

SITE ADDRESS: 27/29 Wargrave Road Twyford Berkshire.

APPLICATION NUMBER: VAR/2002/8259

OFFICER: Angela Odell

DATE OF SITE VISIT: 29.1.03.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mix of house types on distributor road.

3. DESCRIPTION OF SITE/BUILDING 2 storey flats with parking on front, north-side

4. RELATIONSHIP TO ADJOINING PROPERTIES Detached house to N. & S. railway to rear.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING See above

LEVELS Flat

BOUNDARY TREATMENT NA.

OTHERS

reply

AO Case Officer

TWYFORD PARISH COUNCIL

Clerk to the Council: Mr John March
Address: 58 Wargrave Rd Twyford, Berkshire, RG10 9PH
Telephone Number: Twyford (0118) 9345444

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

5/08/03

Dear Sirs

Planning application no VAR/2002/8259
Notification of approval of permission

My Council are concerned that permission has been granted for the above application.

Please provide further information on the reason why this has been allowed.

Yours faithfully

John March
Clerk to Twyford Parish Council

Copy of report + decision notice sent to Twyford P.C. 8/8/03

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ✓
Conversation with:
Mr S. Conway.

VAR/2002/8259
27/9 Wayward Rd, Twyford.

14.7.03

Time: am.

Place:
(if applicable)

NOTES Mr Conway agreed variation could be approved under delegated powers providing it was for a 'swap' within the development of equivalent no. of units

Copies to:

Application/File No:

Action:

Date: 01 July 2003

To: Twyford Parish Council

We have received Additional Plans for the following planning application:

Application Number: VAR/2002/8259

Location: 27/29, Wargrave Road, Twyford, Berkshire.

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

Applicant: Thames Valley Charitable Housing Assoc .

Case Officer: Angela Odell

The new plans show the following: Showing floor plans of nos 1-4 Lionel Court. Drawing nos: 7011-99-01D, 00-10 & 00-11.

Comments are required by 11/07/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

My Council still objects to any proposal to change Condition 17.

7/7/03

Date: 01 July 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: VAR/2002/8259

Location: 27/29, Wargrave Road, Twyford, Berkshire.

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

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Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. VAR/ 2002/8259 Date Rec. 24.6.03.

Location: 27/29 Worgrave Road

Parish: Twyford.

Applicant: Thames Valley Charitable Housing Association.

Description of attached plans: showing floor plans of No 1-4 Linnet Court

Drawing No's: 7041-99-01D, 00-10 & 00-11

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways D. Cosgrave	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 01.07.03

Yellow - Case Officer Copy
Green - Part One Copy

Date: 01 July 2003

To: Adam Coggins - Highways

We have received Additional Plans for the following planning application:

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Location: 27/29, Wargrave Road, Twyford, Berkshire.

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

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Case Officer: Angela Odell

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Comments are required by 11/07/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

As previous. 4/7/03. AE

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 January 2003

Application Number: VAR/2002/8259

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons ~~aged 55 years and over~~ of any age to occupy flats 1 - 4 at ground floor level.

Parish: TWYFORD PARISH

Site Address:
27/29, Wargrave Road, Twyford, Berkshire.

Applicant:
Thames Valley Charitable Housing Assoc .

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AE 23/01/03.

FROM: Angela Odell

DATE: 21 January 2003

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: VAR/2002/8259

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level..

23 JAN 2003

Site Address: 27/29, Wargrave Road, Twyford, Berkshire.

Applicant: Thames Valley Charitable Housing Assoc .

Your observations are required in respect of this application **by 14/02/2003** .

The Council are concerned that no reason is given for the request to relax the current rule, and this gives rise to asking why should it be changed now?

SIGNED: _____ DATE: 4/2/03

Clerk To Twyford Parish Council Parish/Town Council.

068

PLANNING SERVICES | HPT
PCL | TLS
BC AMO | E&F
AB
CS
10 FEB 2003
COPIES TO | ACK 11/2/03 FILE

Angela Odell

From: Francis Sedgman [fs@sedgman-noble.co.uk]
Sent: 10 February 2003 17:55
To: angela.odell@wokingham.gov.uk
Cc: drsrconway@aol.com
Subject: Planning application no: VAR/2002/8259

27/29 WARGRAVE ROAD, TWYFORD

Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

I am the owner of number 25 Wargrave Road, Twyford, which abuts the Housing Association development.

I wish to object to the proposed relaxation of Condition 17. This was included with the original planning permission 'to ensure that housing needs of the District are addressed in appropriate locations with an appropriate community mix' and also to reduce the number of cars and car movements into and out of the development. This has a direct impact upon amenity/disturbance to nearby residents and road safety/congestion along the Wargrave Road in general.

The condition was put in place for a very good reason. I cannot see that anything has changed since the planning permission was granted to warrant this condition to be relaxed now. Relaxation would mean that the inclusion of the original condition was incorrect. I do not believe that this was the case.

Francis Sedgman
SEDGMAN NOBLE architects
+44 (0)118 940 4747

Angela Odell

From: Adam Coggins
Sent: 06 February 2003 11:10
To: Angela Odell
Subject: RE: VAR 2002/8259 - 27/29 Wargrave Road

Angela,

Our current parking standards require 15 spaces plus 2 no. visitor spaces. The layout only provides 15 spaces and therefore I would recommend that part of the site still be restricted to over 55's to reduce the potential demand for parking. Therefore, applying this restriction to the house satisfies the highway authority.

Adam

-----Original Message-----
From: Angela Odell
Sent: Wednesday, February 05, 2003 1:56 PM
To: Adam Coggins
Subject: FW: VAR 2002/8259 - 27/29 Wargrave Road

Re. parking - do you require the house to be restricted to over 55s instead?

-----Original Message-----
From: Sarah Hollamby
Sent: 05 February 2003 10:23
To: Angela Odell
Subject: VAR 2002/8259 - 27/29 Wargrave Road

Angie - really sorry not to have come back sooner on this.

Want to support this application, as the scheme is running very well, and there are no parking problems on the site (which was one of the reasons behind the original restriction as I understand it).

Thames Valley have housed 4 over 55's, but have put them together in the refurbished house, rather than in the ground floor flats, which the original restriction stated.

They are very happy to accept an in-pertuity O/55s restriction on the refurbished house if that would assist the application.

Hope this makes sense. Give me a call if it doesn't!

S

Sarah Hollamby
Housing Strategy and Development Manager
Community Services Department
Wokingham District Council
Tel: (0118) 974 6817
Fax: (0118) 974 6770
sarah.hollamby@wokingham.gov.uk
www.wokingham.gov.uk

Angela Odell

From: Sarah Hollamby
Sent: 05 February 2003 10:23
To: Angela Odell
Subject: VAR 2002/8259 - 27/29 Wargrave Road

Angie - really sorry not to have come back sooner on this.

Want to support this application, as the scheme is running very well, and there are no parking problems on the site (which was one of the reasons behind the original restriction as I understand it).

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They are very happy to accept an in-pertuity O/55s restriction on the refurbished house if that would assist the application.

Hope this makes sense. Give me a call if it doesn't!

S

Sarah Hollamby
Housing Strategy and Development Manager
Community Services Department
Wokingham District Council
Tel: (0118) 974 6817
Fax: (0118) 974 6770
sarah.hollamby@wokingham.gov.uk
www.wokingham.gov.uk

OB8

AMO

04 FEB 2003

COPIES TO | ACK: 4/2/03

28, Wargrave Rd,

Twyford.

Berks

RG10 9PQ

YOUR REF: Angela Odell/VAR/2002/8259

Dear Angela,

I am writing to tell you about my concerns if persons of any age are allowed to occupy the flats. At the moment the main road outside the entrance to these flats is used as a parking area. This is a very dangerous place to park as it is on a sharp bend in the road. It makes it difficult for people trying to drive out of the flats' parking area at the back of the flats. This dangerous situation has only occurred since the flats were built.

I think that if more young people live in these flats then car ownership will increase and the problem will get much worse. I also feel it is very sneaky of the owners to try to change the rules once the houses have been built.

Yours sincerely,

Joan Watson.

JOAN WATSON

Date: 24 January 2003

To: Harold Sanders – Urban Design & Conservation Officer

We have received an Amended Proposal for the following planning application:

Application Number: VAR/2002/8259

Location: 27/29, Wargrave Road, Twyford, Berkshire.

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

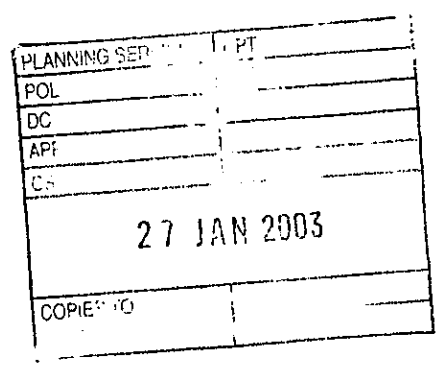
Applicant: Thames Valley Charitable Housing Assoc .

Case Officer: Angela Odell

The new details are as follows: There was an error in the original wording of the proposal that should have read '...'to allow persons of any age to occupy flats...'.

For information only.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.



I HAVE NO OBJECTION TO THIS PROPOSAL AS I DO NOT CONSIDER THE 'AGE LIMITATION' WAS ADDED AS A CONDITION TO ENHANCE OR COMPLEMENT THE THE TWYFORD CONSERVATION AREA CHARACTER.

Harold Sanders

27.01.03.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Angela Odell

Date: 21 January 2003 23 JAN

Application Number: VAR/2002/8259

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level..

Site Address:
27/29, Wargrave Road, Twyford, Berkshire.

Applicant:
Thames Valley Charitable Housing Assoc .

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

I DO NOT CONSIDER THIS CONDITION HAS ANY VISUAL IMPACT ON THE CONSERVATION AREA OR ITS CHARACTER.

NO OBJECTION.

Harold Sanders

27.01.03.

Date: 24 January 2003

To: Case Officer

We have received an Amended Proposal for the following planning application:

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Location: 27/29, Wargrave Road, Twyford, Berkshire.

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

Applicant: Thames Valley Charitable Housing Assoc .

Case Officer: Angela Odell

The new details are as follows: There was an error in the original wording of the proposal that should have read '...'to allow persons of any age to occupy flats...'.

For information only.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 January 2003

Application Number: VAR/2002/8259

Proposal: Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level.

Parish: TWYFORD PARISH

Site Address:
27/29, Wargrave Road, Twyford, Berkshire.

Applicant:
Thames Valley Charitable Housing Assoc .

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AE 23/01/03.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8259

Proposal:
Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

Location:
27/29 Wargrave Road Twyford Berkshire

This application is being advertised in the Reading Chronicle newspaper on the 31/01/2003 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/02/2003**. 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 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.

Date: 31/01/2003

Received by Wokingham District Council

Application No: VAR/2002/8259

Proposal:
Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.

Location:
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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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number VAR/2002/8259 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

23 January 2003

VAR

Application Number: ~~F~~/2002/8259

Case Officer : AO

Map No : 29	
Site Area : 0·12	
Received Date: 30/12/2002	

Valid Date : 30·12·02.

Level : Delegated Application

Description : Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level.

Location : 27/29, Wargrave Road, Twyford, Berkshire.

Parish : TW Ward : TWY

Applicant : Thames Valley Charitable Housing Assoc .

110 received 20/01

Fee Required: £110 Fee Received: ~~£0~~

Check for Requirement ' phoned 13/1 left message

Additional: ...£110.00..... **or Refund:** ..... Phoned again 16/1

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~Location plan required with site outlined in red~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area

---

INTERNAL CONSULTATIONS 21.1.03 B

Building Control

(Heritage (Harold Sanders)) ✓

Landscape

Trees

Environmental Health

(Housing) ✓

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) – See comments in covering letter ✓

(Access Officer)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map

+ Pls ind. properties inside red line

+ Pls ind. Mr & Mrs C.A. Martin, Broadcommon Farm, Broadcommon Rd, Hurst

Mr & Mrs Bennett, Wall Cottage, 27 Wargrave Rd ✓

R. A. Gracie, 37 Wargrave Rd

Mr & Mrs Holt, "Little Hurst", 39 Wargrave Rd

Mr & Mrs (P.A.) Jenkins, Swallowdale, 30 Wargrave Rd

Miss A. Teagle, 33 Wargrave Rd. ✓

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		27WARGRAVE ROADREADING	RG10 9PB
		29WARGRAVE ROADREADING	RG10 9PB
		33WARGRAVE ROADREADING	RG10 9PB
		35WARGRAVE ROADREADING	RG10 9PB
		37WARGRAVE ROADREADING	RG10 9PB
		28WARGRAVE ROADREADING	RG10 9PC
		30WARGRAVE ROADREADING	RG10 9PC
		32WARGRAVE ROADREADING	RG10 9PC
		34WARGRAVE ROADREADING	RG10 9PC
		1THORNBURY GREENREADING	RG10 9RH
		2THORNBURY GREENREADING	RG10 9RH
		3THORNBURY GREENREADING	RG10 9RH
		4THORNBURY GREENREADING	RG10 9RH
		5THORNBURY GREENREADING	RG10 9RH
		6THORNBURY GREENREADING	RG10 9RH
		7THORNBURY GREENREADING	RG10 9RH
		8THORNBURY GREENREADING	RG10 9RH
		9THORNBURY GREENREADING	RG10 9RH
		10THORNBURY GREENREADING	RG10 9RH
		25WARGRAVE ROADREADING	RG10 9PB
	27A	27AWARGRAVE ROADREADING	RG10 9PB
	27B	27BWARGRAVE ROADREADING	RG10 9PB
	27C	27CWARGRAVE ROADREADING	RG10 9PB
	27D	27DWARGRAVE ROADREADING	RG10 9PB
	25B	25BWARGRAVE ROADREADING	RG10 9PB
	25A	25AWARGRAVE ROADREADING	RG10 9PB
		7LIONEL COURTREADING	
		6LIONEL COURTREADING	
		5LIONEL COURTREADING	
		4LIONEL COURTREADING	
		2LIONEL COURTREADING	
		3LIONEL COURTREADING	
		1LIONEL COURTREADING	
		8LIONEL COURTREADING	

UAR/2002/8259

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

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: VAR/2002/8259

WOKINGHAM UNITARY
Aiming for Excellence

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: VAR/2002/8259
27/29, Wargrave Road, Twyford, Berkshire.
Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **VAR/2002/8259**
27/29, Wargrave Road, Twyford, Berkshire.
Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Conway

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

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

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: VAR/2002/8259

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor Tomlin

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

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

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: VAR/2002/8259

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: VAR/2002/8259
27/29, Wargrave Road, Twyford, Berkshire.
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Yours sincerely
Trevor Watson
Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

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

Received by Wokingham District Council

Application No: VAR/2002/8259

Proposal:
Proposed relaxation of condition 17 of consent 98/67504/F to allow persons age 55 years and over to occupy flats 1 - 4 at ground floor level.

Location:
27/29, Wargrave Road, Twyford, Berkshire.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number VAR/2002/8259 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

21 January 2003

F/2002/8259

30.DEC.2002 8259 30 DEC 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 DEC 2002	
COPIES TO	ACK:
	FILE:

THAMES VALLEY HOUSING

Thames Valley Charitable
Housing Association Ltd
Premier House
52 London Road
Twickenham TW1 3RP
Customer Service Centre
Tel: 0845 607 7766
Fax: 020 8607 9923
e-mail: info@tvha.co.uk
www.tvha.co.uk

Mr Trevor Watson
Planning Department
Wokingham District Council
PO Box 154
Shute End
Wokingham
Berkshire
RG40 1WN

24th December 2002

Dear Mr Watson,

Re: 27/29 Wargrave Road, Twyford , Wokingham
Application No. 98/6750/F

67504

I refer to the planning consent issued on 24 December 1998.

I enclose a planning application for relaxation of condition 17 of the consent relating to a minimum of four ground flats being allocated for elderly persons over the age of 55 years.

By an oversight, each of the flats known as Nos 1 – 4 Lionel Court, the converted house formerly known as No.29 Wargrave Road, were allocated to those over 55. This, of course, comprised 2 ground floor and 2 first floor flats for social rent all located in the same building and practical from a management point of view.

I understand that the requirement for four flats to be for over 55s was primarily to ease parking requirements. From experience to-date, there is adequate parking and the scheme is working well.

In addition, I am advised that each of the occupants of flats 1 – 4 Lionel Court is happy with their accommodation, having been nominated by the Community Services Department of your Council.

I look forward to your early and favourable consideration of our application.

Yours sincerely,

Derek Thurgood

0208 6070607

DEREK THURGOOD
Regional Development Manager

c.c. Sarah Hollamby, Community Services Department

Fee Received £110-00 ?

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

- 6 JAN 1999

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Thames Valley Housing Association
C/O Keen Partnership
Culham House 122 Castle Street
Reading
Berkshire
RG1 7RJ

Application No : 98/67504/F

Parish : TWYFORD PARISH

Proposal : PROPOSED CONVERSION AND EXTENSION OF EXISTING HOUSE TO 7x2 BEDROOM FLATS AND ERECTION OF 2X1 BEDROOM FLATS AND 1 SEMI DETACHED 3 BEDROOM DWELLING TO PROVIDE SOCIAL HOUSING AND DEMOLITION OF OUTBUILDINGS

Location : 29 Wargrave Road Twyford

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
No other development of the site shall take place until the vehicular access proposed shall be formed and provided with visibility splays of 2.4 metres X 90 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained at all times.

03
This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 16 November 1998 showing proposed conversion and extension of house to seven 2-bed flats and erection of two 1-bed flats as well as two 2-bed flats and semi detached 3-bed dwelling, and demolition of outbuildings.

04
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 first floor level or above.

05
No work of any sort shall take place between the hours of 6.00pm & 8.00am Mondays to Fridays and 1.30pm to 7.00am Saturdays and no work shall take place on Sundays and Bank Holidays.

06
Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.
07
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.
08
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration, where relevant.
09
Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.
10
No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied.
11
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.
12
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).
13
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
14
Before construction commences on site, noise insulation details for the dwellings on site shall be submitted to and approved in writing by the Local Planning Authority. Development should be in accordance with BS8233:1987 - Sound Insulation and Noise Reduction for Buildings; and also take account of rail noise and vibration. Development shall be carried out in accordance with the approved details.

15
No building work shall be carried out until full joiner details of doors and windows have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.
16
A car safety barrier shall be provided along the rail line-side fence. Details to be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
17
A minimum of four of the ground floor flats shall be for elderly persons aged 55 years and over (save for married couples where one spouse is under 55 years of age), unless otherwise agreed in writing by the Local Planning Authority where exceptional circumstances can be demonstrated.
18
Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
In the interests of highway safety.
03
For the avoidance of doubt.
04
In the interests of residential amenity.
05
In the interests of residential amenity.
06
In the interests of visual amenity.
07
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
08
In the interests of the character and appearance of the Conservation Area.
09
In the interests of the character and appearance of the Conservation Area.
10
In the interests of the character and amenities of the locality.
11
In the interests of the character and appearance of the Conservation Area.
12
In the interest of the future health and amenity value of the trees.
13
To ensure a satisfactory external appearance.
14
In the interests of residential amenity.
15
To ensure a satisfactory external appearance.
16
In the interests of rail safety.
17
To ensure that housing needs of the District are addressed in appropriate locations with an appropriate community mix.
18
Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

Date 24 December 1998

C.E. Kinimer

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

30 DEC 2002

30.DEC.2002 3 8259 8259

1.	APPLICANT'S NAME	THAMES VALLEY CHARITABLE HSG ASSOCIATION
	ADDRESS	PREMIER HOUSE, 52 LONDON ROAD, TWICKENHAM
	POST CODE	TW1 3RP PHONE 0208 607 0607
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	—
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LIONEL COURT, 29 WARGRAVE ROAD TWYFORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Relaxation of condition requiring a minimum of 4 ground floor flats to be for elderley persons aged 55+
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	N/A.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☐		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☑	State relevant application number	98/67504/F
		Conditions to be relaxed	17

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

— N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

— N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

— N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As built

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

Yes.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

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? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

No fee payable - merely a relaxation of existing condition.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED D.A. Thurgood ON BEHALF OF Thames Valley Charitable H.A. DATE 24/12/02

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

30 DEC 20[illegible]

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

CERTIFICATE A

30.DEC.2002 8259

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.

- 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) . . . . . .

  . . . . . .

(c) Name of local newspaper circulating in the area where the land is situated.

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

  the (c) . . . . . .

(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).

  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

Agricultural Holdings Certificate

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

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . D. A. Thurgood . . . . . .

On behalf of . . . Thames Valley Charitable Housing Association . . . . . .

Date . . . . 24.12.02 . . . . . .

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

1933

WARGRAVE RD.

ADDRESS 27A, 27B, 27C & 27D PARISH TWYFORD

PLOT No ORD. SHEET No. SU. 7876 (29)

BUILDER Demolish 27 & outbuild. of 29 - Erect 4 Flats & 2 Dwellings

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69957/F	Thames Valley	Housing Erect - 4 FLATS	17.12.99	C/A
CA/2000/0353	"	Demolish No 27 & outbldgs of 29 (bldgs in cons. area)	28.3.00	C/APP
F/2000/0910	"	erect 2 (resulting of dwellings on 99/69957	23.5.00	C/APP
C/2000/0878	"	[illegible] 69957 [illegible]	22.5.00	[illegible]
	"			

MINISTRY DECISION

SPECIAL ORDERS

①

ADDRESS 29 Wargrave Road PARISH Twyford

PLOT No. ORD. SHEET No. SU. 7876 29

BUILDER

30 DEC 2002 8259

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/389/61	J Cole	Garage	10.8.61	APP N/A
98/67500/F	Chartrist Devs	Det. Dwelling Adj.		W/D
98/67504/F	TV Housing Assoc.	House to 4 flats	24.12.98	C/A
		Dem. O/Bldgs. Erect		
		2 flats & 2/st. ext.		
		to provide 3 flats		
		& dwelling.		
99/68966/F		Convert into 4 flats, - 2 Dwellings & 2 Flats		W/D
99/69055/CA	W/DRAWN (3/3/99).			
99/69957/F	Thames Valley Housing	Dem. of 27 & outbuild. of	17.12.99	C/A
		29. Erectn. of 4 flats & 2 dwellings		
F/2000/0910	"	Erect 2 dwellings + resiting of dwelling App. on 69957	23.5.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

②

ADDRESS 29 Wargrave Road PARISH Twyford

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0917	Thames Valley Housing	Erect 1 dwell, Amend to 67504	24.10.00	APP
FP/2000/0569	Keen Partnership	10 new builds - 4 flats	19.6.00	C/A
1/2/3/4/5/6/7/8/9/10				
F/2001/4920				
F/2002/8259	Thames Valley Housing	Relax cond 17 on		
		67504		

MINISTRY DECISION

SPECIAL ORDERS

1

ADDRESS 27 WARGRAVE ROAD 30 DEC [illegible] PARISH, TWYFORD

PLOT No. # WALL COTTAGE ORD. SHEET No. SU. 7876 23

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
289/62	MRS M INGRAM	DETACHED HOUSE	26.1.61	APP C/A
BRA H003	Mr + Mrs Barrett	Garage Extension	01-12-87	APP N/A
99/68966/F				
99/69055/CA	WITHDRAWN (3/3/99).			
99/69957/F	Thames Valley Housing	Dem. no 27 + outbuild. of 29. Erctn. 4 flats - 2 dwellings	17.12.99	C/A
CA/2000/0353	Thames Valley Housing	Dem no 27 + outbuildings 29		
F/2000/0910	"	Erect 2 dwellings +	23.5.00	APP
F/2000/0917	"	Erect 1 dwell (amend to 67504) varying of dwelling App on 69957	24.10.00	C/A
CA/2000/0353	"	" (Bldg in conservation Area)	28.3.00	APP
F/2000/0186		Dem. det. dwelling No 27 & outbuildings to 29	11.01.2000	APP
DATE OF COMPLETION				
MINISTRY DECISION				
C/2000/0878	"	D. to C - 03 of 69957 for Appl of materials	22.5.00	APP
FP/2000/0569/MAST	"	10 new builds - 4 flats	19.6.00	C/A

1933

2

ADDRESS 27 Wargrave Road PARISH Twyford.

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2001/4920		Thames Valley Housing	Erect dwelling incl car	27.3.02		REF
F/2002/8259		" " "	Relax cond 17 on 67504			

MINISTRY DECISION:

SPECIAL ORDERS:

133658C
A

THAMES VALLEY HOUSING

Premier House 52 London Road Twickenham TW1 3RP Tel: (020) 8607 0607 Fax: (020) 8607 9923

WOKINGHAM DISTRICT COUNCIL
TREASURER'S DEPT
P O BOX NO 152
COUNCIL OFFICES
SHUTE END WOKINGHAM
BERKSHIRE RG40 1WJ

Page 1
Remittance Date 15/01/03
Account Code C1099
Account Name:-
WOKINGHAM DISTRICT COUNCIL

Date	Reference	Description	Debit	Credit
14/01/03	PLAN FEES	29 WARGRAVE RD SALES		110.00

WOKINGHAM DISTRICT COUNCIL
RECEIVED
20 JAN 2003
SERVICES

30.DEC.2002

8259

Cheque Ref:031107 Total Amount Paid 110.00