APPLICATION NO:

F/2002/7068

LOCATION:
84 Hurst Park Road, Twyford Reading.

APPLICANT:
Mr/Mrs D Calliss C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/09/2002

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Calliss
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks RG10 9PY

Application Number: F/2002/7068

Parish: **TWYFORD**

Location: **84, Hurst Park Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension to dwelling.**

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

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

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

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

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

Informative
1. This permission relates to the application as amended with revised plans number D661-01 A submitted to the Local Planning Authority on 17 October 2002, showing removal of patio door and the insertion of a window and does not approve the proposals as originally submitted.

Informative
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 EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/01/2003

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7068	PT
BUILDING CONTROL NUMBER.	FP/2003/4007	Andy Le
~~APPLICANT~~/AGENT	Colin Barton + Assoc	
ADDRESS OF SITE	84 Hurst Park Road TILFORD	
DESCRIPTION OF PROPOSED WORK	S/S Side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 661-01E	D 661-01A
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/3/03.	

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 : Phillip Taylor

Application Number : F/2002/7068

Applicant : Mr/Mrs D Calliss C/O Colin Dawson & Associates.

Location : 84, Hurst Park Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/08/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/08/02

Date Registered : 08/07/2002

Earliest Date for Decision : 15/08/2002

Latest Consultation Date/Site Notice Expiry Date : 15/08/2002

This application will have expired on: 02/09/2002. 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 Parish – object on basis of the extension proposed by forward of the building line
– Parking
– ~~Severage insp~~ Sewer by built over.

x 1 letter in support
x 1 letter of objection – overlooking + loss of privacy.

Planning Issues :

Impact upon Neighbouring properties, Character of the area – Highways

Policy Relevant: LBE1, LBE2
WOS3, WBE1
EN1

Application Number: F/2002/7068

Appraisal

The application proposes a single storey side extension to this detached bungalow set within the Twyford identified settlement. the extension would project 3.0m out from the west elevation of the dwelling and extend 6.1m along it. the height of the eaves would be 3.0m but it should be noted the levels drop to the West towards Hurst Park Road (HPR). The roof is a mono-pitch design with gable ends. Windows would only be inserted in the front and rear elevations.

Impact on Neighbouring Properties

No.80 HPR is set to the south of the application site. The two properties are separated by a 1.8m picket fence with 2.0m high bushes and shrubs on the north side.

The single storey extension is not considered to have any overbearing impact on No.80 nor would any daylight be blocked to any habitable rooms.

A ground floor bedroom window would face south but any overlooking would be prevented by the fence/hedge and the off set position of the extension in relation to the windows at No.80.

Impact on the character of the area

The extension would be visible over the 2.0m brick wall running along the northern boundary. However the roof would be set low with a shallow pitch and would not harm the streetscene.

Highway

The site has a fully usable garage and a driveway which could park a single car.

√ Approval

Application Number F/2002/7068
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.			

RECORD OF SITE VISIT

SITE ADDRESS: 84 Hurst Park Road Twyford Reading. APPLICATION NUMBER: F/2002/7068	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS residential bungalows (small)

3. DESCRIPTION OF SITE/BUILDING bungalow dog pacient

4. RELATIONSHIP TO ADJOINING PROPERTIES none really 2 In wall to Road with hedge above

5. SITE CONSTRAINTS

no sheetsaw implication because of high wall with road.

TREES

ACCESS/PARKING

Flank walls elsewhere v. close to road.

LEVELS

BOUNDARY TREATMENT

OTHERS nearby extensions } Nov 71 or Louise possibly Helen

Application Number : F/2002/7068	Map No : 33
Case Officer : PT	Site Area : 0·03
Valid Date : 8·7·02	Received Date: 08/07/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 84, Hurst Park Road, Twyford, Reading.

Parish : TW Ward : TWY

Applicant : Mr/Mrs D Calliss C/O Colin Dawson & Associates.

Fee Required: £110 Fee Received: £110 (14)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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

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

NEIGHBOURS

1, 5/Nt See map

OTHERS

Groundwater Zone re- informative,
planning policy :
NO-pre-apps

Organisation_Name	Building_Name	address1	Postcode
		78HURST PARK ROADREADING	RG100EY
		80HURST PARK ROADREADING	RG100EY
		84HURST PARK ROADREADING	RG100EY
		86HURST PARK ROADREADING	RG100EY
		88HURST PARK ROADREADING	RG100EY
		94HURST PARK ROADREADING	RG100EY
		43HURST PARK ROADREADING	RG100EZ
		67HURST PARK ROADREADING	RG100EZ
		69HURST PARK ROADREADING	RG100EZ
		73HURST PARK ROADREADING	RG100EZ

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

Tel: (0118) 974 6442

Date: 22 July 2002

My ref: F/2002/7068

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/7068
84, Hurst Park Road, Twyford, Reading.
Proposed single storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7068**
84, Hurst Park Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 D Tomlin

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

03 JUL 2002 7068
7068

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Tuesday, 02 July 2002

Dear Sir or Madam

RE: 84 HURST PARK ROAD, TWYFORD, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £110.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

7068 08 JUL 2002

Environmental Services

For office use only.
Application number:

06.08.2002 7068

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Mr & Mrs D Calliss 84 Hurst Park Road Twyford, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG109PY 0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	84 Hurst Park Road, Twyford, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension About the application	Singleo storey side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	~~Buff facing bricks to match existing~~ walls. Red/brown interlocking concrete tiles to match existing roof. White windows to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 1	Proposed: 2
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below:		
	◦ 1:2500 scale location plan with the site outlined in red.		
	◦ 1:500 scale site layout plan		
	◦ 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr & Mrs D Calliss

Date 02/07/02

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**

b2250

PT

17 OCT 2002

CONSULTD

FILE

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

For the attention of Ms P Taylor

Our Ref; CED/BK/D661
16 October 2002

Dear Sir

RE; 84 HURST PARK ROAD TWYFORD BERKSHIRE. APP No F/2002/7206

Please find enclosed 6 revised copies of my drawing d661-01 Revision A indicating amended proposals with regards to the bedroom window in the South elevation side extension which form part of the above application.

I would be pleased if you could place these drawings with the deposited particulars in preference to the drawings previously submitted.

I hope the enclosed will allow this application to go forward for a positive recommendation, however, should you still have any concerns, please do not hesitate to contact me.

Mrs Osborne daughter-in-law and No 80

9341 990

80

Yours faithfully

Colin Dawson

Encs;

FROM: Phillip Taylor

DATE: 22 July 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/7068

Proposal: Proposed single storey side extension to dwelling

Site Address: 84, Hurst Park Road, Twyford, Reading.

Applicant: Mr/Mrs D Calliss C/O Colin Dawson & Associates.

PLANNING SERVICES
POL | TL
DC | ENF
APP
CS
08 AUG 2002
CONSULTEE

Your observations are required in respect of this application **by 15/08/2002**.

The Council object to the application as it is forward of the building line and therefore not a side extension as described. There is concern as to whether there is sufficient parking available and whether a public sewer is being built over. The application does not make the changes from the old layout to the new one clear as to how they would be achieved.

SIGNED: _____ DATE: 6/8/02

Clerk To Twyford Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7068. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**



WOKINGHAM UNITARY
Aiming for Excellence

29 JUL 2002

COPIES TO: ACK: 31/7 FILE:

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7068

YOUR NAME: MR & MRS K.J. HUMES.

YOUR ADDRESS: (if these details are incorrect please amend)
67 HURST PARK ROAD
TWYFORD
READING
RG100EZ

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7068. (Case Officer:Phillip Taylor)

84 Hurst Park Rd

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

ENF
ACK:
FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
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MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7068

YOUR NAME: J. ORSBORN

YOUR ADDRESS: (if these details are incorrect please amend)
80 HURST PARK ROAD
TWYFORD
READING
RG100EY

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: OVERLOOKING AND LOSS OF PRIVACY.

Continue over the page if more room required

ADDRESS 84 Hurst Park Road PARISH Twyford

PLOT No. 268 ORD. SHEET No. SU. 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58	Mr. A. Goodall	O/line Res. Dev	14.2.58	N/A Ref
O/1144/66	"	"	7.11.66	N/A Ref
1697/72	PYE	Res. Dev.	14.3.73	Ap
03861	"	"	22.1.76	N/A Ap
BR5633	"	CANCELLED	7.11.79	
07131	"	Det. Bungalow + Garage	24.11.77	N/A Ap
BR7668	"	"	10.2.78	Dec. Con. N/A
F/2002/7068	Mr. + Mrs. D. Calliss	S/St/S Ext.		

DATE OF COMPLETION

MINISTRY DECISION O/1144/66 - Appeal Dismissed - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074