SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

SYSTEMS LTD

APPLICATION NO:
F/2000/1708

LOCATION:
25 Springfield Park, Twyford Reading.

APPLICANT:
Mr & Mrs Trott C/O E G Design Of Ascot

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Trott
C/O E G Design Of Ascot
The Clockhouse
46 Fernbank Road
Ascot
Berkshire
SL5 8HE

Application Number: F/2000/1708

Parish: **TWYFORD**

Location: **25, Springfield Park, Twyford, Reading.**

Proposal: **Proposed first floor 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 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 garaging and 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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the flank wall at first floor level of the extension hereby approved.

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.

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

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1708/	FH
BUILDING CONTROL NUMBER	FP 2000/0720 Indy	
~~APPLICANT~~/AGENT	EC Design of Ascot	
ADDRESS OF SITE	25 Springfield Park RUMFORD.	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		-
ELEVATIONS	GWS/1758/00/2B	GWS/1758/002A.
FLOOR PLANS	GWS/178/00/1	GWS/1758/00/1A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC- increase in rear first floor window.	
DATE	3/8/00.	

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 : Farah Humayun

Application Number : F/2000/1708

Applicant : Mr & Mrs Trott C/O E G Design Of Ascot.

Location : 25, Springfield Park, Twyford, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 3/7/00

Date Registered : 08/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 03/08/2000. 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 Parish Council > "No comment"
Highways > Recommend approval with conditions.
Environmental Design > application acceptable.

Planning Issues :

* Impact upon neighbouring properties
* Impact upon the street scene
* Impact upon highway safety

Application Number: F/2000/1708

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed first floor side extension to dwelling. The proposed extension has a gabled roof to the ridge height of the original dwelling house. The extension projects out as far as the width of the original flat roof garage extension. This therefore still leaves the distance between the No 25 and No 23 as existing.

The neighbouring property of No 27 has one side facing window which is obscurely glazed. There are no proposed windows in the side elevation of the extension. There are no overlooking properties to the rear. It is therefore not considered that the proposed extension will have an adverse negative impact upon the neighbouring properties and their living conditions.

IMPACT UPON THE STREET SCENE

The proposed development is set back from the original dwellinghouse which is at an angle to the neighbouring property and tapers away from the road. Due to the positioning of the original house and the proposed extension the ~~extension~~ main profile of the original house still remains prominent. It is therefore considered that the proposed development will not have an adverse negative impact upon the character of the existing dwelling or the wider area.

IMPACT ON HIGHWAY SAFETY

The Highway Authority is satisfied that the proposed development meets the District's highway standards, therefore it is considered that there is no detrimental impact on highway safety.

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

Application Number F/2000/1708
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS
3	SC23	SR06	GARAGING + PARKING
4	SC08	SR05	Flank wall at first (low level of the extension hereby approved)

John Mulvien
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 25 Springfield Park Twyford Reading.

APPLICATION NUMBER: F/2000/1708

OFFICER: Farah Humayun

DATE OF SITE VISIT: 3/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FIX PROP ON TREE.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY - DET.
GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

AT ANGLE TO 27. - SMALL SIDE WIND - OBSCC - FACING FRONT WALL.
REAR WIN TO 27
SIDE WIN CLEAR TO 23

5. SITE CONSTRAINTS

TREES LARGE IN REAR.

ACCESS/PARKING 2 SPACES

LEVELS —

BOUNDARY TREATMENT - NO BOUNDARY FENCE TO 27. OR 25 AT FRONT.

OTHERS 1.M FENCING

* ISSUE OF ROOF ?

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 19 June 2000

Application Number: F/2000/1708

Proposal: Proposed first floor side extension to dwelling.

Parish: TWYFORD PARISH

Site Address:
25, Springfield Park, Twyford, Reading.

Applicant:
Mr & Mrs Trott C/O E G Design Of Ascot.

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).

SC:23 (INSERT PARKING & GARAGING)
SR:06.

Signed: _____ **Print name:** Stephanie Knaden

22/06/00

TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 11th July 2000

Location: 25 Springfield Park, Twyford.

Proposal: Proposed first floor side extension to dwelling.

Application Number: F/2000/1708

In response to your consultation dated 19th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and will not disturb the landscape amenity of the area.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Farah Humayun

DATE: 19 June 2000

UNRELATED

PLANNING DEPT.
POL
DC
APP
CS
06 JUL 2000
COPIES TO:
ACK:
FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1708

Proposal: Proposed first floor side extension to dwelling..

Site Address: 25, Springfield Park, Twyford, Reading.

Applicant: Mr & Mrs Trott C/O E G Design Of Ascot.

Your observations are required in respect of this application **by 14/07/2000** .

No comment -

SIGNED: _____ DATE: 4-7-00

Clerk To Twyford Parish/Town Council.

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1708

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/2000/1708
25, Springfield Park, Twyford, Reading.
Proposed first floor side extension to dwelling.

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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1708**
25, Springfield Park, Twyford, Reading.
Proposed first floor side extension to dwelling.
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:

Date: **19 June 2000**

My ref: F/2000/1708

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
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25, Springfield Park, Twyford, Reading.
Proposed first floor side extension to dwelling.
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:

Date: **19 June 2000**

My ref: F/2000/1708

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2000/1708**
25, Springfield Park, Twyford, Reading.
Proposed first floor side extension to dwelling.

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/2000/1708

Proposal:
Proposed first floor side extension to dwelling.

Location:
25, Springfield Park, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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

19 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

29/38

Start date: 08 JUN 2000	Map No. ..... Site ..0:03....
Officer: FH / Application No. F/2000/1708	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 25 SPRINGFIELD PARK

Parish: TWYFORD Ward: Twyford & Ruscombe

19.6.2000

Applicant: MR / MRS TROTT

Joint cheque with B/control

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees (TPO ON SITE) .....
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 ✓ .....

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 + 23, 27 & SPRINGFIELD PARK. ✓

3 WASTAIL CLOSE

52 + 53 ORCHARD ESTATE

ADDRESS 25 SPRINGFIELD PARK PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7876 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/55	ANGLO-FRENCH MOTELS	ACCESS ROAD	12.4.55	CL
O/121/58	G. & M. CONSTRUCTION	O/APP. RES. DEV.	8.7.58	CL
221/58	"	DETACHED HOUSE & GARAGE	9.12.58	APP. CL
PD/213/61	MR. I. JONES	GARAGE EXTENSION	18.5.61	APP. N
TSL/73	MR. I. SHEFFIELD	EXT. OF DINING ROOM	10.5.73	CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 178 / PD Enq. - Erect of Garage under exist. roof - Mr. P. Trott - 9/

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.JUN.2006 1708

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. and MRS. TROTT. 25, SPRINGFIELD PARK, TWYFORD, BERKS. RG10 9JG. 0118 9343243
●	Agent's Name Address and postcode Phone number	~~E. G. DESIGN of ASCOT,~~ ~~THE CLOCKHOUSE,~~ ~~46, FERNBANK ROAD,~~ ~~ASCOT,~~ ~~BERKS.~~ ~~SL5 8HE.~~ ~~01344 882883~~
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.	25, SPRINGFIELD PARK, TWYFORD, BERKS. RG10 9JG.
4	Give brief details of the proposal for example, two storey side extension. About the application	~~FIRST FLOOR 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.	TILES TO MATCH EXISTING. BRICKS 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: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. 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.

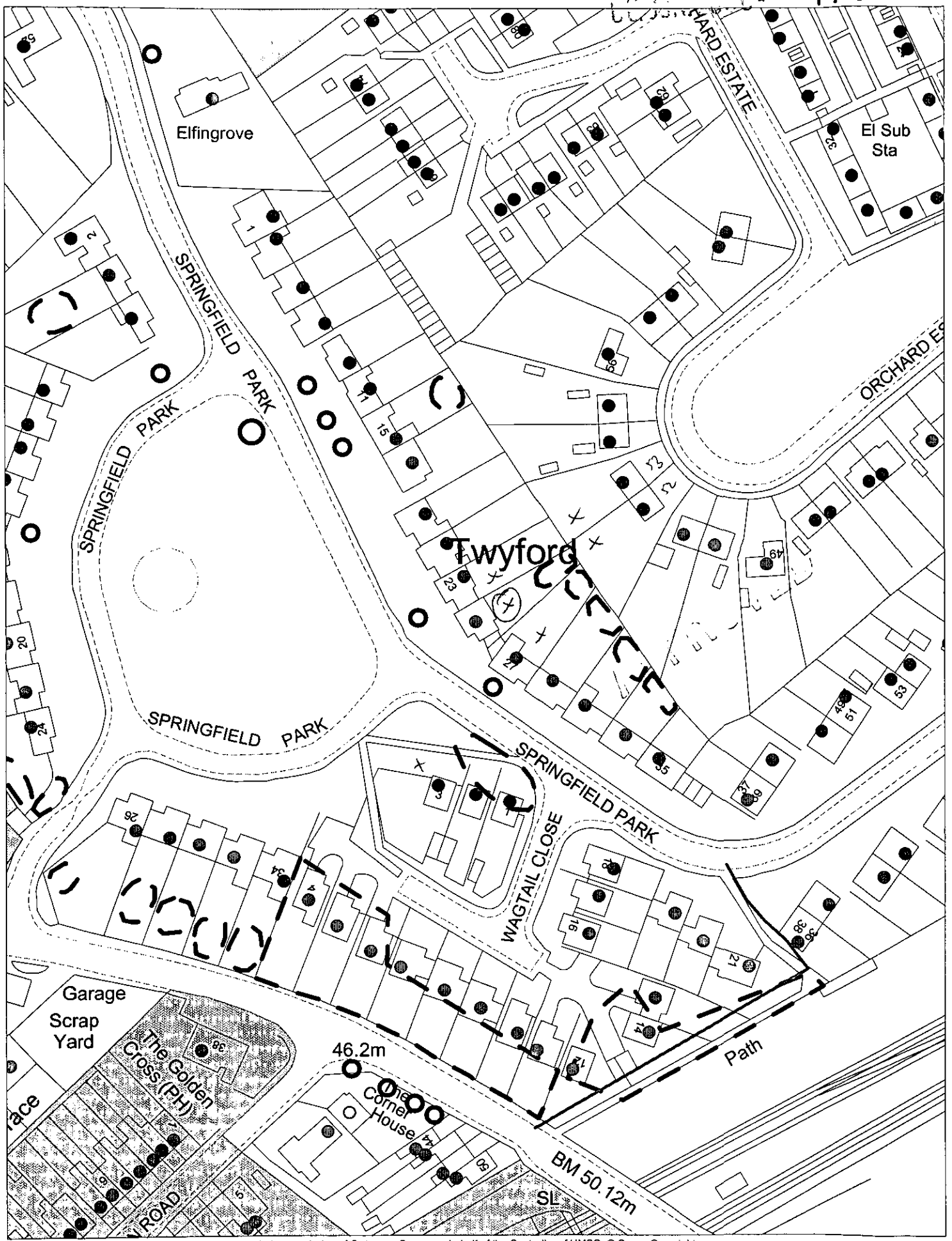
Your signature: [signature]

on behalf of MR & MRS TROTT

Date 06/06/00

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

1708



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Development Control Section, Environmental Services, Wokingham District Council.

13 June 2000

Scale: 1 : 1250

N W E S