4

APPLICATION NO:
F/2001/3422

LOCATION:
151 Broad Hinton, Twyford Reading.

APPLICANT:
Mr & Mrs Vaughan C/O Spa Conservatory Village

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **25/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/04/2001

CASE OFFICER: **Patrick Haran**

SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Vaughan
C/O Spa Conservatory Village
Squires G C
Maidenhead Road
WINDSOR
Berkshire
SL4 5US

Application Number: F/2001/3422

Parish: **TWYFORD**

Location: **151 Broad Hinton, Twyford, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. 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 LTV1, LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 30/04/2001

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 : Patrick Haran

Application Number : F/2001/3422

Applicant : Mr & Mrs Vaughan C/O Spa Conservatory Village.

Location : 151, Broad Hinton, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		09/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 25/03/2001

Latest Consultation Date/Site Notice Expiry Date : 25/03/2001

This application will have expired on: 16/04/2001. 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 :

NEIGHBOUR RESPONSE - 10 POUNDFIELD WAY - Consider proposal would constitute an invasion of privacy.

APPROVED

Planning Issues :

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

2/ IMPACT ON STREETSCENE

3/ DEVELOPMENT PLAN CONTEXT

4/ HIGHWAYS

Application Number: F/2001/3422

Appraisal:
The proposal under consideration is for a single storey extension to the rear of a 2 storey detached property to form a conservatory.
The proposal would project approx. 3.1 metres from the rear building line of the existing dwelling and would be approx. 3.5m wide.
The proposal would incorporate a hipped roof design, standing at approx. 3.3metres to the ridge and falling to approx. 2.4metres at the eves.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The rear elevation of No. 151 faces to the East and is set forward of the neighbouring row of Terraces to the South by approx. 2m. The proposal would be sited approx. 2m from the boundary with No. 153 and would be partially obscured by a 1.8m C/B fence.
The proposal site and the neighbouring properties to the South, along Broad Hinton, occupy an elevated position to that of the properties to the North and East, around Poundfield Way. As such, the proposal would be a prominent feature of the immediate area and would overlook a number of these properties. Due to the nature of this proposal, however, this is not considered to be sufficient grounds for refusal.
In terms of the impact on light quality of neighbouring properties it is considered that the clear glass structure would not have a detrimental impact.

2/ IMPACT ON STREET SCENE
The proposal would not be visible from surrounding streets, there would be no impact on the streetscene.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.

Recommendation: Approval: ✓ **Refusal:**

APPROVED

Application Number F/2001/3422
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	RO 01	SIRS to be developed
2	C014	RO 14	External finishes to match existing

RECORD OF SITE VISIT

SITE ADDRESS: 151 Broad Hinton
Twyford Reading.

APPLICATION NUMBER: F/2001/3422

OFFICER: Patrick Haran

DATE OF SITE VISIT: 12/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on streetlight to front

2. DESCRIPTION OF SURROUNDINGS Mix of 2 storey detached, semi detached and terrace. other conservatories visible from back garden - adjacent application site is higher than properties to rear and side

3. DESCRIPTION OF SITE/BUILDING 2 storey detached. Level change from rear of house to rear boundary approx 2M drop.

4. RELATIONSHIP TO ADJOINING PROPERTIES Rear garden overlooked from side and rear - Rowland field way due to elevated position

5. SITE CONSTRAINTS

TREES row of 8' conifers to rear boundary

ACCESS/PARKING —

LEVELS change in land from surrounding houses - higher than to rear

BOUNDARY TREATMENT 1·8 c/b fence

OTHERS

APPROVED

Your ref. Patrick Haran F/2001/3422

18/03/2001

10 Poundfield Way
Twyford
Berkshire
RG10 0XR

John Mitchell
Development Control Manager,
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr. Mitchell

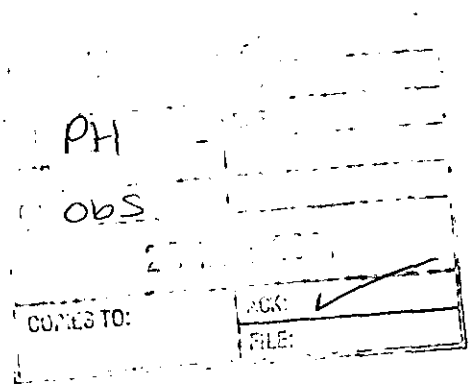
Re.Application No F2001/3422

I have viewed the plans for the proposed extension at 151 Broad Hinton, Twyford and I wish to object. My living accommodation is on the 1st floor, I will be looking directly into the conservatory and feel this is an intrusion of my privacy.
Having said that this extension looks smaller than the one already erected at number 153 BroadHinton which is **too big and not in keeping with the neighbourhood.**

I am very annoyed I was not consulted about the extension at number 153 Broad Hinton, Twyford, it has affected my quality of life.

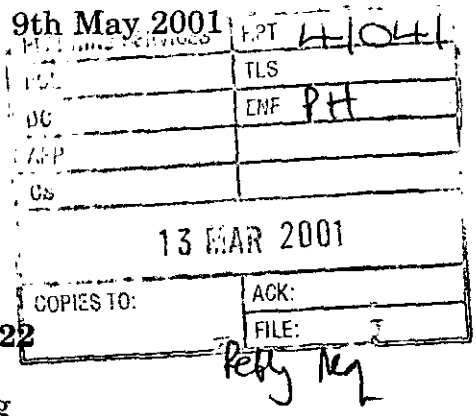
Yours sincerely

Karin Borge



K Borge
10 Poundfield Way
Twyford
Berks
RG10 0XR

9th May 2001



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

Your Ref. Patrick Haran F/2001/3422

Re: 151 Broad Hinton Twyford Reading

Dear Sir,

Thank you for your letter of 01.03.01, concerning the above. I intend to visit your offices shortly.

In the meantime please tell me why I was not consulted about the extension/conservatory recently built at 153 Broad Hinton. This building is too big, is not in keeping with the neighbourhood and looks directly into my living room. I believe it has had a dramatic effect on the value of my property and I am extremely annoyed.

I look forward to your explanation.

Yours faithfully,

K Borge

Pat,

the conservatory at 153 doesn't seem to have had planning permission, could be P.D ??

Ian.

P.S. a copy of history card is attached

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3422
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6482

Date: **01 March 2001**

My ref: F/2001/3422

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/2001/3422
151, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3422**
151, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6482

Date: **01 March 2001**

My ref: F/2001/3422

CONFIDENTIAL

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

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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151, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6482

Date: **01 March 2001**

My ref: F/2001/3422

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3422**
151, Broad Hinton, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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/2001/3422

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
151, Broad Hinton, 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2001. 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

01 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 FEB 2001
Officer: PH	Application No. F/2001/3422

Map No 33 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 151 BROAD HINTON

Parish: TWYFORD Ward: Twyford. 1.3.01 PD

Applicant: MR / MRS VAUGHAN

P.D Rights Removed.

Fee Received 0.00 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 : 1.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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:

..... SIN + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

1933

ADDRESS 151 BROAD HINTON PARISH TWYFORD

PLOT No. 110 2A ORD. SHEET No. SU 7976 33
SU 7874 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	O/L.	8-5-81	REF
39951	"	RES. DEV.	22.1.93	REF
40723	"	DET. HOUSE & GARAGE	6.12.93	GRANTED

MINISTRY DECISION 15555 - APPEAL ALLOWED - 2.12.88

SPECIAL ORDERS

Environmental Services

For office use only. Application number 19.FEB.2001 * 3422

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	MR + MRS VAUGHAN
	Address and postcode	151 BROAD HINTON
		TWYFORD
		BERKS
		RG 10 0XJ
	Phone number	
2	Agent's Name	SPA CONSERVATORY VILLAGE
	Address and postcode	SQUIRES G.C.
		MAIDENHEAD ROAD
		WINDSOR
		BERKS SL4 5LB
	Phone number	01753 832506
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.	151 BROAD HINTON
		TWYFORD
		RG 10 0XJ
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT CONSERVATORY ON DWARF WALL TO REAR
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.	WHITE UPVC - GLASS MATCHING BRICK WALL CHERWOOD TIDESWELL BLEND
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: —
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.		
	PD RIGHTS REMOVED		
	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 VAUGHAN.

Date 15/02/01

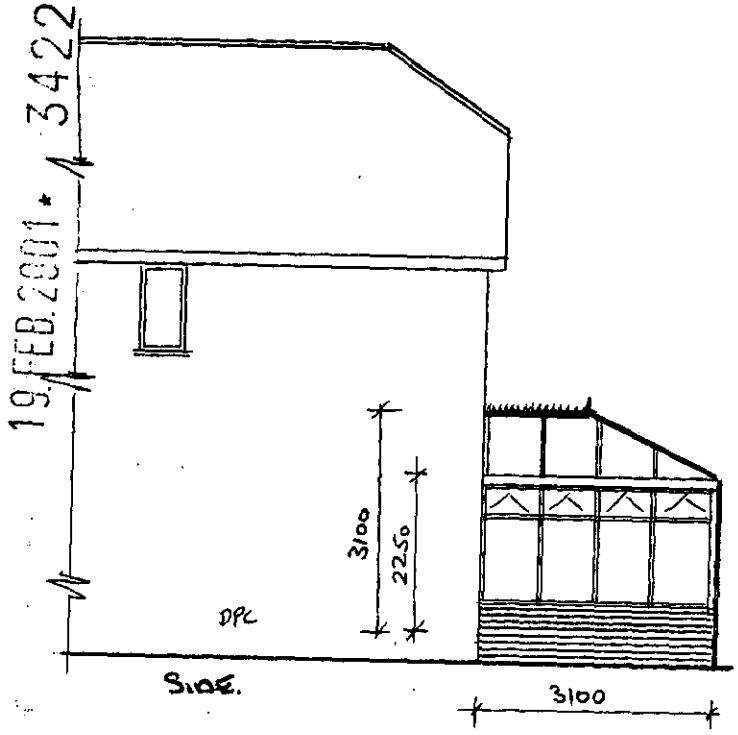
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

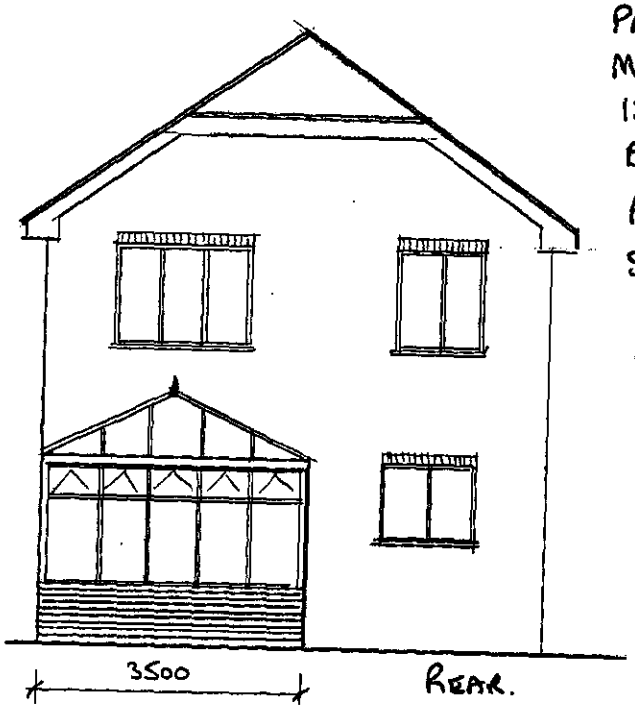
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3422**
CASE OFFICER: **Patrick Haran**
SECTION 106 AGREEMENT Yes ☐ No ☐

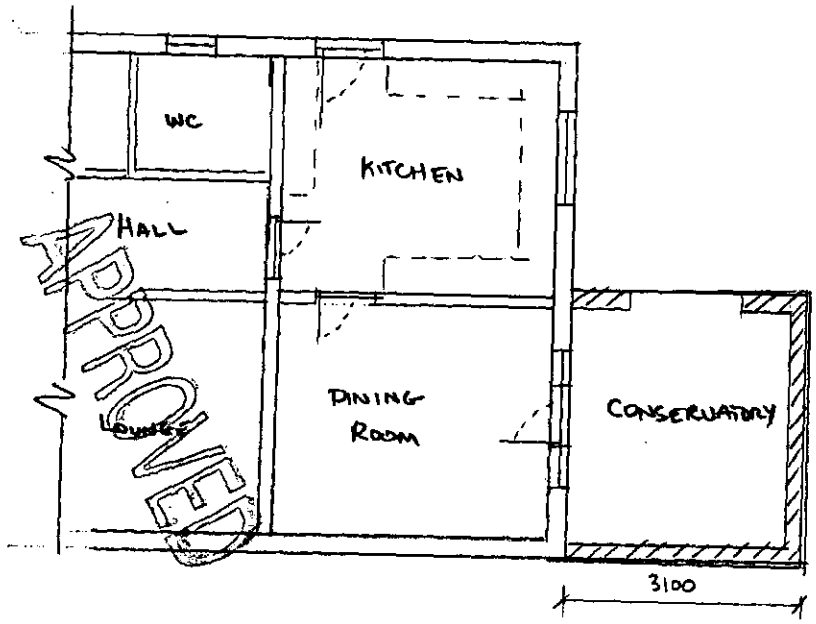
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

19 FEB 2001 * 3422

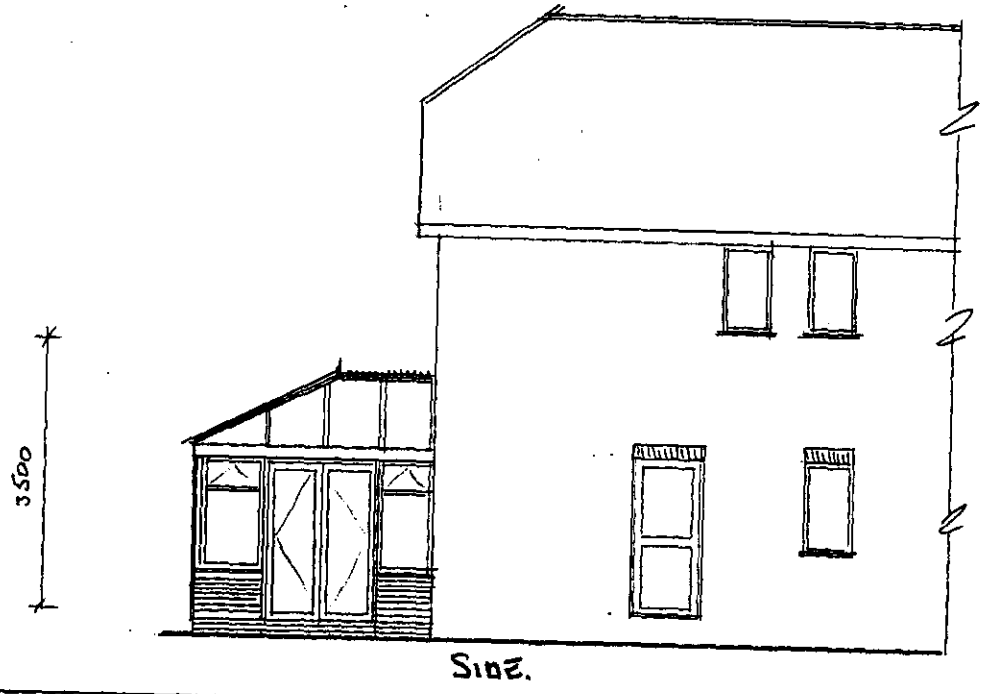


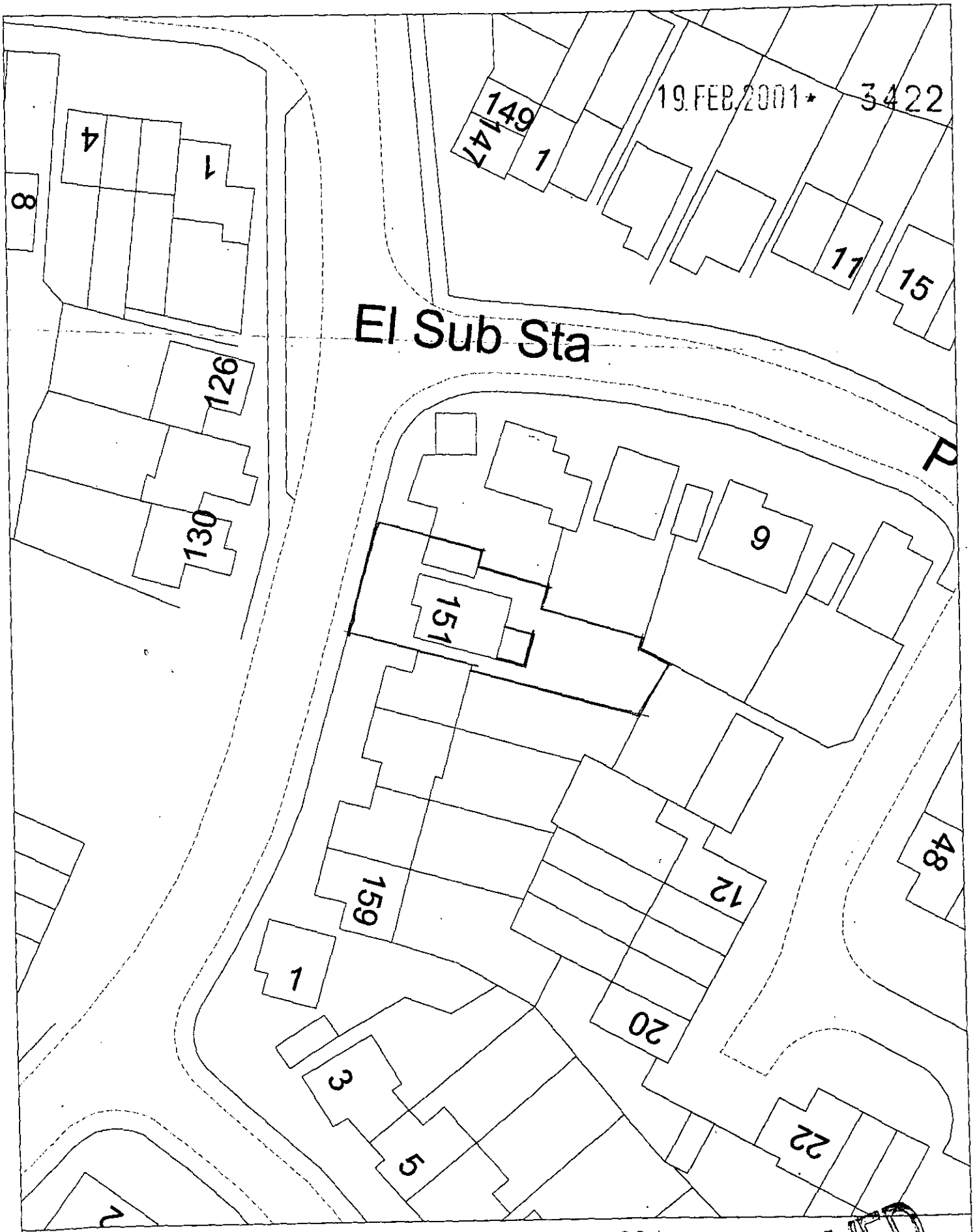


PROPOSED WHITE UPVC CONSERVATORY
MR + MRS VAUGHAN
151 BROAD HINTON TWYFORD
BERKS RG10 0XJ.
PROPOSED ELEVATIONS 1:100
SPA CONSERVATORY VILLAGE
WINDSOR 01753 832506
DRAWN SB FEB 01.
REF. 2670 E1.



APPROVED





Site Plan, Scale: 1 to 500

APPROVED

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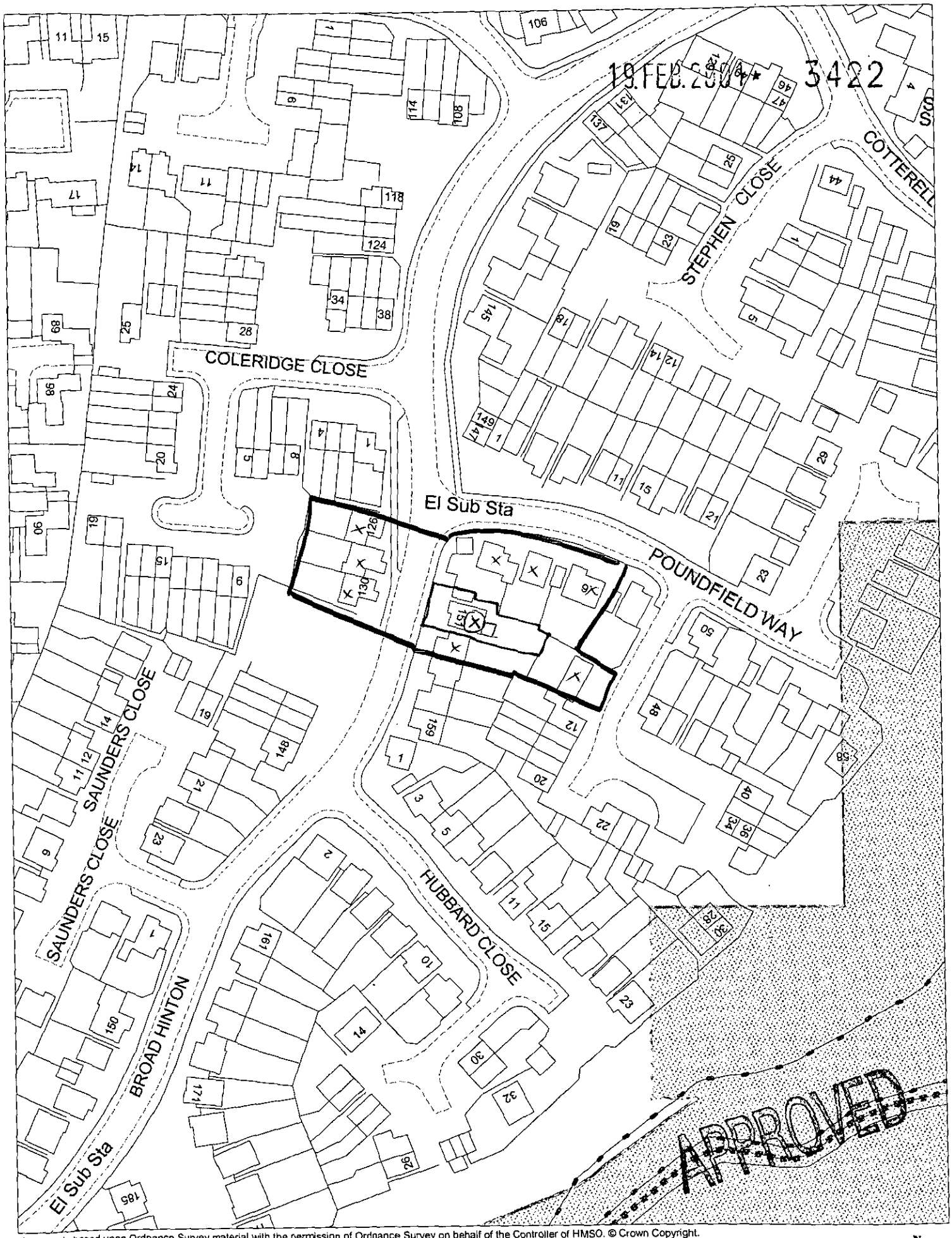
Date: 14 February 2001

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2001

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 14 February 2001

N
W E
S



12/03/01 R/O 151 BROAD HINTON
TWYFORD
JH



12/03/01 R/O 151 Broad Hinton

[illegible]lf TWYFORD