APPLICATION NO:
F/2001/4694

LOCATION:
180 Broad Hinton, Twyford Reading.

APPLICANT:
Mr & Mrs Hall

PROPOSAL:
Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.

EARLIEST DATE FOR DECISION: **28/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/10/2001

CASE OFFICER: **Farah Humayun**

APPROVED

RAILEX
Marbleboard

1285

EASIFILE EP7

02

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hall
180 Broad Hinton
Twyford
Berks
RG10 0XH

Application Number: F/2001/4694

Parish: **TWYFORD**

Location: **180, Broad Hinton, Twyford, Reading.**

Proposal: **Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable 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 with or without modification) no additional windows or similar openings shall be constructed in the first floor of the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. Prior to commencement of the development details shall be submitted and approved by the Local Planning Authority showing parking provision for 4 vehicles within the curtilage of the property. The approved details shall be implemented prior to the occupation of any of the development hereby approved, and thereafter be retained.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 Policies EN1 and OS1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/10/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4694	FH
BUILDING CONTROL NUMBER	FX 2002/2965	North.
APPLICANT/~~AGENT~~	Mr + Mrs R. Hall.	
ADDRESS OF SITE	180 Broad Hinton TW4FO RD.	
DESCRIPTION OF PROPOSED WORK	first floor side ext + s/s rear ext to form conservatory + part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01-Hall-002	01-Hall-002
ELEVATIONS	01-Hall-001	01-Hall-001
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/4/02	

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	

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

Tel: 0118 974 6482

Date: **29 August 2001**

My ref: F/2001/4694

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/2001/4694
180, Broad Hinton, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.

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 **0118 974 6482.**

Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4694**
180, Broad Hinton, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.
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: **29 August 2001**

My ref: F/2001/4694

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

Dear Councillor

Application Number: F/2001/4694
180, Broad Hinton, Twyford, Reading.
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Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4694**
180, Broad Hinton, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.
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: **29 August 2001**

My ref: F/2001/4694

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2001/4694
180, Broad Hinton, Twyford, Reading.
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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4694**
180, Broad Hinton, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.
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/2001/4694

Proposal:
Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.

Location:
180, 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 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 take this letter with you or quote application number F/2001/4694 to enable the library staff to locate the correct information.

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 28/09/2001. 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 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.

Head Planning and Transportation

29 August 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4694
CASE OFFICER: Farah Humayun

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

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 29 August 2001

Application Number: F/2001/4694

Proposal: Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.

Parish: TWYFORD PARISH

Site Address:
180, Broad Hinton, Twyford, Reading.

Applicant:
Mr & Mrs Hall .

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).

C04A, R04A .
C22, R22 .

Signed: _____ **Print name:** Adam Coggins.

Applicationo	Name & Address
F/2001/4694	Graham and Tina Sanger 12 Hurst Park Road TWYFORD RG10 0EY
F/2001/4694	I.D. Macey 14 Hurst Park Road TWYFORD RG10 0EY
Application Approved	Letters sent 17/10/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4694

Applicant : Mr & Mrs Hall .

Location : 180, Broad Hinton, Twyford, Reading.
Proposal : Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/09/01 .

Date of Neighbour Notifications : .....

Date of Site Visit : 12/09/01 .....

Date Registered : 15/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 10/10/2001. 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 :

TWYFORD PARISH COUNCIL - Concern over overdevelopment of the site, insufficient parking, & density within area.

HIGHWAYS - Recommend approval subject to conditions.

NEIGHBOUR - OBJECTIONS (2) - Overbearing effect
- Overdevelopment & density in area.
- Inadequate parking provision.
- Overshadowing impact
- Terracing impact

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/4694

Appraisal :

The application being considered is proposed first floor side extension to dwelling, single storey rear extension and conversion of garage to living room. The proposed first floor extension has a hipped roof design set below the existing by 0.5m. The extension is set back 1m from the front of the breakfast room, which is also staggered behind the far, south-side projection of the property. There are no proposed side facing windows.

The proposed rear extension to form conservatory projects 4.3m from the rear of the property. The proposal has a pitched roof design which stands at 3.6m to the pitch and 2.6m to the eaves.

IMPACT UPON NEIGHBOURING PROPERTIES

No 180 Broad Hinton lies adjacent to corner properties of Hurst Farm Road. No 12 Hurst Farm Road is located at an angle to No 180 with side elevation facing. No 12 has ~~a~~ planning permission for first floor side extension up to the shared boundary with No 180. At its closest the proposed side extension will be located 1.2m to the shared boundary. The approved extension has no first floor side facing windows.

The proposed rear conservatory is located approx. 7.5m from the shared boundary with No. 12 and approx 22m from 186 Broad Hinton.

It is considered that the proposed development will not have an overbearing, overshadowing or overlooking impact upon the neighbouring properties.

IMPACT UPON STREET SCENE

No 180 is a corner property. Although the proposed extension does increase the massing of the dwellinghouse due to the siting and location of the property it is considered the proposal will not ~~have~~ form an obtrusive feature in the street scene. Although the adjacent property of No 12 Hurst Farm Road has permission for a first floor extension also the proposal is set substantially below the ridge height of the dwellinghouse and set back substantially. Therefore it is considered

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

the current proposal will not cause an adverse terracing impact. Although the extension does increase the overall size of the dwelling it is located within a wide size plot and therefore is not considered to constitute overdevelopment of the site.

IMPACT UPON HIGHWAY SAFETY

The current proposal for two additional bedrooms, as well as the conversion of part of garage to family room would mean a parking plan should be provided for 4 car parking spaces within the curtilage of the property. This will be added as a condition to this approval.

Application Number F/2001/4694
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C044	R044	FIRST FLOOR OF THE SIDE ELEVATION
5		R121	PRIOR TO COMMENCEMENT OF THE DEVELOPMENT
			DETAILS SHALL BE SUBMITTED AND APPROVED
			BY THE LOCAL PLANNING AUTHORITY SHOWING
			PARKING PROVISION FOR 4 VEHICLES WITHIN
			THE CURTILAGE OF THE PROPERTY. THE
			APPROVED DETAILS SHALL BE IMPLEMENTED
			PRIOR TO THE OCCUPATION OF ANY OF THE
			DEVELOPMENT HEREBY APPROVED, AND
			THEREAFTER BE RETAINED.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENI, OS1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. Mellum
(Development Control Manager)

Date: 9.10.01

RECORD OF SITE VISIT

SITE ADDRESS: 180 Broad Hinton
Twyford Reading.

APPLICATION NUMBER: F/2001/4694

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/09/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED 2 STOREY WITH ~~ATTACHED~~ DET. GARAGE.
SMALL REAR GDN.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 12 - AT ANGLE, NO REAR EXTNS, 1 SIDE FACING WINDOW (CONSERVED)
TO REAR - PROPERTY REAR FACING WINDOWS OVER GDN.
NO 182 - SET BACK, CB FENCE.

5. SITE CONSTRAINTS

TREES - 1 MATURE TO REAR NO 186.

ACCESS/PARKING

LEVELS LEVEL.

BOUNDARY TREATMENT CB fence surrounds

OTHERS

* Condition to remain as well.

FH OBS

Ian Jordan

LEGAL SERVICES
21 SEP 2001
COPIES TO:
ACT
FILE

From: WebComments@wokingham.gov.uk
Sent: 19 September 2001 23:36
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/4694
Correspondent_FullName: I D Macey
Correspondent_StreetAddress: 14 Hurst Park Road
Correspondent_Address2:
Correspondent_Town: Twyford
Correspondent_County: Berks
Correspondent_PostCode: RG10 0EY
Correspondent_Telephone:
Correspondent_Email:

Comments:

FAO Farah Humayun Development Control Officer 19 September 2001
Your Reference F/2001/4694

Dear Ms Humayun,

I regret that due to misdirection of mail deliveries I have only just received the above notification of proposed building extension.

I have visited your office today and noted the proposed development of the dwelling house at 180 Broad Hinton Road, Twyford.

I would like to make the following observations regarding the proposal,

1 When planning permission was eventually granted for this development, it was on condition that the development density in this area was maintained a low level. This development will increase the visual impact of first floor building density giving rise to the impression of high density building at the edge of Twyford. This was mentioned by all members of the planning committee as being particularly undesirable at the edge of the parish boundary.

2 At this time your office specified, to the developer, the orientation and arrangement of the main buildings of 180 Broad Hinton Road, and the house immediately opposite. The arrangements were such that there was a minimum of shadowing and obstruction of lights and views from the adjacent buildings in 14 and 12, Hurst Park Road. These houses had been established for more than 20 years. This spacing also reduced the visual impact of building density by providing spacing between the dwellings. If this proposal is sanctioned then both theses original conditions, set by the planning committee and your office, would be breached and a precedent for planning creep established.

3 The proposal will result in a very large house and frontage that is out of keeping with the style and scale with the surrounding dwellings and the total plot size.

4 The proposed development should be considered in conjunction with the planning consent already afforded to 12 Hurst Park Road. The two developments side by side will give the impression of a large, overpowering "terraced" set of buildings, as viewed from the east.

5 The loss of garage and parking space and the increase in the number of potential bedrooms planned, may breach Wokingham District Council's guidelines for the provision of off street car parking spaces in confined roads.

Yours sincerely,

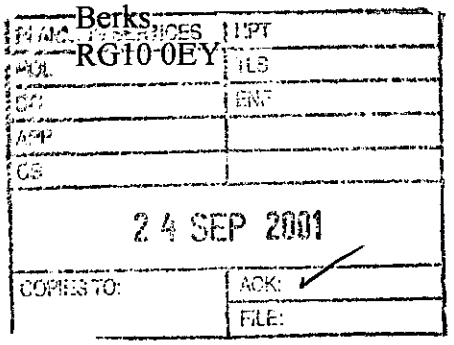
I D Macey

B J Macey
A J Macey
C J Macey

FH 6BL

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

14 Hurst Park Road,
Twyford,
Berks
RG10 0EY



FAO Farah Humayun Development Control Officer 19 September 2001
Your Reference **F/2001/4694**

Dear Ms Humayun,

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3 The proposal will result in a very large house and frontage that is out of keeping with the style and scale with the surrounding dwellings and the total plot size.

This is, hopefully, a more readable version of Jan e-mail sent 19/9/01

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Yours sincerely,

I D Macey
B J Macey
A J Macey
C J Macey

FH OBS

CS
21 SEP 2001
COPIES TO: ACK: ✓
FILE

Mr. & Mrs. G. R. Sanger
12 Hurst Park Road
Twyford
Reading RG10 OEY

19th September 2001

RE: Planning application F/2001/4694
180 Broad Hinton, Twyford.

Dear Ms Farah Humayun

Thank you for your letter dated 29th August 2001, unfortunately we only received it early this week, and have just been able to see the planning application.

I would like to make the following objections: -

1. The overall proposal will have an over bearing effect on the vicinity of local housing.
2. No sympathetic considerations have been given to adjacent and local properties.
3. It will be allowing creep of an already over developed and high-density housing estate.
4. Car parking provision appears to have been reduced and to be inadequate for the size of the proposal.

Yours Sincerely

Graham and Tina Sanger

FROM: Farah Humayun

DATE: 29 August 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TPS
DC	CPS
APP	
0 SEP 2001	
COPIES TO:	ACA
	FILE

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/4694

Proposal: Proposed first floor side extension to dwelling, single storey rear extension to form conservatory and conversion of part garage to living room.

Site Address: 180, Broad Hinton, Twyford, Reading.

Applicant: Mr & Mrs Hall .

Your observations are required in respect of this application **by 28/09/2001** .

The Council have the following comments:
The application is misleading as this is really a two storey extension replacing a garage, and that double garage being reduced to a single garage, which is then all joined to the house. This appears to be significant overdevelopment. There is also concern that there is insufficient parking space for a 5 bedroom house. The original permission for the Broad Hinton estate was to ensure this part of it was not too dense, such an application goes against this intention and should not be allowed.

SIGNED: _____ DATE: 4/9/01

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 AUG 2001	Map No. 33. Site .....
Officer: PH / Application No. F|2001|4694	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

15.AUG.2001 * 4694

Description:

(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING + SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY AND CONVERSION OF PART OF GARAGE TO LIVING ROOM

Location: 180 BROAD HINTON

Parish: TWYFORD Ward: Twyford

28/8/01. TW.

Applicant: MR/MRS HALL

Fee (1) 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	Need to show 4 parking spaces.		
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 : 28/8/01 Parish Council Informed - YES / NO

T.W.

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 250 m landfill consultation & groundwater zones Flood zone
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
Mineral Site Consultation Area
.....

NEIGHBOURS:

Site notice and see map

1933

ADDRESS 180 BROAD HINTON PARISH TWYFORD

PLOT No. 240 PH 2D ORD. SHEET No. SU 7974 3c

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
15555	LAING	O/L.	8.5.81	RE
43335	"	AAI HOUSE + GARAGE	22.9.95	CIA c
A/95/0125	"	"	11.7.95	APP

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS TPO 139/78

15. AUG. 2001 * 4694

Environmental Services

For office use only.
Application number: 15. AUG. 2001 * 4694

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. R. HALL 180 BROAD HINTON TWYFORD BERKSHIRE RG10 0XH 0118 934 0874
	Agent's Name Address and postcode Phone number	
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.	180 BROAD HINTON TWYFORD BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATIONS AND ADDITIONS TO FORM FIRST FLOOR EXTENSION AND CONSERVATORY
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.	RED BRICK BROWN TILES WHITE FRAMES
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: 4No.	Proposed: 5No.
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.

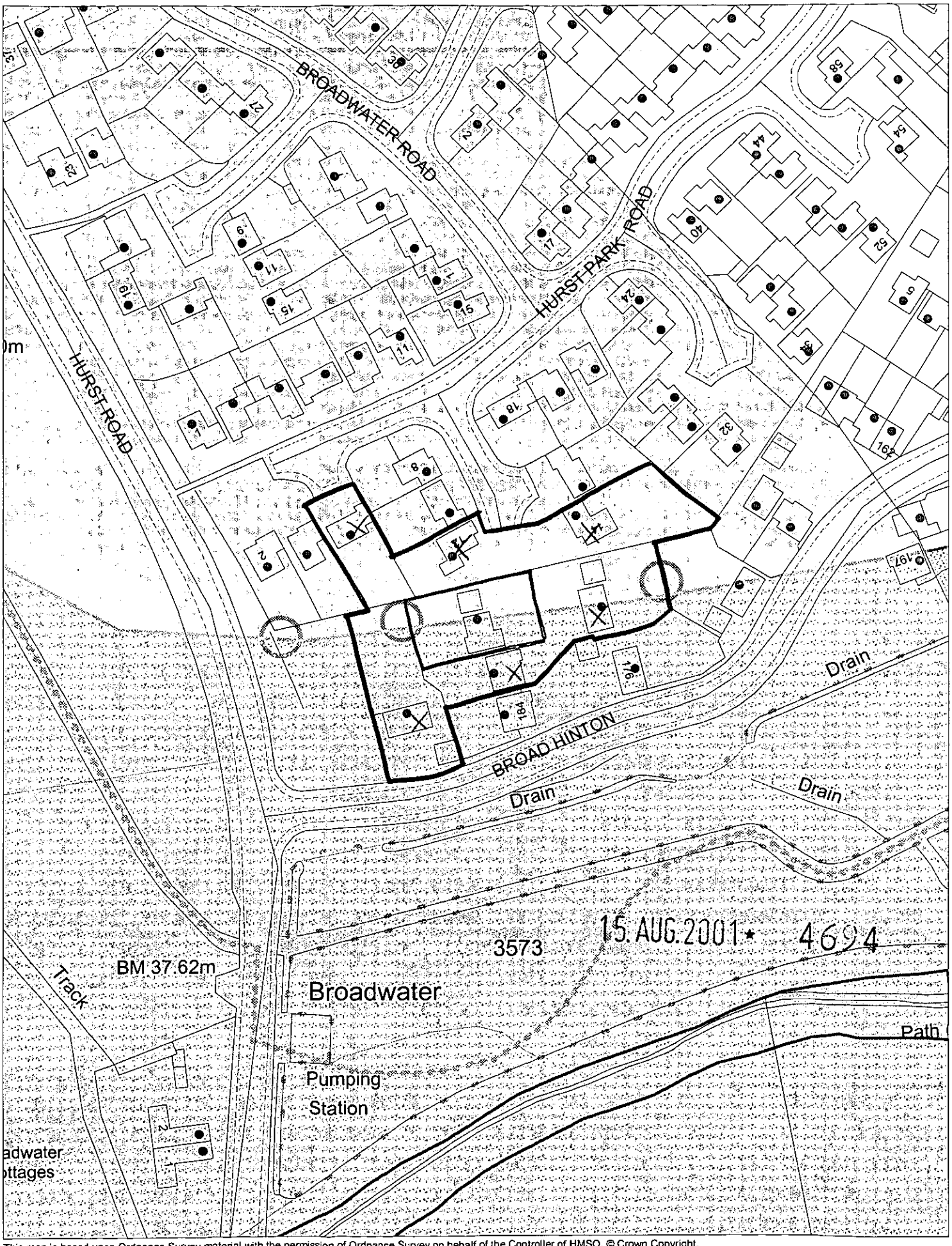
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of ——

Date 14 August 2001

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



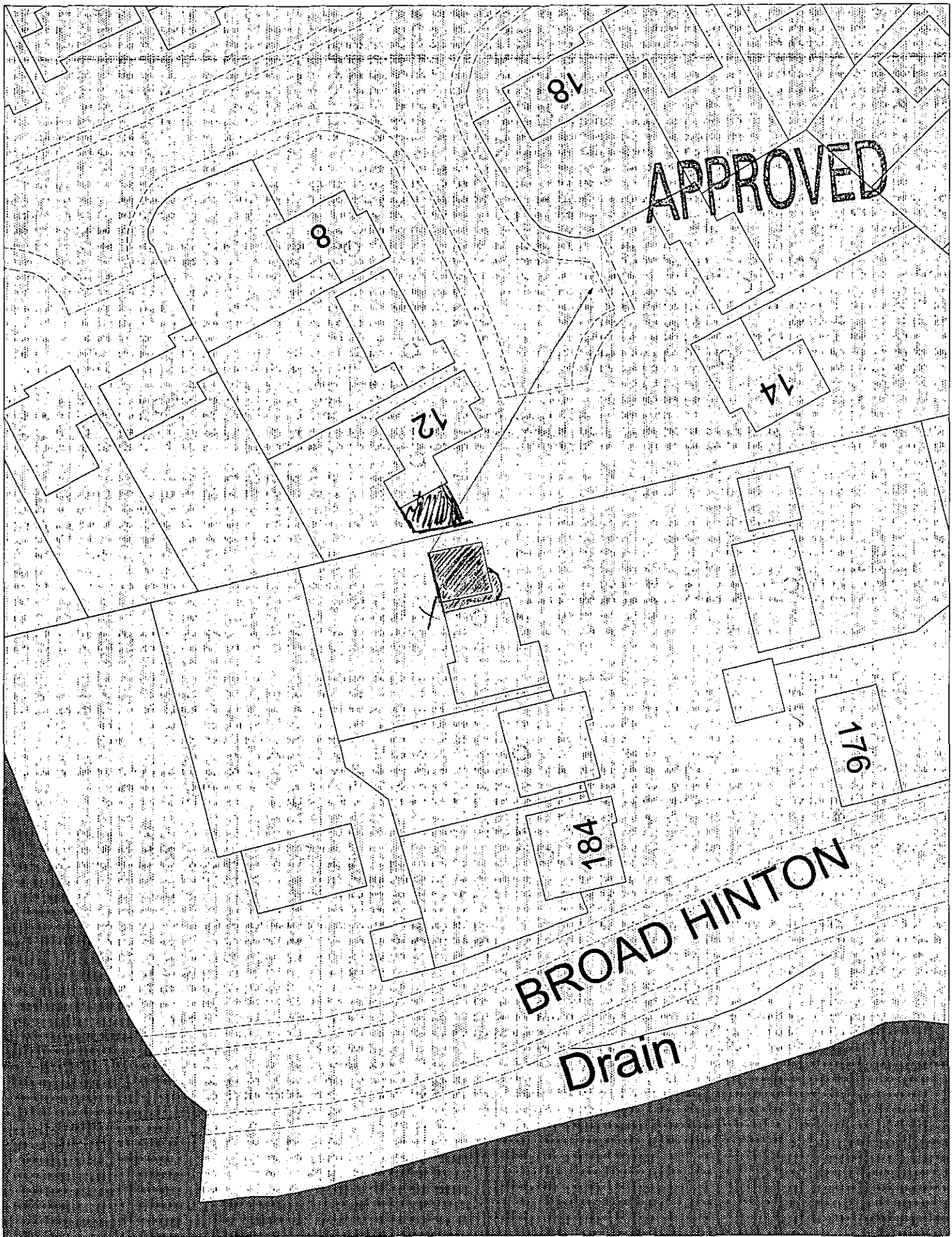
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Development Control Section, Environmental Services, Wokingham District Council.

17 August 2001

Scale: 1 : 1250

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Development Control Section, Environmental Services, Wokingham District Council.
18 September 2001

Scale: 1 : 500

N
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