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

APPLICATION NO:
F/2000/1980

LOCATION:
62 Paddock Heights, Twyford Reading.

APPLICANT:
Mr A Hurt C/O S C S Designs

PROPOSAL:
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden room.

EARLIEST DATE FOR DECISION: **13/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/09/2000

CASE OFFICER: **Nicola Lake**

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Hurt
C/O S C S Designs
63 Aldebury Road
Maidenhead
Berkshire
SL6 7HJ

Application Number: F/2000/1980

Parish: **TWYFORD**

Location: **62, Paddock Heights, Twyford, Reading.**

Proposal: **Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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 elevation or roof of the dwelling or garage hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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. In the interests of highway safety and convenience.

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 LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 18/01/2001

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1980	NL
BUILDING CONTROL NUMBER.	FP 2001/1578	Andy
~~APPLICANT~~/AGENT	S-C-S Designs	
ADDRESS OF SITE	62. Paddock Heights. TWYFORD	
DESCRIPTION OF PROPOSED WORK	New detached garage new pitched roof to existing ~~dwelling~~ garden room	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	237/01A	237/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/2/01	

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	

60, Paddock Heights
Twyford,
Reading,
Berkshire
RG10 0AR
6-8-00.

Ref. Application No.
F2000/1980.

Dear Nicola,

We oppose the extension of the pitched roof over the garden room, the reasons being :-

1/ No. 60 and 62 are only 3.6 mts apart, and the "garden room" extends 5.10 mts. past the back of No. 60. so the new roof would obscure 50% of the sky-line and trees when we are sitting in our lounge, also takes light from dining-room.

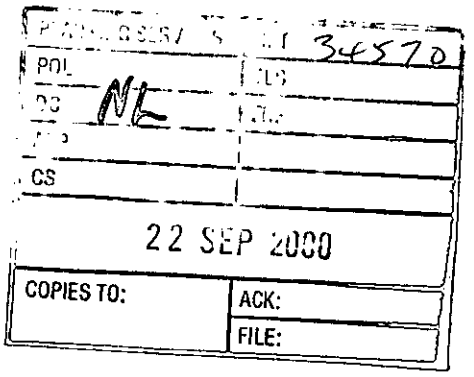
2/ When the new "Garden-room" was built by the previous owners, (about 3 years ago) it was planned as a flat-roof conservatory and will now be part of the large pitched roof.

Could a building inspector call on us to view this "problem" from our Premises please.
Our Telephone No. is. 9343032.

We were hoping that a lower pitched roof could be considered.

Yours sincerely,
Mr + Mrs. R.D. Fulmer.

By hand 21/9/00.



62 Paddock Heights
Twyford
Berkshire
RG10 0AR

Nicola Lake
Planning Department
Wokingham District Council
Shute End
Wokingham

Your Ref	Our Ref	Direct Line	Direct Fax	Tel ext	Date
F/2000/1980		01344-414278	01344-413688	4278	19-Sep-00

Dear Nicola

62 Paddock Heights

Further to our recent telephone conversations. I have been in contact with both my solicitors and architect and can now hopefully answer some of your questions.

Firstly, you are correct, the plan for around the gate area requires a minor modification. I have enclosed a photocopy of the required amendment (drawn by myself), which has been forwarded to the architect, who will send you a corrected plan as soon as possible.

Secondly, the strip of land neighbouring Waltham Road on the other side of our fence. I have enclosed office copies of "a plan for conveyancing purposes" and the H.M. Land Registry plan. (Since both of these are the "office Copies" I would appreciate it if you could ensure that they are returned to me.)

- The "plan for conveyancing" clearly shows Waltham Road, a width of pavement and then our boundary.
- The "plan for conveyancing" shows no verge of any kind between our boundary and the pavement. There is a verge shown, at the corner and at the front of the plot, but this does not extend along Waltham Road.
- The H.M. Land Registry plan clearly shows a plot width of 53 feet (16.15 m). I have measured our plot at various points within our garden. It is 53 feet from our

- boundary fence with 60 Paddock Heights to the edge of the pavement adjacent to our plot.
- The house at 51 Winchcombe Road, which adjoins the bottom of our garden already has a wall in line with the edge of the pavement adjacent to the plot. This wall is in line with our proposed boundary.

All of the above evidence shows the strip of land neighbouring Waltham Road on the other side of our fence, is part of our plot.

If you need any further information, please do not hesitate to contact me. I can usually be contacted, during the day, on 01344-414278.

Yours sincerely

Andrew Hurt

Andrew Hurt

Copies: Steve Smith
SCS Design
Maidenhead

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/1980

Applicant : Mr A Hurt

Location : 62 Paddock Height, Twyford

Proposal : Proposed erection of detached garage, relocation of boundary fence, plus new pitched roof over garden room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17·8·00

Date of Neighbour Notifications :

Date of Site Visit : 17.08.00

Date Registered : 14.07.00

Earliest Date for Decision : 04.01.01

Latest Consultation Date/Site Notice Expiry Date : 04.01.01

Application Expiry Date: 08.02.01

Consultation Responses :
Twyford PC: Two comments concerned over visibility splays and impact of new garage on 51 Winchcombe Road.
Environment Agency: No objection.
Highway Authority: No objection subject to conditions.
Environmental Health: No objection.

Planning History :
The bungalow was originally permitted in 1957 and has since been extended on a number of occasions.

Planning Issues :
Site designation: Within the identified settlement.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.

3. Impact upon highway safety.

Application Number: F/2000/1980

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is to replace an existing flat roof on an existing rear extension, to relocate the side boundary fence closer to the highway and to replace an existing garage with a larger structure. The proposed replacement pitched roof is to an existing rear extension. The extension already extends out by 5m from the rear of number 60. However there is an existing driveway between the two dwellings with a depth of 4.5m. Therefore the proposed pitched roof would not overshadow or overbear the adjacent dwelling.

   The proposed replacement garage would be located in the south west corner of the property. The garage would be 6.9m wide and 8m deep. The pitch of the roof would be limited to a 30° and would have a height of 2.2m to the eaves and 4.8m to the ridge, which would be 3.9m from the boundary with number 51 Winchcombe Road. Number 51 Winchcombe Road has an Existing dense conifer hedge along it boundary. Therefore there would be no overlooking overshadowing or overbearing.

   Hence there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. Impact upon the character and appearance of the streetscene.
The proposed development would result in the relocation of the existing side boundary fence out to the edge of the highway. This land is not in the ownership of the applicant but he has served notice on the owners. The proposed replacement pitched roof would be visible above the boundary fence, but would be in keeping with the character of the existing dwelling. The proposed garage is located at the face end of the garden and would have a shallow pitch of 30°. The proposed garage would not form an obtrusive feature and would appear in keeping within the character and appearance o the wider area.

   Therefore the proposed development would have no significant detrimental impact upon the character or appearance of the surrounding area.

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

Application Number:F/2000/1980
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	the elevation or roof of the dwelling or garage.
5.	C128	R128	
		INF 16	→ BSP - EN1.
			LALP - LBE1, LBE2
			WDLP - WDS3, WRE1.

18/1/07

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

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				

RECORD OF SITE VISIT

SITE ADDRESS: 62 Paddock Heights Twyford Reading.

APPLICATION NUMBER: F/2000/1980

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.8.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Post to the front of the site

2. DESCRIPTION OF SURROUNDINGS

Edge of the residential Settlement.

3. DESCRIPTION OF SITE/BUILDING

S/S Large Detached Bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES Pitched roof and New Garage. ~~2m~~ The original Dwelling starts 2m forward of No 60. The ext stands an extra 3m. has a flat roof at present. It will harvest a hipped roof sloping back - No 60 has a large window to the rear. No 60 Garage has a pitched roof but is very low. about 3m in height. The roof will be hipped in from the side. Access is in existence

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS ~~Road~~ Walthan Road is lower

BOUNDARY TREATMENT 4m high conifers along near boundary

OTHERS

Applicationo	Name & Address
F/2000/1980	Mr & Mrs R Fulker 60 Paddock Heights Twyford Reading RG10 0AR
F/2000/1980	Mr M Kenway 44 Paddock Heights Twyford RG10 0AR

App. approved
Letter sent 25/01/01

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

Tel: (0118) 974 6481

Date: **20 July 2000**

My ref: F/2000/1980

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/2000/1980
62, Paddock Heights, Twyford, Reading.
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1980**
62, Paddock Heights, Twyford, Reading.
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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**********

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

Tel: (0118) 974 6481

Date: **20 July 2000**

My ref: F/2000/1980

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/2000/1980
62, Paddock Heights, Twyford, Reading.
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1980**
62, Paddock Heights, Twyford, Reading.
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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 6481

Date: **20 July 2000**

My ref: F/2000/1980

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/2000/1980
62, Paddock Heights, Twyford, Reading.
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1980**
62, Paddock Heights, Twyford, Reading.
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden 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**********

Received by Wokingham District Council

Application No: F/2000/1980

Proposal:
Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden room.

Location:
62, Paddock Heights, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/08/2000. 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

20 July 2000

ADDRESS 62 [illegible]DDOCK HEIGHTS PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/54			21.4.54	N/A RE
732/54	COCKLOSTERS DEV. CO.	O/APP. RES. DEV.	12.10.54	N/A CL
271/56	LEIGHTON CONTRACTORS	LAYOUT	18.5.56	APP
202/57	"	DETACHED BUNGALOW	9.4.57	APP AP
PD/238/63	MR. R. BUNYAN	GARAGE	13.6.63	APP N/A
23842	MR & MRS G. COULTER-SMITH	EXTENSION	17.7.85	N/A CLA
BR 25271	"	" & ALT.	9.9.85	REF N/A
BR 25460	"	"	9.10.85	APP N/A
31873	"	BUNGALOW & GARAGE	21.12.88	Re
33081		2 x S/ST. HTS. / FENCING	8.9.89	Cl
BRA 6919	"	HT / WINDOW / UTILITY	29.3.89	APP
39061	" O/L	DET. BUNG. & GARAGE	14.4.92	Re
39678 APPEAL	" O/L	" BUNGALOW	25.8.92	Re

DATE OF COMPLETION

MINISTRY DECISION 39678 - APPEAL DISMISSED - 28.1.93

SPECIAL ORDERS

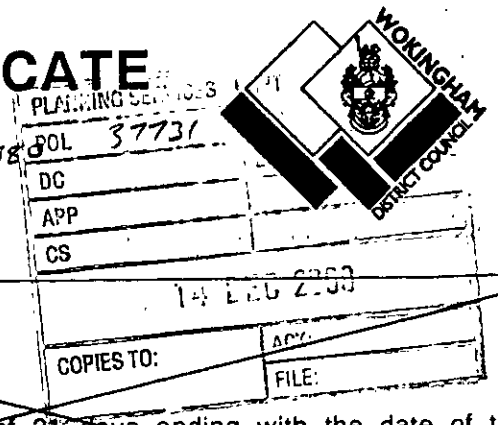
DRAINAGE

091074

96/63885/L	"	CONSERVATORY	26.6.96	Cl

1789/a

SECTION 66 CERTIFICATE



F/2000/1988
NL

Application No.

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
WOKINGHAM DISTRICT COUNCIL	SHUTE END WOKINGHAM BERKS RG40 1BN	12/12/00

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

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

  the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . SCOTT . . . . . .

On behalf of . . . MR. A. HURT . . . . . .

Date . . . 12/12/00 . . . . . .

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

SCHEDULE 2 **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 62 PADDOCK HEIGHTS, TILEHURST, READING

I give notice that *(b)* MR A HURT

is applying to the *(c)* PLANNING DEPARTMENT, WOKINGHAM DISTRICT Council

for planning permission to *(d)* CONSTRUCT NEW DETACHED GARAGE/RELOCATION OF BOUNDARY FENCE

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* P.O BOX 157, SHUTE END WOKINGHAM BERKS RG40 1WR

by *(f)* 2ND JANUARY 2001

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed SCR

† On behalf of MR A. HURT

Date 12/12/00

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 16 Nov 2000
My ref: NL/F/2000/1980
Your ref:

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

Mr Andrew Hurt
62 Paddock Heights
Twyford
Berkshire
RG10 0AR

Dear Mr Hurt,

PROPOSED ERECTION OF A DETACHED DOUBLE GARAGE, NEW ROOF OVER GARDEN ROOM AND THE RELOCATION OF THE BOUNDARY FENCE, AT 62 PADDOCK HEIGHTS, TWYFORD. APPLICATION NUMBER F/2000/1980.

I write to advise you that I have discuss the issue of the ownership of the grass verge that runs along the north east boundary of your property with both Steve Auton of the Highway section and Colin Lawley of the Council's Legal section. The understanding of the documents is that the verge is not within your ownership and is highway verge.

Therefore, should you wish to continue with the application as it stands, you would have to seek the permission of the highway authority, prior to the start of any works being carried out. However under planning legislation it is legally possible to grant planning permission for an applicant to carry out works on land that is not in their ownership. The applicant would then need to seek legal permission from the owners of the land prior to the start of development. If you choose to take this course of action you would be needed to complete section B of the section 66 certificate (a copy is enclosed) and serve the white notice (also enclosed) upon the Council. After a period of 21 days, I would then be in a position where I could legally determine the application. However the Highway authority are concerned about the resultant impact of relocating the fence upon the visibility splay of the junction of Paddock Heights and Waltham Road.

If you were to choose to remove the proposed relocation of the fence from the application and amend the red line of the application site, I would be in a position to make a recommendation on the application, 10 days after the receipt of the revised plans. It would also be possible for you to apply to increase the height of the fence above its current height under this application. You would need to submit a revised side elevation showing the design and height of the proposed new boundary treatment. I have also enclosed the copies of your location plans from your deeds.

I have been informed that the relevant person for you to contact about the future maintenance of the verge area is Pat Taylor of the highway section, who can be reached on (0118) 974 6332 (direct line).

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

— I suggest a new app. - get this one withdrawn & start again ?

PLANNING SERVICES
07 AUG 2000
COPIES TO:
ACK:
FILE:

Obs NL ?. 44, Paddocks Heights
Twyford,
Berkshire.
RG10 0AR

4-8-2000

Reference Application F2000/1970

Dear Madam,

My wife and I are obviously very unhappy with this application, as it means noise, mud, and damage to both the grass verges and tarmacadam on the recently re-surfaced footpaths. We recognize that this in itself, gives you no real reason to refuse the application but by the time this project gets underway we will be into Autumn so the

Verges will be soft and particularly vunerable to damage by delivery vehicles and the inevitable skip lorries.
The other problem to be considered is just what the applicant intends to do with his three private vehicles one of which is a 35cwt Transit van, which is usually parked in the road.
We do not need these motors left on the verges outside other residents property's especially as we have parking restrictions which are largely ignored.
So please will the committee consider a clause limiting the number of weeks that this work

Will take from start to completion.

And a second clause that the damage to the verges and footpaths on both sides of the road will be fully repaired at the exspense of the applicant.

Yours FaithFully

M KENWAY (Mr)

Received by [illegible] 7-8-00

PLANN.	TLS
POL	ENF
DC	
APP	
CS 065	

07 AUG 2000 N.L.

COPIES TO:	ACK: ✓
COPIES TO:	FILE:

60, Paddock Heights
Twyford,
Reading,
Berkshire.
RG10 0AR
6-8-00.

Ref. Application No. F2000/1980.

Dear Nicola,

We oppose the extension of the pitched roof over the garden room, the reasons being :-

1/ No. 60 and 62 are only 3-60 MTS apart, and the "garden room" extends 5-10 MTS. past the back of No. 60. So the new roof would obscure 50% of the sky-line and trees when we are sitting in our lounge, also takes light from dining-room.

2/ When the now "Garden-room" was built by the previous owner, (about 3 years ago) it was planned as a flat-roof conservatory and will now be part of the large pitched roof.

Could a building inspector call on us to view this "problem" from our premises please.
Our Telephone No. is. 9343032.

We were hoping that a lower pitched roof could be considered.

Yours sincerely,
Mr + Mrs. R. D. Fulker.

. FROM: Nicola Lake

DATE: 20 July 2000

DELEGATED

PLANNING SERVICES
POL
DC
APP
COPIES TO:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1980

Proposal: Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden room..

Site Address: 62, Paddock Heights, Twyford, Reading.

Applicant: Mr A Hurt C/O S C S Designs.

Your observations are required in respect of this application **by 13/08/2000** .

The Council would like to comment as follows:-

i) The council is concerned that the height and length of the new garage roof will take light from 51 Winchcombe Road & Substantially take light from 60 Paddock Heights.

ii) The Council is concerned that the realignment of the fence will interfere with sight lines for motorists and for the owners access.

SIGNED: _____ DATE: 8-8-00.

Clerk To Twyford Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/LW/20001761

Your Ref: F/2000/1980

Date: 28 July, 2000

PROPOSED ERECTION OF DETACHED GARAGE, RELOCATION OF BOUNDARY FENCE PLUS NEW PITCHED ROOF OVER GARDEN ROOM

LOCATION: 62 PADDOCK HEIGHTS, TWYFORD

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 20 July 2000

Application Number: F/2000/1980

Proposal: Proposed erection of detached garage, relocation of boundary fence plus new pitched roof over garden room.

Parish: TWYFORD PARISH

Site Address:
62, Paddock Heights, Twyford, Reading.

Applicant:
Mr A Hurt C/O S C S Designs.

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).

The Highway authority does not want a new access onto the Waltham Road.

Signed: _____ **Print name:** ADAM COSSINS

28/07/00

As there is an existing dropped kerb, suggest conditional approval.

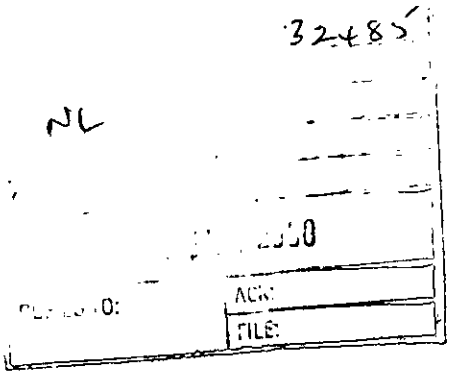
CO4a - Garaging - R049
CH28 - Ped Vis - R128

17-1-01

Our ref: SP\2000\2127
Your ref: F/2000/1980

Date: 26th July 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Nicola Lake

Dear Sir/Madam

PROPOSED ERECTION OF DETACHED GARAGE, RELOCATION OF BOUNDARY FENCE PLUS NEW PITCHED ROOF OVER GARDEN ROOM
6, 2 Paddock Height

Thank you for your letter dated 20th July 2000, which was received on the 21st July 2000. You are asked to quote the following reference in any correspondence: SU77NE/5/15.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
~100 metres	Twyford Brook

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

pp. **Maxwell Ross**
Development Planning Officer

Cc. S C S Design, 63 Aldebury rd, Maidenhead, Berks, 5L6 7HJ

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: NL	Application No. F/2000/1980

Map No. 33 Site 007
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed creation of detached garage, relocation of boundary fence plus new pitched roof over garden room

Location: 62 Paddock Heights

Parish: Twyford Ward: Twyford
20/7/2000

Applicant: Mr A. Hurt

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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 : 20.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer ✓ .....
Environmental Health ← 250m Landfill Site circulation
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 20/7 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency → 20/7 ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

✓ 20/7 2 x S/N — Paddock Heights & Waltham Road
+ 55, 57, 60 Waltham Rd
51 Winchcombe Rd.

ADDRESS 62 PADDOCK HEIGHTS

PARISH TWYFORD E

PLOT No.

ORD. SHEET No. SU 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/54			21.4.54	N/A RE
732/54	COCKLOSTERS DEV. CO.	O/APP. RES. DEV.	12.10.54	N/A CL
271/56	LEIGHTON CONTRACTORS	LAYOUT	18.5.56	APP
202/57	"	DETACHED BUNGALOW	9.4.57	APP. AP
PD/238/63	MR. R. BUNYAN	GARAGE	13.6.63	APP. N/A
23842	MR & MRS G. COULTER-SMITH	EXTENSION	17.7.85	N/A CLA
BR 25271	"	" & ALTS.	9.9.85	REF N/A
BR 25460	"	"	9.10.85	APP N/A
31873	"	BUNGALOW & GARAGE	21.12.88	Re
33081		2 x S/ST. ALTS. / FENCING	8.9.89	Cl
BRA 6919	"	ALT. / WINDOW / UTILITY	29.3.89	APP
39061	" O/L	DET. BUNG. & GARAGE	14.4.92	Re
39678 APPEAL	" O/L	- BUNGALOW	25.8.92	Re

DATE OF COMPLETION

MINISTRY DECISION 39678 - APPEAL DISMISSED - 28.1.93

SPECIAL ORDERS

DRAINAGE

091074

96/63885	"	CONSERVATORY	26.6.96	Cl

1959/a

14. JUL. 2000 1960

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR A HURT
	ADDRESS	62 PADDOCK HEIGHTS
		TWYFORD
		BERKS.
	POST CODE	Tel. No. 01189 341058
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	S C S DESIGNS
	ADDRESS	63 ALDEBURY RD
		MAIDENHEAD
		BERKS
	POST CODE	SL6 7HJ Tel. No 01628 674082
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	62 PADDOCK HEIGHTS
		TWYFORD
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	NEW DETACHED GARAGE, RELOCATION OF BOUNDARY FENCE.
		NEW PITCHED ROOF OVER GARDEN ROOM

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — SEE PLANS

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

YES
£95-00

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
✓
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

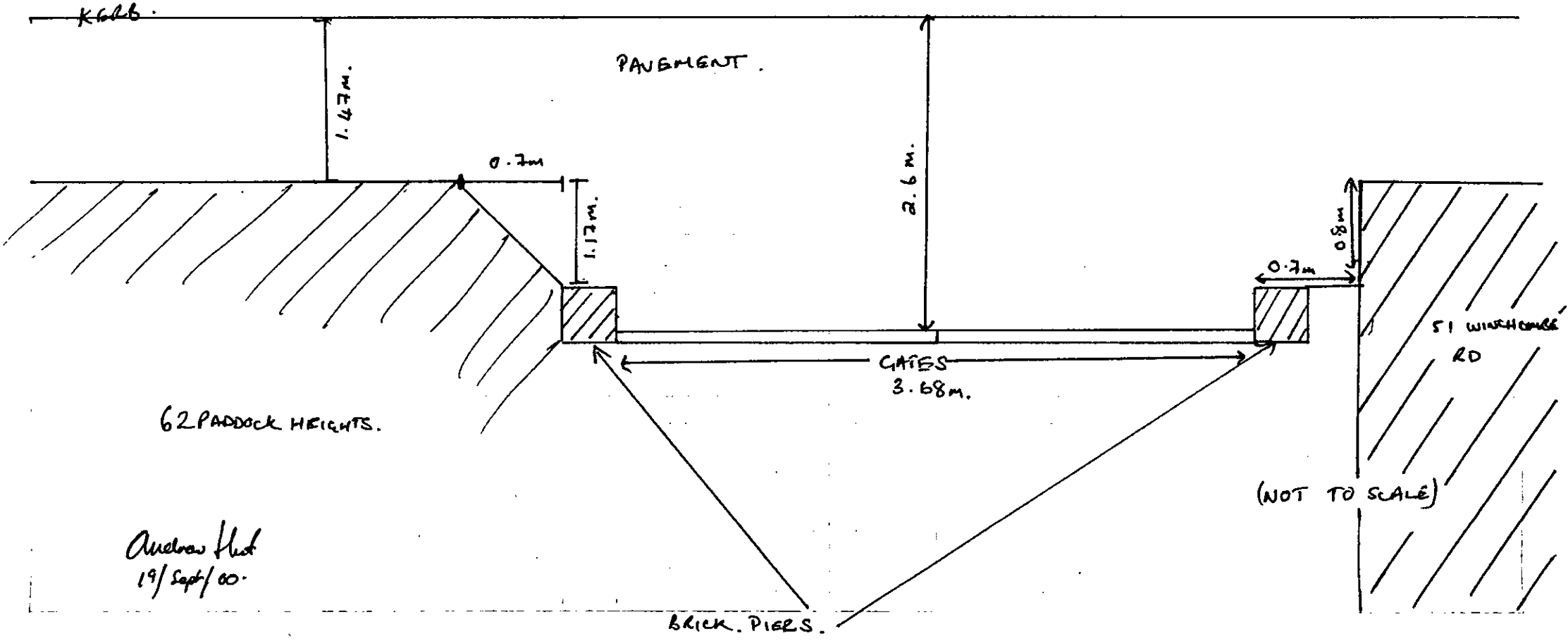
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED S C & K ON BEHALF OF MR A. HURT.

DATE 10/7/00

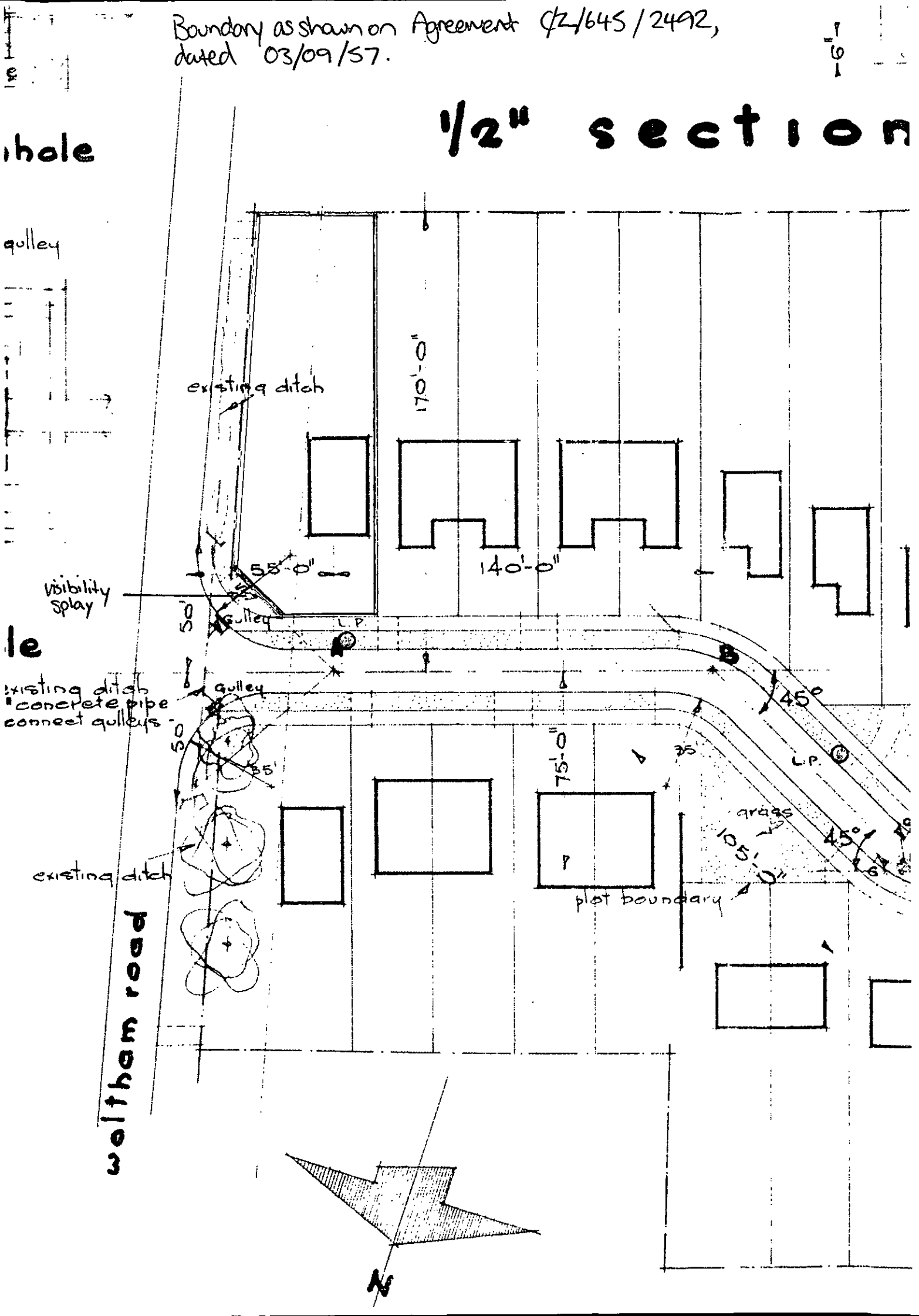
WALTHAM ROAD.

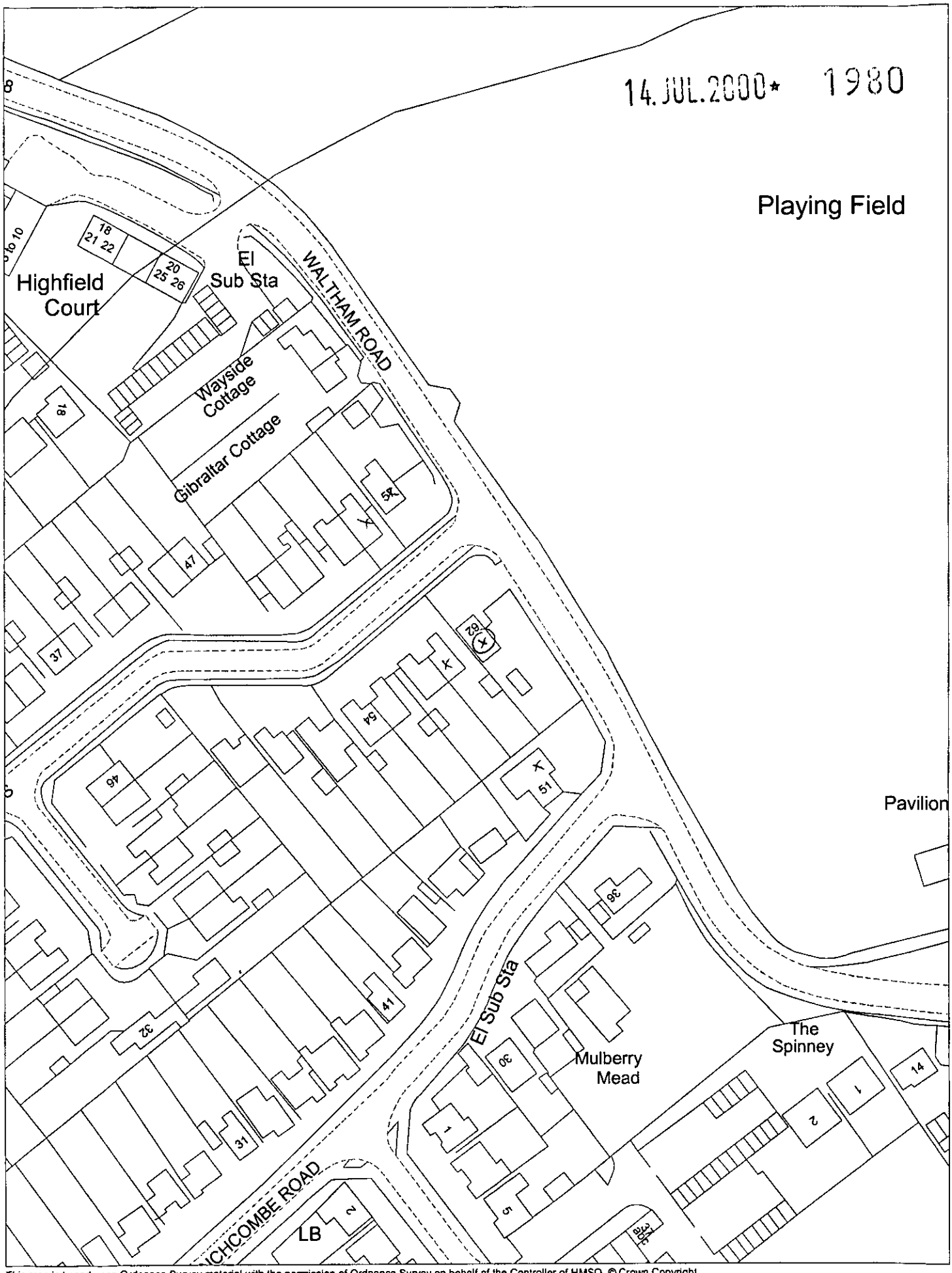


Andrew Hunt
19/Sept/00.

Boundary as shown on Agreement CZ/645/2492, dated 03/09/57.

1/2" section





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

17 July 2000

Scale: 1 : 1250