APPLICATION NO
F/2002/8181

LOCATION
8 London Road, Twyford .

APPLICANT:
Mr J Brar C/O Colin Dawson & Associates

PROPOSAL.
Proposed erection of new shop unit (A1) and 2 flats with associated parking

EARLIEST DATE FOR DECISION 07/02/2003

APPLICATION WILL HAVE EXPIRED ON
04/03/2003

CASE OFFICER: **Angela Odell**

Angela Odell

From: Colin Dawson [cdadesign@ntlworld.com]
Sent: 19 February 2003 10:42
To: Angela Odell
Subject: Re: 8 London Road Twyford---app F/2002/8181

Dear Ms Odell

I would confirm that I wish to with draw the above application with a view to resubmitting a fresh application incorporating the Highways requirements

Colin Dawson

W/D Pdelet

19/2/03

Tel. (0118) 974 6445
Date: 15 January 2003
Your Ref:
My Ref:Angela Odell
F/2002/8181

THE OWNER/OCCUPIER
11
LONDON ROAD
TWYFORD
BERKSHIRE

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: F/2002/8181
Site Address: 8, London Road, Twyford
Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/8181 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/8181.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Angela Odell on (0118) 974 6445.

Yours faithfully,

Angela Odell

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8181. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

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

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8181

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
11 LONDON ROAD
TWYFORD
BERKSHIRE

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

Continue over the page if more room required

WOKINGHAM UNITARY
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PLANNING SERVICES

Fax Cover Sheet

DATE: 5.2.03.

TO: Colin Dawson.

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 6

RECIPIENT FAX NUMBER: 9343322

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 8 London Rd.

NOTES: In the light of the attached, please confirm whether the Section 66 certificate is correct. (They may have confused Q.12 - public right of way.)

(The barrier) land is the L shaped access corridor alongside (garden + yard) and to the rear of Newbery House.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 15 January 2003

Application Number: F/2002/8181

Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking

Parish: TWYFORD PARISH

Site Address:
8, London Road, Twyford, .

Applicant:
Mr J Brar C/O Colin Dawson & Associates.

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).

Site visit carried out: ☐ **No** ☑ **Yes - Date & Time:** 24/01/03.

1. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking, turning space and restricted headroom clearance. This could lead to parking/waiting and reversing movements on London Road adversely affecting road safety and the convenience of road users.

This is contrary to policies LT5 (LALP), WT7 (WDLP) and LD5 (BSP)

Signed: _____ **Print name:** AC 27/01/03.

FAX 934 3322

our ref AY JCH Norris

your ref

date 3 February 2003

11 Wargrave Road
Twyford Berkshire
RG10 9NZ
Telephone
0118 934 5417
Facsimile
0118 934 2469
DX No
121875 Twyford

PLANNING SERVICES | HPT 65743
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LEGAL SERVICES

Wokingham District Council
Planning Department
DX 33506 WOKINGHAM

SOLICITORS
WILLMETT
&CO

Dear Sirs

Re: PLANNING APPLICATION F/2002/8181
8 LONDON ROAD TWYFORD

We act for Mr and Mrs D Norris, the owners of the freehold property known as 4 London Road, Twyford. We have been passed a copy of a letter that Colin Dawson & Associates sent to you dated 24 January 2003.

We will be advising Colin Dawson & Associates of the position but, with respect, there is an error in the first paragraph of their letter. We enclose herewith a copy of the Land Registry Entries relating to 4 London Road from which you will see that Mr and Mrs Norris are registered as the owners of the piece of land shown edged in black on the plan. The Register then provides that the land has the benefit of the rights granted by but is subject to the matters referred to in a Conveyance dated 24 May 1927, a copy of which is enclosed. The Conveyance quite clearly shows that the property was sold together with the right for the purchaser and all his heirs and successors in title by day or night and for all purposes to go, pass and re-pass over the road or way more particularly delineated on the plan and coloured brown. It is not correct to say therefore that there is no legal right of way.

Our clients do not wish to be difficult in this matter but we feel we must advise you as to the correct legal position. We suspect that the problem may have arisen since the right of way may not be registered against 8 London Road; the reason for this is that, although we are under no obligation to do so, we have in fact recently completed a voluntary application in respect of 4 London Road. The property has been within the Norris family for many years and certainly prior to the time when the registration of properties became compulsory in Berkshire in 1963.

We trust therefore that this clarifies the position; however, if you do have any queries to raise, please do not hesitate to contact us.

Yours faithfully

Willmett & Co

Enc

Partners
A Miller†
NRD Powe BA
CM Craddock*
IW Clark BA
ACD Young
MB Berryman
M Groark LLB†
J Gilbert LLB
KN Haycock LLB
AG Somerville BA
JS Khurana LLB
TM Barugh LLB
KJ Smith

Consultant
Sandra Miller

*Mediator (Family Mediators Association) and member of The Law Society Family Law Panel
†Association of Personal Injury Lawyers

Regulated by the Law Society

Community Legal Service

SFLA
Solicitors Family Law Association

Offices at
Maidenhead
Reading
Twyford
Windsor
Woodley

Service by email not accepted

HM Land Registry

Title Number : **BK378718**

Edition Date : 5 November 2002

A: Property Register

This register describes the land and estate comprised in the title.

WOKINGHAM

1. (5 November 2002) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being 4 London Road, Twyford.

2. (5 November 2002) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 24 May 1927 made between (1) Amelia Miriam Atkins and (2) Alice Elizabeth Church.

NOTE: Copy in Certificate.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

1. (5 November 2002) **PROPRIETOR:** SUSAN JILL NORRIS and DOUGLAS ALLEN NORRIS of care of 65 Wargrave Road, Twyford, Berks, RG10 9PD.

Continued overleaf

C: Charges Register

This register contains any charges and other matters that affect the land

1. (5 November 2002) Lease dated 21 December 2001 to Thai Boathouse Limite for 25 years from 1 January 2002.

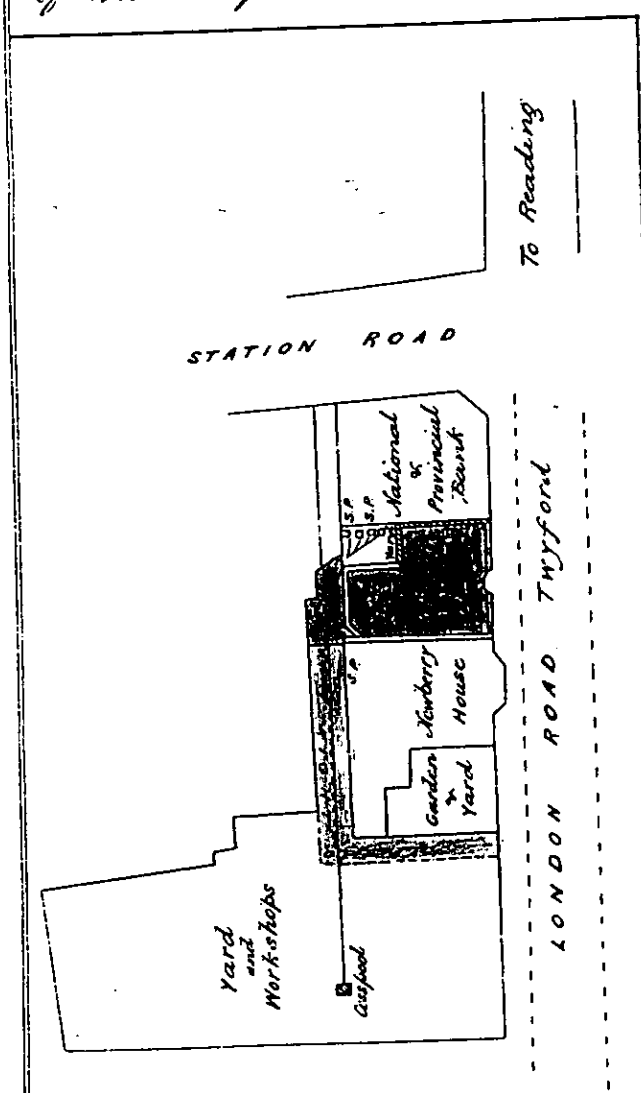
   NOTE1: Lessees title registered under BK374086.

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Regist
*NOTE B: This is a copy of the register on **5 November 2002 at 09:14:53**.*

This Conveyance

made the twenty fourth day of May One thousand nine hundred and twenty seven **Between** Amelia Miriam Atkins of The Sphinx Pharoahs Island Shepperton in the County of Middlesex Widow (hereinafter called 'the Vendor') of the one part and Alice Elizabeth Church Wife of John William Church of London Road Twyford in the County of Berks Stationer and Tobacconist (hereinafter called 'the Purchaser') of the other part **Whereas** under a Deed of Enfranchisement dated the twenty third day of May One thousand nine hundred and twenty one and made between the Right Honourable Henry Lord Braybrooke Baron Braybrooke of Braybrooke in the County of Northampton of the one part and the Vendor of the other part the Vendor is the estate owner free from incumbrances in respect of the fee simple of the property hereby conveyed and of certain property adjoining thereto **And whereas** the Vendor has agreed with the Purchaser for the sale to her for the sum of Seven hundred and fifty pounds of the fee simple of the said property hereby conveyed together with such easement or right of way as is hereinafter mentioned **Now** in pursuance of the said agreement and in consideration of the sum of Seven hundred and fifty pounds



now paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) this Conveyance **witnesseth** as follows:-

1. **The** Vendor as Beneficial Owner hereby conveys unto the Purchaser **All** that messuage or dwellinghouse and shop situate in London Road Twyford aforesaid as the same at present is occupied by the said John William Church as tenant and which is more particularly delineated on the Plan drawn hereon and thereon coloured Pink and Blue Together with the right for the Purchaser her heirs and assigns the owners or occupiers of the said hereditaments her and their undertenants and servants to the full and free liberty at all times hereafter by day or by night and for all purposes to go pass and repass over on or along the road or way more particularly delineated on the said Plan and thereon coloured Brown And together also with such right as is now appurtenant to the said premises for the Purchaser her heirs and assigns the owners and occupiers of the said hereditaments in common with all persons having the like right to a free and uninterrupted passage and running of water and soil from the drain waste and water pipes of the Purchaser into and through the pipes at the rear of the said hereditaments and thence to empty into the cesspit situate on adjoining premises belonging to the Vendor in the occupation of Mr. Francis Newberry such pipes and cesspit being shown on the said Plan the Purchaser paying a fair and reasonable proportion of the expenses of emptying and maintaining the cesspit Together also with such rights of user of the wall hatched in black on the said Plan between the premises hereby conveyed and the adjoining property of the National Provincial Bank Limited as the Vendor now possesses And such right of support as the Vendor is now entitled to subject nevertheless as to the hereditaments coloured Blue on the said Plan to the right of way or passage for the National Provincial Bank Limited their successors and assigns owners of the adjoining property **To hold** the same unto the Purchaser in fee simple.

2. **The** Vendor hereby acknowledges the right of the Purchaser to the production of the documents mentioned in the Schedule hereto (possession of which is retained

by the Vendor) and to delivery of copies thereof and hereby undertakes with the Purchaser for the safe custody of the said documents.

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

The Schedule above referred to.

...ne 1892.	Admission of Mr. William Hayward Atkins.
...ust 1895	Release of this date made between William Hodges Thomas Hodges and Sarah Hodges of the one part and said William Hayward Atkins of the other part.
...mber 1912.	Admission of the said Amelia Miriam Atkins.
...ay 1921.	Deed of Enfranchisement of this date between the Right Honourable Henry Lord Braybrooke Baron Braybrooke of the one part and Amelia Miriam Atkins of the other part.

...gned sealed and delivered by ... above named Amelia Miriam Atkins in the presence of

A. M. Atkins

L. 15 Jenkins
18 Buckingham Palace Road
London
Theatre Proprietor.

FROM: Angela Odell

DATE: 15 January 2003

TWYFORD PARISH CONSULTATION SHEET

DELEGATED
PLNG
PC
HS
06 FEB 2003
RECEIVED
16 JAN 2003

Application Number: F/2002/8181

Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking.

Site Address: 8, London Road, Twyford, .

Applicant: Mr J Brar C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 07/02/2003** .

The Council welcome the opportunity to improve the current street scene but do have a number of concerns about the application.

There is no need for any more shop units in Twyford at present and the one proposed appears to be too small to be viable and lacking in basic facilities ie storage and kitchen.
The archway design would restrict access by any delivery lorries and the amount of parking proposed may not be sufficient for all needs.
Finally the application should detail how many employees are situated on site, again this impacts on the parking.

SIGNED: _____ DATE: 4/2/03

Clerk To Twyford Parish Council Parish/Town Council.

Angela Odell

From: Angela Odell
Sent: 12 February 2003 07:14
To: 'Colin Dawson'
Subject: RE: 8 London Road Twyford---app F/2002/8181

Thank you for your message. I am of the view that you should withdraw the current applicaiton and then re-submit. The removal of the shop is a significant change and raises policy issues.

Regards

Angela

-----Original Message-----
From: Colin Dawson [SMTP:cdadesign@ntlworld.com]
Sent: 11 February 2003 20:18
To: angela.odell@wokingham.gov.uk
Subject: 8 London Road Twyford---app F/2002/8181

Dear Mrs Odell

Thank you for your fax in respect of the highways observations on the above Application.

I have now had a meeting with Alan Coggins, at which he has indicating that a proposal accommodating one car per 20m2 of retail floor area and one car per flat will be acceptable, however, they are unwilling to accept the turntable as a means of on site turning.

I propose to submit amended drawings shortly indicating the removal of the ground floor additional shop unit, thereby reducing the parking requirement, which will allow for additional space for turning and the level of parking requested.

I would, therefore, appreciate if you could hold on to the Application pending submission of revised proposals.

Regards

Colin Dawson

☎ 0118 974 6379 (Direct Line)

10 February 2003

WOKINGHAM UNITARY
Aiming for Excellence

Colin Dawson Associates
1 Malvern Way
Twyford
Reading
RG10 9PY

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/8181

Address: 8 London Rd, Twyford

The above planning application has been reviewed for the provision of access and facilities for disabled people. The following comments are brought to your attention in order to incorporate potential improvements in access for disabled people into the proposed designs at the most cost effective point in the design process.

Comments made below may be material to a planning application, a requirement under the building regulations, examples of best practice with reference to BS8300, or general improvements likely to reduce an organisations liabilities under the Disability Discrimination Act (1995).

Comments:

1. Accessible parking bay should be located close to the principal entrance.
2. To provide level access into both shop premises.
3. To ensure that the width of the entrance doors are sufficiently wide enough for wheelchair access (800mm recommended).
4. To ensure that the lobby door arrangement does not restrict access for disabled visitors. A disabled visitor should be able to move free of one door before negotiating another.
5. To ensure that entrance doors have an unobstructed space on the side next to the leading edge for at least 300mm.
6. To consider the design and position of door furniture in terms of reach and grip.
7. Where WC provision is made this should be suitably accessible for use by disabled staff/visitors.
8. To consider the use of colour and tonal contrast of floor, wall, doors and door furniture to improve visibility for all visitors.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

9. To consider the design and use of the proposed security barrier with regard to access for disabled staff and visitors using the carpark.

The above comments are for information only and are provided in an attempt to encourage a more accessible design approach within the Wokingham District Area.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to Planning requirements you can contact the planning officer on (0118) 974 6429.

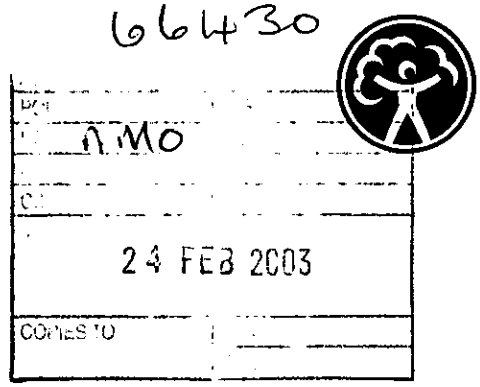
If you have any queries with regard to the Building Regulations please contact the area building control surveyor on (0118) 974 6376.

Yours faithfully,

Henry Knight
Access Officer

CC: Angela Odell - WDC Planning Dept.

66430



ENVIRONMENT AGENCY

Our Ref : SP/2003/006947-1/1
Your Ref : F/2002/8181

Date : 20 February 2003

NMO

24 FEB 2003

COPIES TO

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

NEW SHOP UNIT AND 2 FLATS,PLUS PARKING
8 LONDON RD, TWYFORD.

Thank you for your letter dated 15 January 2003, received on 16 January 2003. Please quote the following reference in any correspondence: SU77NE/9/77. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 454323 for further details.*

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO PLANNING AUTHORITY

Surface water drainage

The Environment Agency has asked as a planning condition for surface water control measures to be applied to this site. It appears in this case that the exisiting site is largely developed. The rate of surface run-off from the developed site should be no worse that that from the existing site, and the Agency would wish to see run-off from the developed site as close to greenfield rates as practicable. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Colin Dawson Associates

01753693550

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8181. (Case Officer:Angela Odell)

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

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

PLANNING SERVICES	RECEIVED
POL	TLS
DC	ENF
APP	
CS	

06 FEB 2003

6/2/03

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8181

YOUR NAME: LYNDA HUGHES

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
14 LONDON ROAD
TWYFORD
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:
The pair of cottages: 14 and 16 London Road, are a focal point in the centre of Twyford. Both we and the present owners of Number 16 care very much about our homes and have tried our utmost to ensure that they are an attractive feature of the village. We feel that the proposed building will extend too far across the frontage of London Road and impinge on the setting of our beautiful Grade II listed buildings. The subsequent loss of light will also result in our garden

Continue over the page if more room required

01753693550

being overshadowed, so that the pleasure we have in relaxing and eating on warmer days, will be diminished.

Furthermore, an archway for access to the car park, will mean that the resulting courtyard would be a target for the local criminals, whether for theft or graffiti. There should be a gap between our wall and any new building; cars should use this space instead of an archway.

There also appears to be a mock Tudor facade, as far as we can see from the plans; this would be entirely out of keeping, both with the rest of the original building and with the surrounding buildings.

Thank you for your consideration

Yours sincerely

Lynda Hughes

858

Holburn, Simon

From: Holburn, Simon
Sent: 05 February 2003 09:51
To: 'Development.Control@wokingham.gov.uk'
Subject: Application No. F/2002/8181 8 London Road

D: Amo ENV
06 FEB 2003
COPIES TO ACK 6/2/03

Application No. **F/2002/8181**
Site Address **8 London Road, Twyford**
Proposal **Proposed erection of new shop unit (A1) & 2 flats with associated parking**

Simon & Vanessa Holburn
16 London Road, Twyford, Berkshire, RG10 9ER
Comments on Application No. F/2002/8181

We wish to OBJECT TO THE APPLICATION.

Comments:

Design, Appearance & Layout

The entrance to the car park & gate should be moved to between 8 London Road & 14 London Road - in place of where the proposed A1 shop is identified. There should also be no flat above this area to allow more light into our (14 & 16) 'conservation-area' gardens. This would leave a space between 8 London Road & the gardens of 14 & 16 London Road to allow for more privacy & light.

Highway Safety

There will be congestion at the car park entrance to London Road. Shopfront delivery vehicles will block the road. This is too close to the traffic lights to be safe.

Residential Amenity

There is a potential health hazard of excess domestic & commercial waste (& removal of such waste).
Who are these flats being built for? Not young families or old people who need gardens - are these flats going to be occupied? Shouldn't there be a need for garden space as well as parking? There are only 2 'token' trees proposed on concrete surround.

Loss of Light

There will be a loss of light as the proposed building is very close to our garden. We live in a conservation area. Our trees & plants need light. This proposal will take this away.

Loss of Privacy

The current design looks over our gardens. The proposed archway will attract illegal parking & potential for loitering/criminal activity & an area for discarded rubbish to collect, something we do not need in this area We do not agree with any form of archway on this proposal.

Noise, Disturbance, Smell

There will be extractor fans at the back of the shop or restaurant pushing fumes into our garden. This is already in effect at the back of the Indian restaurant 'Gaylord' at 18-22 London Road.
The 'electric parking circle' proposed in the car park will create noise. Why is this necessary? If the car park is too narrow to turn a car around it is not fit for purpose. There will also be noise now that the car park is going to be used on a residential basis.

Need for the Development

Why another shop? You only have to look down the high street & count at least 3/4 unoccupied shops. There seems to be enough restaurants.
We live in a grade 2 listed building. This proposal will effectively 'box' us in. Our house & 14 London Road are both listed on the plaque outside Waitrose identifying houses of historical interest. Shouldn't the council be protecting our privacy & not be surrounding us with commercial property?
The old centre of Twyford needs to retain its original character - modern build may hamper this.

Regards

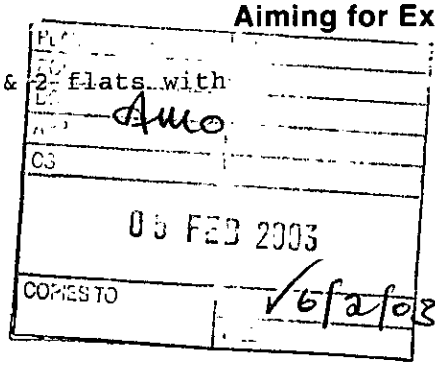
Simon & Vanessa Holburn
16 London Road, Twyford

OBS

Carol Hurst

From: Holburn, Simon [Simon.Holburn@thales-ts.com]
Sent: 05 February 2003 09:51
To: 'Development.Control@wokingham.gov.uk'
Subject: Application No. F/2002/8181 8 London Road

WOKINGHAM UNITARY
Aiming for Excellence



Application No. F/2002/8181
Site Address 8 London Road, Twyford
Proposal Proposed erection of new shop unit (A1) & 2 flats with associated parking

Simon & Vanessa Holburn
16 London Road, Twyford, Berkshire, RG10 9ER
Comments on Application No. F/2002/8181

We wish to OBJECT TO THE APPLICATION.

Comments:

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Regards

Simon & Vanessa Holburn
16 London Road, Twyford

WOKINGHAM UNITARY
Aiming for Excellence

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 15 January 2003

Application Number: F/2002/8181

Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking

Parish: TWYFORD PARISH

Site Address:
8, London Road, Twyford, .

Applicant:
Mr J Brar C/O Colin Dawson & Associates.

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).

Site visit carried out: ☐ **No** ☑ **Yes - Date & Time:** 24/01/03.

1. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking, turning space and restricted headroom clearance. This could lead to parking/waiting and reversing movements on London Road adversely affecting road safety and the convenience of road users.

This is contrary to policies LT5 (LALP), WT7 (WDLP) and LD5 (BSP)

Signed: _____ **Print name:** AC 27/01/03.

See Trees Copy.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Angela Odell

Date: 15 January 2003 16 JAN 2003

Application Number: F/2002/8181

Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking.

Site Address:
8, London Road, Twyford, .

Applicant:
Mr J Brar C/O Colin Dawson & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

IN URBAN DESIGN TERMS THE PROPOSED COULD ENHANCE THE STREET FRONTAGE; THE CAR PARK PROVISION DOES NOT ENHANCE THIS EDGE OF THE CONSERVATION AREA.

THE BARRIER RESTRICTING VEHICLES COULD BE RE-CONSIDERED TO ESTABLISH A VISUAL SCREEN BUT AS THE HIGHWAY DEPT HAVE CONCERNS ABOUT THE PRINCIPLE OF DEVELOPMENT IT COULD BE INAPPROPRIATE TO SEEK AN ALTERNATIVE DESIGN.

Harold Sanders
20.01.03

To:
LANDSCAPE AND TREES

From: Angela Odell

Date: 15 January 2003 16 JAN 2003

Application Number: F/2002/8181

Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking.

Site Address:
8, London Road, Twyford, .

Applicant:
Mr J Brar C/O Colin Dawson & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

NOS. 4 + 6 LONDON ROAD ARE LISTED BUILDINGS.
NO. 8 IS NOT LISTED AND HAS A MODERN FLAT ROOF EXTENSION FRONTING THE ROAD.
THE EXISTING CAR PARK AREA DOES NOT CONTRIBUTE TO THE STREET SCENE ALTHOUGH A YARD HAS EXISTED FOR MANY YEARS.

NO TREE OR LANDSCAPE ISSUES TO STREET FRONTAGE. LANDSCAPE TREATMENT OF PARKING AREA IMPORTANT TO CONSERVATION AREA AND ADJOINING LISTED COTTAGES – NOS 14 + 16.

Harold Sanders.
28.01.03.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

65369

40

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

For the attention of Mrs A Odell

Our Ref; CED/BK
24th January 2003

Dear Mrs Odell

RE; PLANNING APPLICATION F/2002/8181
8 LONDON ROAD, TWYFORD

In response to your letter of the 21st January 2003, I would write to confirm that there are no legal rights of way to the rear of No.8 servicing Nos 4 and 6 London Road, however, the adjacent owners pay an annual nominal fee to the Applicant for the right to gain access to the rear of their properties through the Application site.

The adjacent properties do, however, have rights of sewage and water crossing my client's site and these will not be affected by the proposals due to the location of the services being to the rear and running through the covered way out to London Road.

The proposals will not affect my client's Gentleman's Agreement with the adjacent owners giving access to the rear of the properties as the path and pedestrian way under the covered area will be retained and, indeed, enhanced.

I trust this clarifies the situation, however, if you require any further details, please do not hesitate to contact me.

Yours sincerely

Colin Dawson MBIAT, ACIOB, ABEng

Angela Odell

From: John Mullaney
Sent: 23 January 2003 17:16
To: Angela Odell
Subject: 8 London Road, Twyford READING, Berkshire F/2002/8181

I have no objection to the proposal with the imposition of the following conditions:

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1990 at any adjoining or nearby residential property.

Standard planning condition C070 regarding hours of construction.

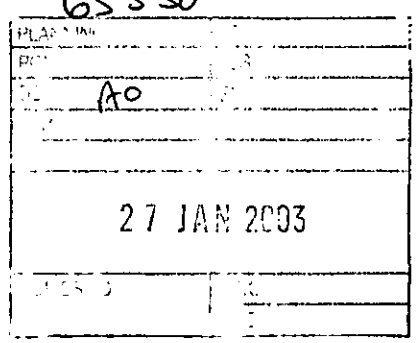
John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Our Ref. **16413**
Your Ref. F/2002/8181
Date. 24 January 2003

FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

65350



Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Retail Development & Petrol Station

8 London Road
Twyford

I refer to your consultation received in this office on 15/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8181

Proposal:
Proposed erection of new shop unit (A1) and 2 flats with associated parking

Location:
8 London Road Twyford

This application is being advertised in the Reading Chronicle newspaper on the 24/01/2003 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/02/2003**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 24/01/2003

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 January, 2003
My ref. AO/F/2002/8181

Colin Dawson Associates
1 Malvern Way
Twyford
READING
RG10 9PY

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawson

PLANNING APPLICATION F/2002/8181
PROPOSED ERECTION OF NEW SHOP UNIT (A1) AND 2 FLATS WITH ASSOCIATED PARKING AT 8 LONDON ROAD, TWYFORD

I refer to the above application. I have received a request to clarify that the existing rights of way across No. 8 to the rear areas of relevant properties, particularly to Nos. 4 and 6 London Road, will be preserved, should planning permission be granted for the above proposal. I am advised that this relates to sewerage pipes etc. as well as to rights of access.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

(*) PRE-APPS ATTACHED (*)

Application Number: F/2002/8181

Case Officer : AO

Valid Date : 07 JAN 2003

Map No : 33

Site Area :

Received Date: 12/12/2002

Level : Delegated Application

Description : Proposed erection of new shop unit (A1) and 2 flats with associated parking

Location : 8, London Road Twyford, .

Parish : TW **Ward : TWY**

Applicant : Mr J Brar C/O Colin Dawson & Associates.

Fee Required: £550 **Fee Received: £550** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Q24 – include residential floorspace to be created?	Ref. 31.12.02.	✓ 07 JAN 2003
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	– F. elevation to covered way – shows only one door, but F. plan shows 2 doors – Rear elevation of external stairs required.	4	✓ 7/9
FLOOR PLANS	Elevation of security barrier + bin store?	4	✓ 7/9
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Turyford

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Prot. Zone

Railtrack

Police Arch Officer

Thames water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....
S/N + see map
.....

T. pls incl R. J. Howeson, Box 4853, Turyford RG10 9NW

2x pre-apps attached.

Organisation_Name	Building_Name	address1	Postcode
NATWEST		1CHURCH STREETREADING	RG10 9DP
THE DESIGN ASSOCIATION		11CHURCH STREETREADING	RG10 9DR
FORBUOYS PLC	4-6	4-6LONDON ROADREADING	RG10 9ES
L J JENNINGS		7LONDON ROADREADING	RG10 9EH
		17CHURCH STREETREADING	RG10 9DN
		23CHURCH STREETREADING	RG10 9DN
		14LONDON ROADREADING	RG10 9ER
		16LONDON ROADREADING	RG10 9ER
TWYFORD TANDOORI		5CHURCH STREETREADING	RG10 9DN
BATEMANS (OPTICIANS) LTD		7CHURCH STREETREADING	RG10 9DN
AMERICAN HAIR REMOVAL UK		9CHURCH STREETREADING	RG10 9DN
		19CHURCH STREETREADING	RG10 9DN
		25CHURCH STREETREADING	RG10 9DN
OAKLEY CONSTRUCTION		11CHURCH STREETREADING	RG10 9DR
		27LONDON ROADREADING	RG10 9EH
		28LONDON ROADREADING	RG10 9ER
PHILIPS CHEMIST			RG10 9EH
STUART ESTATE AGENTS		5LONDON ROADREADING	RG10 9EH
H F NEWBERRY		11LONDON ROADREADING	RG10 9EH
THAMES VALLEY TRAVEL		13LONDON ROADREADING	RG10 9EH
CORAL		15LONDON ROADREADING	RG10 9EH
F[redacted]ERS OFF LICENCE		17LONDON ROADREADING	RG10 9EH
RANKINS CHEMIST		19LONDON ROADREADING	RG10 9EH
STRICKLANDS ELECTRICAL SHOP		18LONDON ROADREADING	RG10 9ER
FIGURE SHAPERS OF TWYFORD		8LONDON ROADREADING	RG10 9ER
THE J W GREENS		25LONDON ROADREADING	RG10 9EH
		20LONDON ROADREADING	RG10 9ER
~~NATWEST~~		~~1CHURCH STREETREADING~~	RG10 9GZ
REAR OF 17-21			
LAND REAR OF 24			
CHURCH STREET DENTAL SURGERY		3CHURCH STREETREADING	RG10 9DN
BARCLAYS PROPERTY HOLDINGS LTI		21LONDON ROADREADING	RG10 9EZ
		29LONDON ROADREADING	RG10 9EH
THREE COOKS		3LONDON ROADREADING	RG10 9EH
SOMERFIELD STORES		9LONDON ROADREADING	RG10 9EH
POST OFFICE		19LONDON ROADREADING	RG10 9EH
		21CHURCH STREETREADING	RG10 9DN

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

Tel: (0118) 974 6445

Date: 15 January 2003

My ref: F/2002/8181

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8181
8, London Road, Twyford, .
Proposed erection of new shop unit (A1) and 2 flats with associated parking

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8181**
8, London Road, Twyford, .
Proposed erection of new shop unit (A1) and 2 flats with associated parking
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Conway

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

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

Tel: (0118) 974 6445

Date: 15 January 2003

My ref: F/2002/8181

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

Dear Councillor

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8, London Road, Twyford, .
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Trevor Watson
Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor Tomlin

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

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

Tel: (0118) 974 6445

Date: 15 January 2003

My ref: F/2002/8181

WOKINGHAM UNITARY
Aiming for Excellence

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

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8, London Road, Twyford, .
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8181**
8, London Road, Twyford, .
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

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

Received by Wokingham District Council

Application No: F/2002/8181

Proposal:
Proposed erection of new shop unit (A1) and 2 flats with associated parking

Location:
8, London Road, Twyford, .

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 quote application number F/2002/8181 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2003. 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.

Trevor Watson
Development Control Manager

15 January 2003

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: F/2002/8181

Mr J Brar
C/O Colin Dawson & Associates
1
Malvern Way
Twyford
Berks
RG10 9PY

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

Reference Number: 2002/8181

Site Address: 8, London Road, Twyford, .

Proposal: Proposed erection of new shop unit (A1) and 2 flats with associated parking

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please complete question 24 to include residential floorspace to be created.

East elevation to covered way shows only one door, but floor plan shows 2 doors. Also east elevation of external stairs required.

Elevations of security barrier and bin store required. (6 copies of all plans).

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

07 [illegible] 0189

1.	APPLICANT'S NAME	MR J BRAR.
	ADDRESS	8 LONDON ROAD TWYFORD READING BERKSHIRE
	POST CODE	PHONE 9344003.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	COLIN DAWSON ASSOCIATES
	ADDRESS	1 MALVERN WAY TWYFORD READING BERKSHIRE
	POST CODE	RG10 9PY. PHONE 9343322
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	8 LONDON ROAD TWYFORD READING BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF NEW SHOP UNIT, TWO FLATS ASSOCIATED PARKING, CYCLE STANDS AND BIN STORE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	02-1009/1+2 PLANS+SITE AS EXISTING D615-03A. PLANS AS PROPOSED

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☒	ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☒		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RETAIL PARKING.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLEASE REFER TO DRAWING D615-03A.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING BRICK BOUNDARY WALLS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

5 PARKING SPACES REQ. FOR EXISTING BUILDINGS
8 PARKING SPACES PROPOSED FOR EXISTING AND NEW BUILDINGS.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES TO PART M OF BUILDING REGULATIONS

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	2 / 6 *	1 / 4 *	0 / 0
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

2 NO RESIDENTIAL UNITS AT £220.00 EACH
1 SHOP UNIT. UNDER 40m² £110.00
TOTAL £550.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr J Brar. DATE 3rd Jan 2003

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	120.	NIL	30	NIL
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify RESIDENTIAL	71.25.	NIL	168.93	NIL
OTHER	Please Specify				
	TOTAL	191.25.		198.93	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	5	
Proposed	8.	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

RETAIL SHOP.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

NOT KNOWN.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN.			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

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 + See Note (a) to Certificate A	Address at which notice was served	Date on which notice was served

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

- 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) (b) Insert description of steps taken. . . . . .

. . . . . .

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

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

on (d) (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). . . . . .

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

Agricultural Holdings Certificate

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

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.

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 . . . . . .

On behalf of . . . . . MR J. BRAR.

Date . . . . . 3rd Jan 2003

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

① BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU.7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
641/56	MANAGER	INT. ALTS.	11.9.56	APP. APP
O/120/63	"	O/APP. RES. ACC. TO BANK	15.6.63	C/A
R/162/64	BARCLAYS BANK	ALTS. & ADDS.	3.9.64	APP C/A
R/164/64	"	TEMP. PREMISES DURING ALTS.	6.8.64	APP. C/A
A/23/65	"	ILL. SIGN	27.5.65	APP
00989	"	2 "	11.7.74	REF.
01438	"	1 "	3.10.74	REF.
05672	"	ILL. FASCIA SIGN	16.12.76	REF.
07449	MR & MRS H. COALS	REPL. RETAIL PREMISES & RES. ACC. OVER (12)	16.2.78	REF.
07548	"	L.B.C. - DEM. UNLISTED BLDGS IN CONSERVATION AREA (12)	16.2.78	REF.
08173	BARCLAYS BANK	" (12)	11.5.78	C/A
08174	"	EXT. TO CAR PARK. (12)	11.5.78	C/A

DATE OF COMPLETION

MINISTRY DECISION 05672 - APPEAL GRANTED (5 YEARS) - 2.8.77

SPECIAL ORDERS

DRAINAGE

091074

② BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU.7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17395	BARCLAYS BANK	REDUCE BRICK WALL & ERECT STEEL GATE	7.5.82	N/A REF
18443	"	RENEWAL 05672	18.11.82	N/A 31.11.87 JP
18472	" LBC	RE - 17395	16.12.82	N/A REF.
25091	"	LR. ENTRANCE & ALTS. TO WINDOWS	26.3.86	C/A
33238/9	"	CASH DISPENSER/ADV./FIRE EXIT	5.7.89	C/A
BRA 7057	"	FIRE EXIT	7.4.89	APP
42294	P.S. TURVEY	C/O/USE BANK (A2) TO GYM, BEAUTY & SLIMMING SALON	15.3.94	C/A
FP94/2409	FIGURE SHAPERS	BANK TO FITNESS STUDIO	16.5.94	APP
LB/2000/2250	W			
F/2001/5311	Mr. J.S Brar & P.M. Brar	C. of U. from D1 (Fitness studio to rental, sale repair & refurbishment of photopiers & assoc. offices (Sui Generis)	4.3.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ. - CRECHE - 11.10.95

DRAINAGE F/2002/6316 Brar, Brar C. of U. 1st/A from offices B1 to residential 27.5.02 C/A

091074

1933
3

ADDRESS Barclays Bank. PARISH Twyford.

PLOT No. 8-12 London Road. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/8181		Mr Brar.	Erect new shop unit (A1) + 2 flats, parking			

MINISTRY DECISION:

SPECIAL ORDERS: