SYSTEMS LTD

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

APPLICATION NO:
F/2001/3424

LOCATION:
88 London Road, Twyford Reading.

APPLICANT:
Mr D Turner C/O Sedgman Noble Architects

PROPOSAL:
Proposed two storey side extension to dwellin and single storey side extension (Amendment to consent 99/68998/F)

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

APPLICATION WILL HAVE EXPIRED ON: 17/04/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Turner
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Wargrave
Berkshire
RG10 9PZ

Application Number: F/2001/3424

Parish: **TWYFORD**

Location: **88, London Road, Twyford, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)**

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. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Planning Permission 99/68998/F dated 13 July 1999 which conditions shall continue in full force and effect in so far as they are expressly affected or varied by this permission.

Condition
3. The development shall not commence until details have been submitted to and approved in writing by the Local Planning Authority of new planting along the site frontage. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. 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
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To prevent pollution of groundwater.

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, LBE2, LT6 and LBE5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WBE5 and WOS3.

John Mitchell
Development Control Manager
Date: 25/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

By hand 15.12.00

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES	LPT 37839
PSL	TLS
DC JM	ENF
APP	
CS	
18 DEC 2000	
COPIES TO:	ACK:
	FILE:

Reply Req

13 December 2000

TLR/fs/L2

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sirs

88 LONDON ROAD, TWYFORD: Alterations and Extension
Application no: 99/68998/F

Further to the above planning permission granted on 13 July 1999 I now enclose one set of the following drawings:

Drawing No	Scale	Size	Description
TLR/S3	1.50	A1	SURVEY: Floor Plans
TLR/S4	1.50	A1	SURVEY: Elevations
TLR//WD1	1.50	A1	PROPOSALS: Floor Plans
TLR//WD2	1.50	A1	PROPOSALS: Elevations

The scheme has been developed to a stage suitable for making a building regulations application and I trust that these drawings can be accepted as a minor amendment to the original application. I look forward to hearing from you shortly. Many thanks.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to: Mr D. Turner

Tel. 0118 974 6463 (Direct Line)

Date. 19 February, 2001

My ref. JM/JM/99/68998/F

Your ref. TLR/fs/L2

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
E-mail:

Mr F Sedgman
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
Berkshire
RG10 8PZ

Dear Mr Sedgman,

RE: PROPOSED MINOR AMENDMENTS TO 88 LONDON ROAD, TWYFORD. (99/68998/F)

Thankyou for your letter which was received on 18 December 2001.

I can inform you that, as the proposals consist of the two storey side extension and garage being increased in size, in addition to their being resited, a new planning application would be required. I have enclosed the appropriate forms and look forward to the receipt of your application.

I hope this information is of use to you. If you require any further assistance in this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Enclosure: Planning application forms

Tel: 0118 974 6425 (Direct Line)
Fax: 0118 974 6484
Email: anna.cronin@wokingham.gov.uk
Date: 24th August 2001
My ref: AC/pb/DesAug/7

Head of Planning & Transportation Svcs
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs M A Jones
86 London Road
Twyford
Berks RG10 9EY

Dear Mrs Jones

PROPOSED TWO STOREY SIDE & SINGLE STOREY SIDE EXTENSION
88 LONDON ROAD, TWYFORD : APPLICATION NO F/2001/3424

Thank you for your letter of the 7th August 2001 regarding the above application, which Karen Satterford has passed to me for reply.

The planning application as approved left a gap between the garage and the boundary to the plot, which would not have given rise to any encroachment on your property. If the application drawings had shown encroachment onto your property, the applicant would have been advised that you had to be notified, so that you could come to an appropriate arrangement between you, as landowners.

The development has been checked, and measured on site against the plans. The garage wall is 0.3 metres closer to the boundary than was approved.

We have considered whether the Council should take specific enforcement action to ensure exact compliance with the plans. However, aside from your concern over the guttering, there are no specific planning objections to the garage in its new location, and I do not consider that enforcement action is appropriate.

If the guttering, when erected, does overhang your boundary, this would be a matter between you and the adjoining landowner which you would need to pursue through civil law. It is not something which the Council could help you with, as we do not have the power to pursue it. I therefore suggest that you contact the applicant's agent :

Mr D Turner
c/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Wargrave
Berks RG10 9PZ

Cont/.

I hope you find this information useful, and I am sorry that I am unable to help you further.

Yours sincerely,

pp
Anna Cronin
Head of Planning and Transportation Services

Jones, London Rd Twyford

ENVIRONMENTAL SERVICES

M E M O R A N D U M

To: **Anna Cronin**
c.c.

Date: **13th August 2001**

Ref: KS/pb

From: Paula Berry

Karen has acknowledged receipt of this letter and has asked if you could reply direct please.

Many thanks,

Paula

Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: karen.satterford@wokingham.gov.uk
Date: 9th August 2001
My ref: KS/pb/DesAug/7

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs M A Jones
86 London Road
Twyford
Berks RG10 9EY

Dear Mrs Jones

PLANNING APPLICATION F/2001/3424

Thank you for your letter dated 7th August 2001 regarding the above planning application.

Please be advised that I have passed your letter to Anna Cronin, Head of Planning and Transportation, for direct reply.

Yours sincerely,

Karen Satterford
Director of Environmental Services

Des Aug/7 ① Acer
② AC - direct reply please
RS.

WOKINGHAM DISTRICT COUNCIL

08 AUG 2001

DIRECTOR OF
ENVIRONMENTAL SERVICES

86 London Road
Twyford
Berks. RG10 9EY
7th Aug 2001

Dear Ms. Satterford,

Re Planning Application: F/2001/3424

I would like to bring to your attention my concerns over the approval of this planning application because when the building is completed the guttering will overlap some of my boundary.

I spoke to a Mike Thorpe who passed me to a Mike Evans yesterday 7th Aug 01 with whom I raised my concerns. Mike Evans and Patrick Harran arranged to visit the site today in my telephone conversation with Mike Evans after the visit he dismissed the problem and said the site complied with the approved plans, If this is the case how on earth could the planning department pass plans that will allow trespass onto my property and are you not accountable.

I would like you to investigate this further as I know from my own experience that you have to allow for guttering when submitting plans for approval. I would like to know if they physically measured the site and if so and the measurements agree with the plans I would like to know what can be done about this problem as it is unacceptable to have the guttering over my boundary.

Yours Sincerely.

MAJ

Mrs. M. A. Jones

ADDRESS 88 London Road PARISH Twyford

PLOT No. ORD. SHEET No. SU. 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/68998/F	Turners Plumbing & Heating	2/St/s extn to form dwelling (dem. conserv + shed) + erect. x2 dwell's + garages.	13/7/99	G
F/2000/2289	Millgate Homes Landadj	Ext 2 det. dwellings & garages	17/1/01	A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3424.	FH
BUILDING CONTROL NUMBER.	FP2000/1413.	Bridy
~~APPLICANT~~/AGENT	Sedgwan Noble.	
ADDRESS OF SITE	88 London Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s side ext	

(amendment to consent 99/68998/F)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	TLR/52
ELEVATIONS	TLR WD2 A	TLR WD2 A
FLOOR PLANS	TLR WD1 B	TLR WD1 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/5/01	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3424

Applicant : Mr D Turner C/O Sedgman Noble Architects.

Location : 88, London Road, Twyford, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 20/02/2001

Earliest Date for Decision : 25/03/2001

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

This application will have expired on: 17/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

RUSCOMBE PARISH COUNCIL - Concern over splitting of property into two.
ENVIRONMENT AGENCY - No objection in principle, subject to condition.
ENVIRONMENTAL DESIGN - No objection in principle, however require further planting along side elevation.
HIGHWAYS - Conditions as per app. 68998

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2001/3424

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is an amendment to consent 99/68998/F. It relates to the semi-detached property only. The alterations to the original consent are the setting back of two-storey extension, alteration in the roof design, alteration in size and design of the side garage.

The relationship to adjoining dwellings is considered acceptable. Trees are retained on the frontage and at the rear of the site. Due to the further projection of the extension under this application it is considered that further details of planting along the site frontage in order to compensate for loss of existing vegetation that will be removed as result of development.

The prop. car port under 68998 had a projection of 2.6 metres. The prop. garage of the current application has a projection of 2.8 metres. Although this will bring the ~~bound~~ dev. closer to No 86 it is not considered the prop. dev will have an adverse effect upon the res. amenity of neighbouring property. There is an additional window prop in the side elevation. As there are no existing side facing windows to No 86 it is not considered the prop. dev window will have an overlooking impact

IMPACT UPON STREET SCENE

The existing prop. has a large frontage to face London Road. Under the orig app the building line was maintained. Under the current app. the extension is set back from the front of the property. However other properties along London Rd do also have set backs along the frontage. The change in roof design makes the extension similar in design to left side existing face of the property. Therefore this is not considered to ~~look out of~~ have an ~~character~~ adverse impact upon the character of the property.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/3424
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2 ~~C~~			
2		R001	NOTHING HEREIN CONTAINED SHALL BE
			DEEMED TO AFFECT OR VARY THE CONDITIONS
			IMPOSED BY PLANNING PERMISSION 99/68998/F
			DATED ~~ON APPEAL~~ 13 JULY 1999 WHICH
			CONDITIONS SHALL CONTINUE IN FULL FORCE
			AND EFFECT IN SO FAR AS THEY ARE EXPRESSLY
			AFFECTED OR VARIED BY THIS PERMISSION.
3	~~C017~~	R017	THE DEVELOPMENT SHALL NOT COMMENCE UNTIL
			DETAILS HAVE BEEN ~~PROVIDED~~ OF NEW → SUBMITTED TO
			PLANTING ALONG THE SITE FRONTAGE. AND APPROVED
			THE APPROVED SCHEME SHALL BE IMPLEMENTED IN WRITING BY
			PRIOR TO THE FIRST OCCUPATION OF THE DEV. LPA.
			OR PHASED AS AGREED IN WRITING BY LPA
			THE APPROVED SCHEME SHALL BE MAINTAINED IN
			PERPETUITY.
4			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

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ~~LBE1~~, LBE2, LT6, ~~LBE5~~
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ~~WBE1~~, ~~WBE5~~, W013
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: A Cronin
(Development Control Manager)

Date: 25/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 88 London Road Twyford Reading.

APPLICATION NUMBER: F/2001/3424

OFFICER: Farah Humayun

DATE OF SITE VISIT: 21/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RES. IDENTIFIED SETT.

3. DESCRIPTION OF SITE/BUILDING

DETACHED VICTORIAN PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

POSITIONED AT HIGHER LEVEL TO STREET. SIDE WINDOWS TO No 86. SIMILAR IN DESIGN WITH PITCH ROOF. PROPERTIES POSITIONED IN LINE.

5. SITE CONSTRAINTS

TREES HEDGING TO FRONT OF PROPERTY. MATURE TREES TO SIDE.

ACCESS/PARKING

LEVELS HIGHER TO STREET.

BOUNDARY TREATMENT HEDGING TO FRONT.

OTHERS —

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 01 March 2001

Application Number: F/2001/3424

Proposal: Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)

Parish: TWYFORD PARISH

Site Address:
88, London Road, Twyford, Reading.

Applicant:
Mr D Turner C/O Sedgman Noble Architects.

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).

Conditions as per app no. 68998.

Signed: _____ **Print name:** Adam Coggins 8/3/01

TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 12 March 2001

Location:	88 London Road, Twyford
Proposal:	Proposed two storey side extension to dwelling and single storey side extension. (Amendment to consent 99/68998/F)
Application Number:	F/2001/3424

In response to your consultation dated 1 March 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposal. The applicant will need to provide details of any new planting along the site frontage in order to compensate for the loss of the existing vegetation that will be removed as a result of the development.

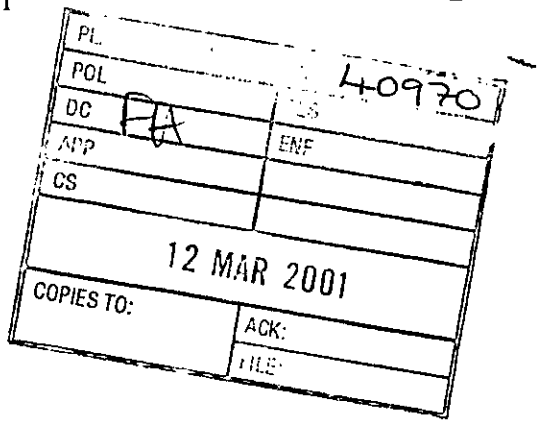
Catherine Brimble

Catherine Brimble
Landscape Architect

Our ref: SP\2001\003316\001
Your ref: F/2001/3424

ENVIRONMENT AGENCY

Date: 9th March 2001



FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY SIDE EXTENSION & SINGLE STOREY SIDE EXTENSION TO DWELLING
88 LONDON ROAD, TWYFORD, READING

Thank you for your letter dated 01 March 2001, which was received on 07 March 2001. You are asked to quote the following reference in any correspondence: **SU77NE/10/8**.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

Scientific Support: Contact Ian Doyle On 01276 454365

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.

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:

Grid reference	Distance from site	Landfill name	Details
SU 788 765	230m	King Georges Field, Twyford	Putrescible/Household

In view of the distance and nature of material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal..

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

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

Roof water down-pipes 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.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

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 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Sedgman Noble Architects, The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, Reading, Berkshire, RG10 9PZ

RUSCOMBE PARISH COUNCIL

Clerk to the Parish Council

D.J.Couzens

Twyford 9341940

TWAYBLADE
47 HERMITAGE DRIVE
TWYFORD
READING
RG10 9HT

The Planning Officer,
WDC,
Council Offices,
Shute End,
Wokingham,
Berkshire.

PLANNING SERVICES	40988
POL	
DC FH	ENF
APP	
CS	
12 MAR 2001	
COPIES TO:	FILE:

8/3/01

Dear Sir,

Ref;PA F/2001/3424

88 London Road,Twyford.

THIS MIGHT NEED A RESPONSE TO CLARIFY Ian.

With reference to the above Planning Application the only comments that the Council would offer are that obviously the applicant is splitting the one dwelling into two and accordingly there is concern over the amount of parking/garaging provided for potentially a 4 bedroomed house and a 3 bedroomed house.

? THIS ISN'T WHAT THE APPLICATION IS FOR - IS THE DESCRIPTION CORRECT ?! Ian.

Thank you.

Yours sincerely,

DJ Couzens

Clerk

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

Tel: 0118 974 6482

Date: **01 March 2001**

My ref: F/2001/3424

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2001/3424
88, London Road, Twyford, Reading.
Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3424**
88, London Road, Twyford, Reading.
Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6482

Date: **01 March 2001**

My ref: F/2001/3424

CONFIDENTIAL

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

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3424**
88, London Road, Twyford, Reading.
Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6482

Date: **01 March 2001**

My ref: F/2001/3424

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

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88, London Road, Twyford, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3424**
88, London Road, Twyford, Reading.
Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2001/3424

Proposal:
Proposed two storey side extension to dwelling and single storey side extension (Amendment to consent 99/68998/F)

Location:
88, London Road, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

01 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 FEB 2001	Map No. 29 Site 002
Officer: PH / Application No. F/2001/3424	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION (AMENDMENT TO CONSENT 99/68998/F)

Location: 88 LONDON ROAD

Parish: TWYFORD Ward: Twyford 3~~1~~. 1.3.01 B.

Applicant: MR D TURNER

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 1.3.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish ✓ Ruscombe
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ 250m Landfill Site Consultation .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS:

S/N + See map ✓
Pls include:
92 & 131 London Rd, Ruscombe
88, 86 & 94 London Rd, Twyford
Orchard cottage, London Rd, Twyford
} as for previous application

Rec'd 10.20pm 20.2.01

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

19 February 2001 TLR/fs/L4

20.FEB.2001 • 3424

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sirs

88 LONDON ROAD, TWYFORD: Alterations and Extension
Application no: 99/68998/F

I refer to our recent telephone conversations and your letter dated 12 January 2001 (copy attached) and now wish to make a full planning application for the above work which was originally granted planning permission on 13 July 1999. The new application relates to the semi-detached property on the right hand side as viewed from the road because the proposals for the left hand property remain unaltered and work to the party wall between the two has been carried out. I therefore now enclose 6 sets of the following drawings and completed application forms, together with a cheque for £95:

Drawing No	Scale	Size	Description
TLR/S1	1.2550	A4	LOCATION PLAN
TLR/S2	1.200	A4	BLOCK PLAN
TLR/S3	1.50	A1	SURVEY: Floor Plans
TLR/S4	1.50	A1	SURVEY: Elevations
TLR//WD1A	1.50	A1	PROPOSALS: Floor Plans
TLR//WD2A	1.50	A1	PROPOSALS: Elevations

The side extension has been moved back slightly into the site to improve the proposed vehicular access and turning. The other change is to build a garage instead of a car port.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to: Mr D. Turner

Tel. 0118 974 6443 (Direct Line)

Date. 12 January, 2001

My ref. CD/FP2000/1413(68998)

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
E-mail:

Mr D Turner
C/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
READING
Berkshire RG10 8PZ

9 Feb. copy to Dave Turner

19 Feb. Copy to planners

Dear Sir,

88 LONDON ROAD, TWYFORD
TWO STOREY SIDE EXTENSION AND ATTACHED GARAGE

Thank you for your Building Regulations Application Number FP2000/1413 received on 15 December 2000.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number 99/68998/F, which cannot be dealt with as a minor amendment. The position of the side extension has been altered, the garage roof has been altered, also the roof of the dwelling appears to have been changed.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 5 February. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

C Dodsworth

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

application to rhs dwelling only. £95-00

1959/a

HOUSEHOLDER PLANNING APPLICATION

20.FEB.2001 3424

WOKINGHAM DISTRICT COUNCIL

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 D. TURNER
	ADDRESS	PENNS GARDEN
		STANLAKE LANE, RUSCOMBE
		READING, BERKSHIRE
	POST CODE	RG10 9UE Tel. No. 934-0143
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO, SPRING MEADOWS
		BUSINESS CENTRE, HIGHFIELD FARM,
		WARGRAVE, READING, BERKSHIRE.
	POST CODE	RG10 9PZ Tel. No. 940-4747
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	88 LONDON ROAD
		TWYFORD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE EXTENSION
		AND ATTACHED GARAGE
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		BRICK WALLS AND SLATE ROOF
		TO MATCH EXTG.
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. (but not from previous permission)		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) £95-00
If no fee is payable please say why below

(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~~ 1:50 scale floor plans and elevations + survey drwgs

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.

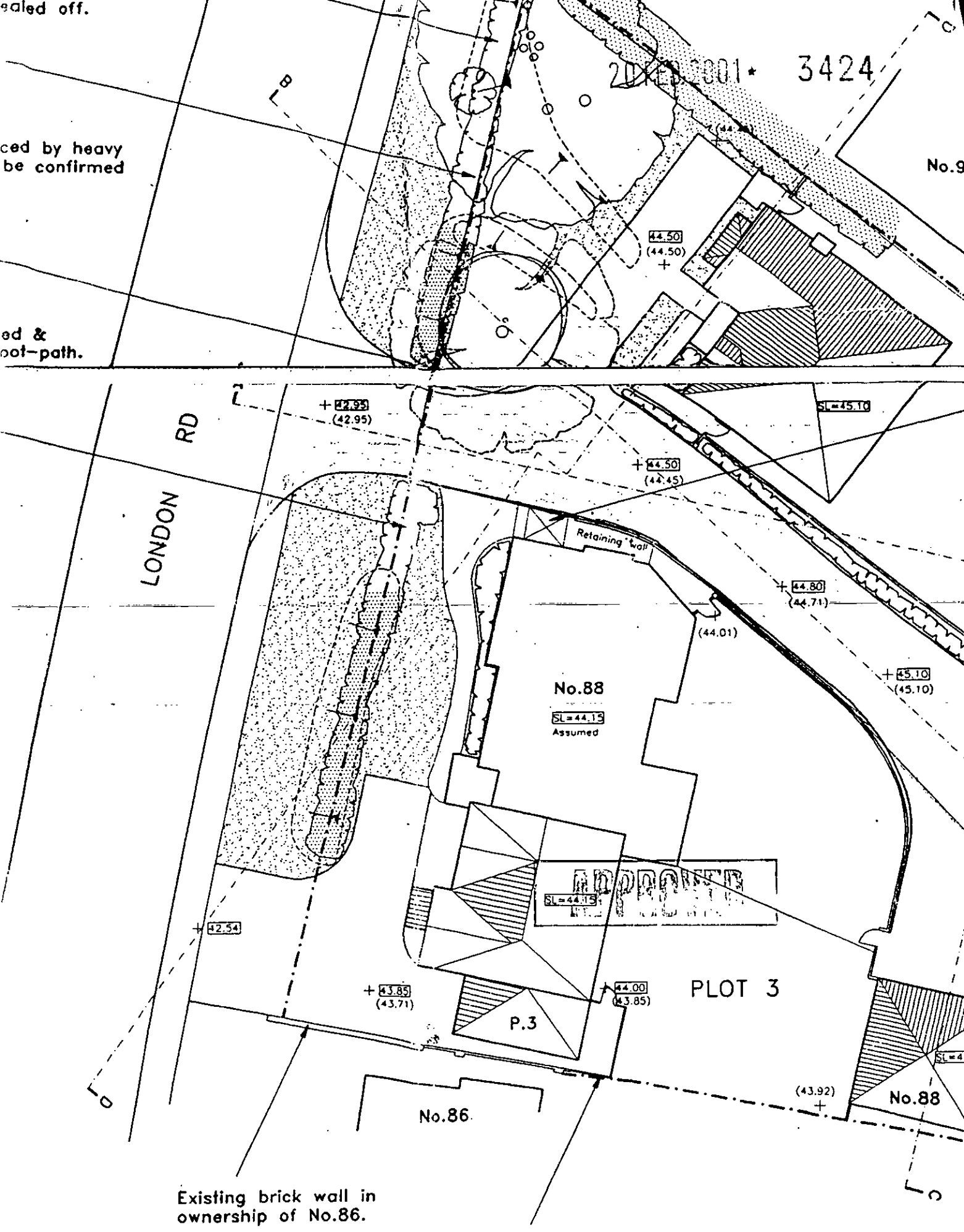
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED J. R. Sedgman for SEDGMAN NOBLE architects

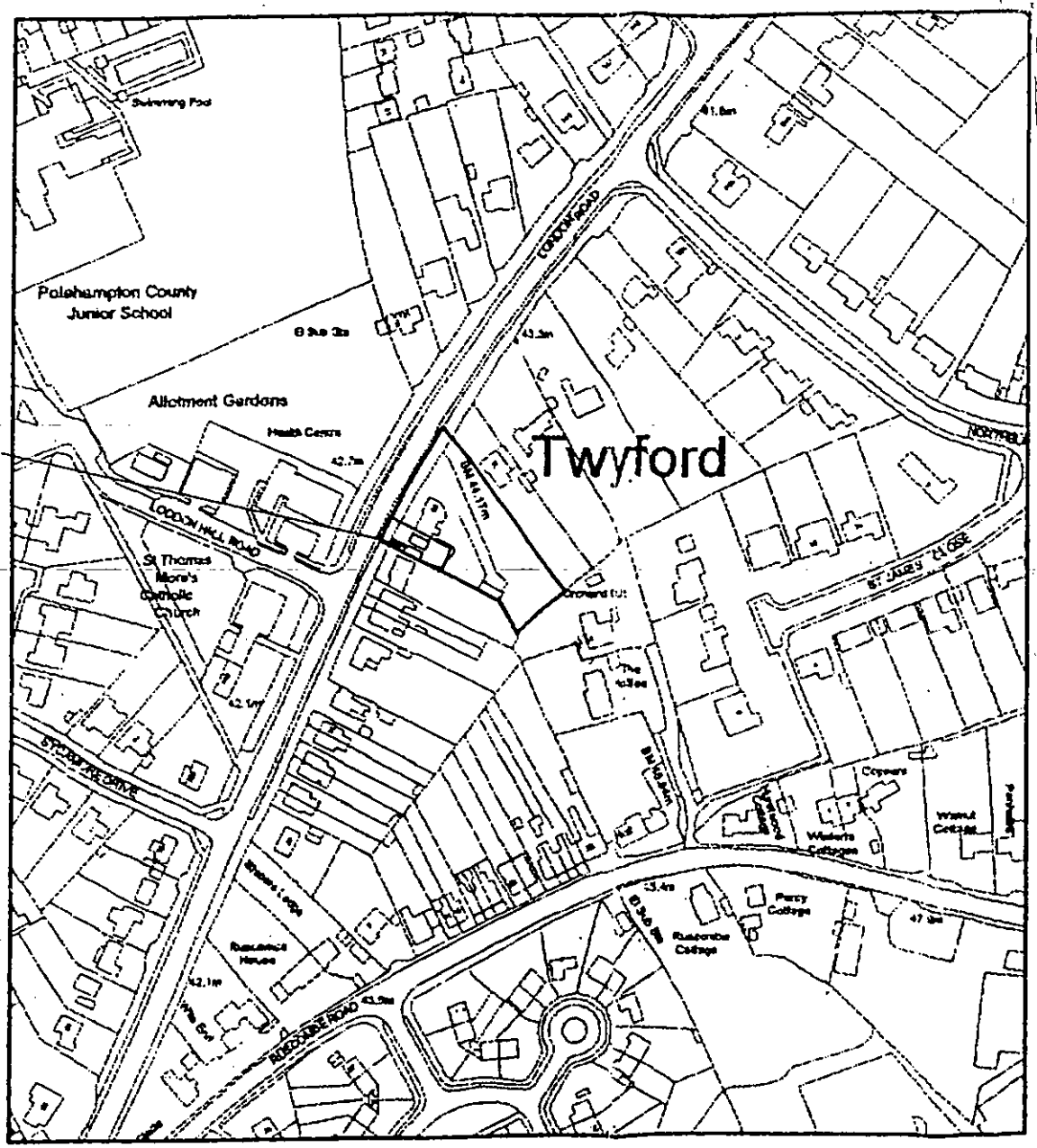
ON BEHALF OF Mr D. Tanner

DATE 19 February 2001


sealed off.
ced by heavy
be confirmed
ed &
oot-path.
20 FEB 2001 * 3424
No.9
44.50
(44.50)
LONDON RD
42.95
(42.95)
SL=45.10
44.50
(44.45)
Retaining wall
44.80
(44.71)
(44.01)
45.10
(45.10)
No.88
SL=44.15
Assumed
APPROVED
SL=44.15
42.54
43.85
(43.71)
44.00
(43.85)
PLOT 3
P.3
No.86
(43.92)
No.88
Existing brick wall in
ownership of No.86.
1.8m high close boarded fence.

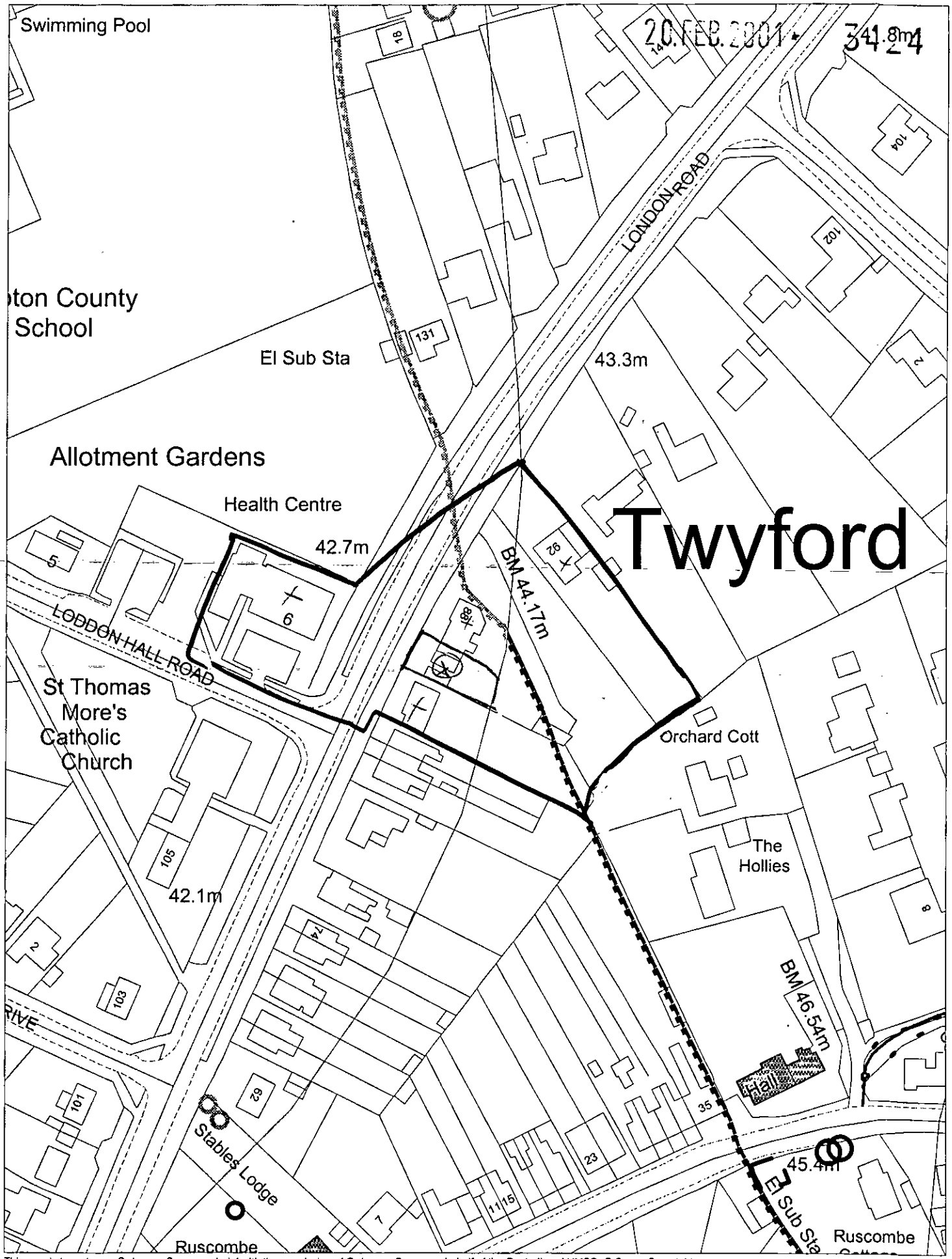
TR/52

20.FEB.2001 3424



LOCATION PLAN 1:2500

TLR/S1



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Development Control Section, Environmental Services, Wokingham District Council.
26 February 2001 Scale: 1 : 1250