SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0352

LOCATION:
162 Broad Hinton Reading.

APPLICANT:
Mr & Mrs S Edwards C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **08/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Edwards
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Berkshire

Application Number: F/2000/0352

Parish: **TWYFORD**

Location: **162, Broad Hinton, Twyford, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 06 March 2000

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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 11 April, 2000
My ref. BC/DC/2000/0352

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

Mr & Mrs Edwards
c/o Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/0352
SITE: 162 BROAD HINTON, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0352 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

pp Emy Circuit
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	352 EXC
BUILDING CONTROL NUMBER	FP2000/0497 Andy
~~APPLICANT~~/AGENT	Richard Penn Designs
ADDRESS OF SITE	162 Broadhurton TWYFORD
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SE02a	SE02
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/3/00.	

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	

Application Number F/2000/0352
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work
03	SC23	SR06	parking and garaging

RECORD OF SITE VISIT

SITE ADDRESS: 162 Broad Hinton ~~Reading~~. Twyford

APPLICATION NUMBER: F/2000/0352

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on side fence

2. DESCRIPTION OF SURROUNDINGS residential - two-storey detached and semi-detached houses - open plan frontages nearby - edge of settlement (gap) and woodland

3. DESCRIPTION OF SITE/BUILDING two-storey semi-detached ser at rightangle to the road. Drive + garage to side and small area of grass with picket fence separating from path.

4. RELATIONSHIP TO ADJOINING PROPERTIES
extension adjacent to roadway ∴ no direct impact on neighbours.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING garage + 1space - meets max for 3bed property

LEVELS /

BOUNDARY TREATMENT 1·8m fence to rear garden

OTHERS /

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0352

Applicant : Mr & Mrs S Edwards C/O Richard Fenn Designs Ltd.

Location : 162 Broad Hinton Twyford.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 8/2/00

Date Registered : 12/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 08/03/2000

Consultation Responses :
Highways - conditions
Twyford Parish Council - check site area, pedestrian visability, end elevation unattractive

Planning Issues :
Identified Settlement
WBE1 - neighbours / street scene

Application Number: F/2000/0352
162 Broad Hinton, Twyford

Appraisal: The proposal is for a two-storey side extension to a semi-detached house. The extension would have a width of 3.15 metres, and a depth of 5.8 metres, being set back by 3.15 metres at the front and flush with the rear elevation. The extension would have a hipped roof with a ridge height of 7 metres, one metre lower than the ridge of the main roof.

The property is located on a bend in the road on a roughly wedge shaped plot. Although the front corner of the extension would be on the back edge of the pavement the distance would increase to 1.7 metres at the back of the extension. When viewed from the front, the extension would be seen against the backdrop of the backs of the houses in Burton Close. From the other direction there would be oblique views of the side of the property and hence the width of the extension would not be fully apparent. The side elevations of number of houses in the immediate vicinity are roughly parallel to the pavement and set back only by about one metre so the proximity to the edge of the site would not be out of character with the surroundings and it is not considered that the extension would appear prominent. The design of the proposals is in keeping with the house and its neighbours. Therefore the impact on the street scene is considered acceptable.

The extension would be 26 metres from the properties in Burton Close to the rear and 12 metres from the flank of 195 Broad Hinton so there would be no harmful impact on the neighbouring dwellings.

The parking provision is to the satisfaction of the Highway Authority and the Authority does not consider pedestrian visibility will be impaired by the proposals, particularly as there is an existing 1.8 metre fence in about the same position.

A further issue raised by the parish council is accuracy of the site dimensions but these appear to correspond to the ordnance survey.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0352

Proposal:

Proposed two storey side extension to dwelling.

Location:

162 Broad Hinton 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6479

Date: 22/2/00

My ref: F/2000/0352

CONFIDENTIAL

Councillor S 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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0352
162 Broad Hinton Twyford.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3/3/00

Yours faithfully

Head of ~~Planning~~ and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0352**
162 Broad Hinton ~~Reading~~. Twyford
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 22/2/00

My ref: F/2000/0352

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0352
162 Broad Hinton ~~Reading~~. Twyford
Proposed two storey side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 22/2/00

My ref: F/2000/0352

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0352
162 Broad Hinton ~~Reading~~ Twyford
Proposed two storey side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning ~~and~~ Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JAN 2000
Officer: EXC	Application No. F/2000/0352.

Map No. 38 Site 0:03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 162 BROADHINTON

Parish: TWYFORD Ward: Twyford & Ruscombe

24.1.2000

Applicant: MR & MRS EDWARDS

Fee (4) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 24.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS: S/N + 1, 2 & 3 Burton Close ✓

FROM: Emy Circuit

DATE: 24 January 2000

Twyford Parish Council Consultation Sheet

Application Number: F/2000/0352

Proposal: Proposed two storey side extension to dwelling..

Site Address: 162 Broad Hinton Twyford.

Applicant: Mr & Mrs S Edwards C/O Richard Fenn Designs Ltd

Your observations are required in respect of this application **by 17/02/2000**.

The Council would like to make the following comments:-

i) Planning Department should check the dimensions claimed as the area does not appear as large as shown on the plans.

ii) The extension is too close to the footway and may interfere with the visibility of pedestrians

The end elevation is unattractive.

SIGNED: _____ DATE: 8-2-00.

CLERK TO Twyford Parish Council

To:
Highways

From: Emy Circuit

Date: 24 January 2000

Application Number: F/2000/0352

Proposal: Proposed two storey side extension to dwelling..

Site Address:
162, Broad Hinton, Twyford.

Applicant:
Mr & Mrs S Edwards C/O Richard Fenn Designs Ltd.

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

CONDITION

Sc 23 - Parking - insert "Parking + garaging"

& R06

£2.00

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

12th January 2000.

12 JAN 00* 0352

Dear Sir/Madam,

REF : Proposed two storey side extension to 162 Broadhinton, Twyford for Mr and Mrs S.Edwards.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Edwards which consists of the following documentation :-

1. *Six copies of the householder planning application forms duly filled out and signed.*
2. Six copies of our drawing nos. SE.01 and SE.02.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a *proposal of this type.*

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

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

Copy : Mr and Mrs Edwards.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
VAT. NO. 533 3395 5

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR AND MRS S. EDWARDS
	Address and postcode	162 BROADHINTON TWYFORD BERKSHIRE.
	Phone number	0118-9344382
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING BERKSHIRE
	Phone number	0118-9691684
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	162 BROADHINTON TWYFORD BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- ~~I or~~ the applicant has given the necessary notice to everyone else who ~~(at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to~~ as listed below.

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

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

Your signature: [signature]

on behalf of MR AND MRS EDWARDS

Date 12/1/2000

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

1933

ADDRESS 162 BROAD HINTON PARISH TWYFORD

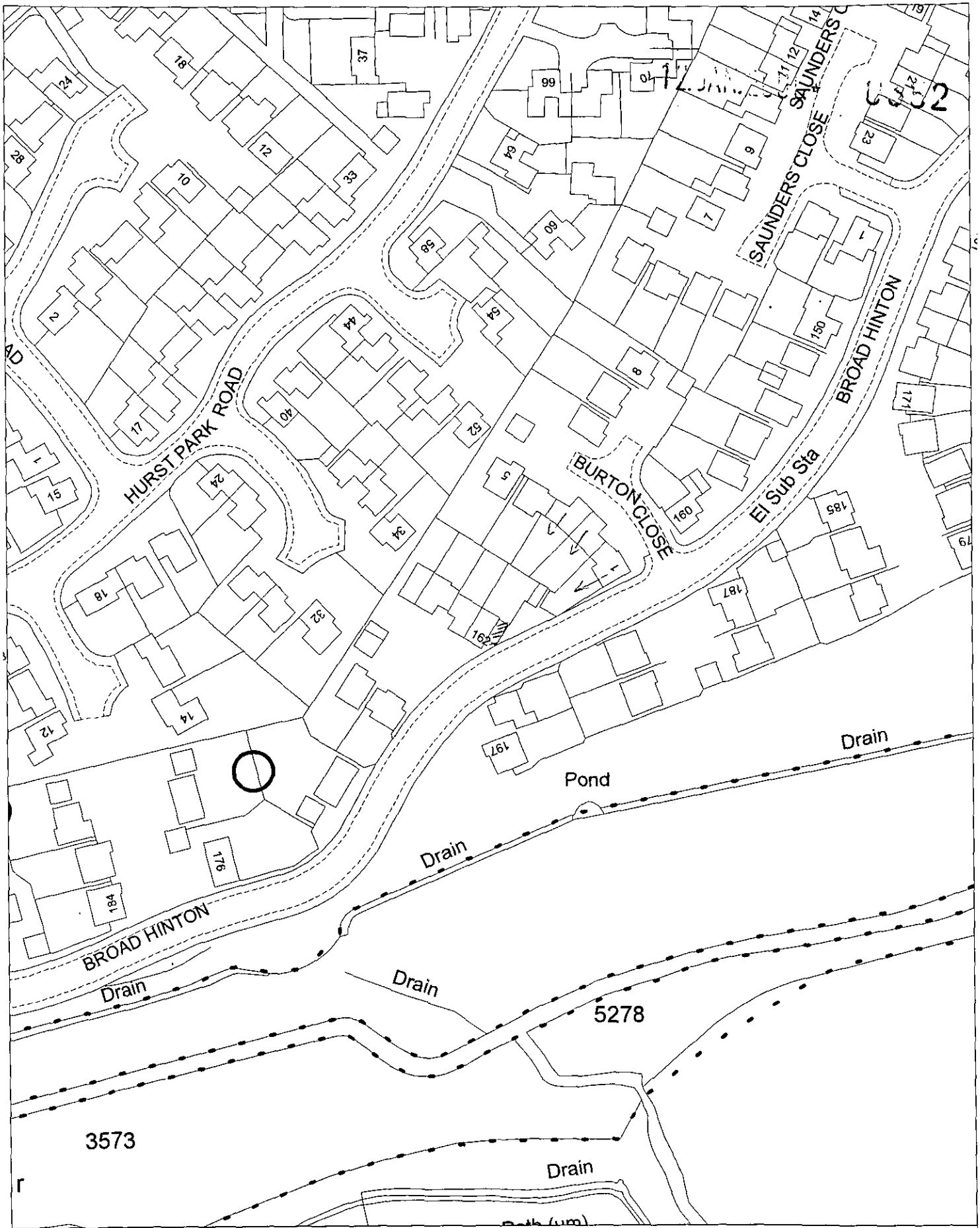
PLOT No. 231 PH 2D ORD. SHEET No. SU-7974 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	O/L	8.5.81	REF
43335	"	DET. HOUSE & GARAGE	22.9.95	C/ALD
A/95/0125	"	"	11.7.95	APP
98/67632/2	Mr. & Mrs. S Edwards	S/SE/R - Conserv.	7/7/98	C/A

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS TPO 139/78



Site Plan, Scale: 1 to 1250

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Date: 14 January 2000

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W E
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