APPLICATION NO:
F/2001/5310

LOCATION:
13 Brook Street, Twyford Reading.

APPLICANT:
Mr & Mrs Doward C/O The Loft Conversion Co (Reading)

PROPOSAL:
Proposed conversion of loft of dwelling to room with velux windows

EARLIEST DATE FOR DECISION: **27/12/2001**
End of consultation 31/12/01
APPLICATION WILL HAVE EXPIRED ON:
15/01/2002

CASE OFFICER: **Joanna Medler**
RK (transferred 25/1/02)

APPROVED

451

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Doward
C/O The Loft Conversion Co (Reading)
60 Grasmere Avenue
Tilehurst
Reading
Berkshire
RG30 6XX

Application Number: F/2001/5340

Parish: **TWYFORD**

Location: **13, Brook Street, Twyford, Reading.**

Proposal: ***Proposed conversion of loft of dwelling to room with velux windows***

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies LD3 and EN5.
Loddon Area Local Plan Policies LBE1, LBE2, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WHE2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

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.

Faxed for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER Richard Kelly ~~Joanna Hedley~~

SITE DETAILS

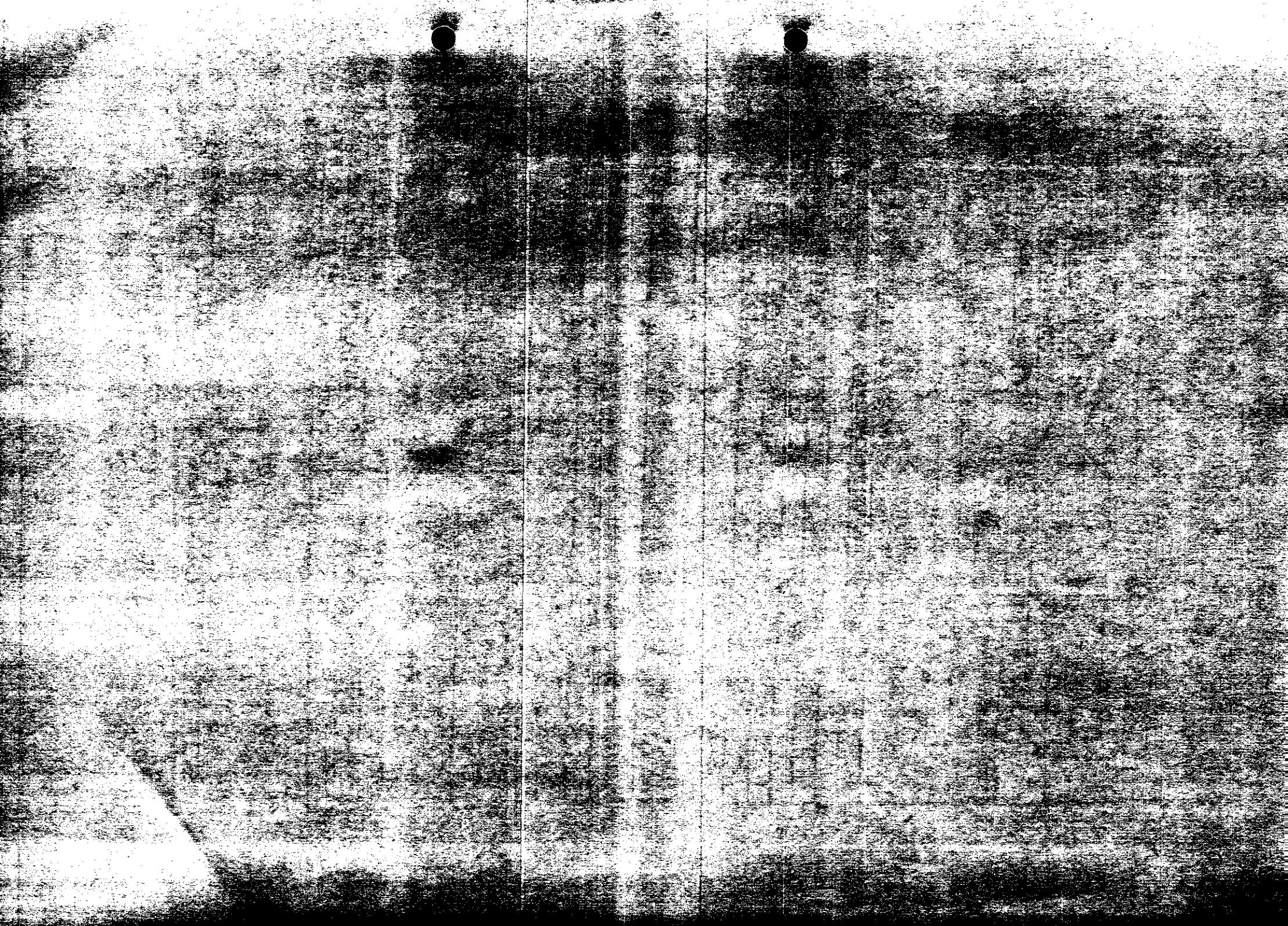
PLANNING APPLICATION NUMBER	5340
BUILDING CONTROL NUMBER	BP 2001/2467 North
~~APPLICANT~~/AGENT	The Loft Conversion Company.
ADDRESS OF SITE	13 Brook Street TILFORD
DESCRIPTION OF PROPOSED WORK	loft conversion with front + rear velux windows.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0046-318	0046-318 a.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? DC - alteration to rear rooflights		
DATE	30/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5340

Applicant : Mr & Mrs Doward C/O The Loft Conversion Co (Reading).

Location : 13, Brook Street, Twyford, Reading.
Proposal : Proposed conversion of loft of dwelling to room with velux windows

Site Notice Displayed ? :

YES	NO	DATE
✓		19/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01

Date Registered : 20/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 15/01/2002. 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 :**

Highways recommend approval with no conditions
Parish Council: too many windows.

Planning Issues :

Neighbouring Properties: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Streetscene: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Conservation Areas: BSP - ENS
WDLP - WHE2, WHE5?
LALP - LBE14, LBE15

Application Number: F/2001/5340

Appraisal :

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

Application Number F/2001/5340
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

Informative for approvals
N16 N04
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LBE14, LBE15
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WO53, WHE2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LO3, EN5
MINERALS LOCAL PLAN POLICIES:

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

Date: 12. 2. 2002

RECORD OF SITE VISIT

2nd visit to double check done by RK on 31/1/02

SITE ADDRESS: 13 Brook Street
Twyford Reading.

APPLICATION NUMBER: F/2001/5340

OFFICER: Joanna Medler

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey terrace dwellings

3. DESCRIPTION OF SITE/BUILDING 2 storey terrace
Chimney going
Bottom light at rear lights bathroom - its not a cupboard

4. RELATIONSHIP TO ADJOINING PROPERTIES Terraces - No. 13 + No. 12 both agree taking chimney out. No's 14 + 18 several others have 1 - 2 roof lights to rear of property

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

Application Number: F/2001/5340 – 13 Brook Street, Twyford, Reading

Appraisal:

This proposal is for the conversion of the loft space to an additional room. The proposal would have constituted permitted development but for condition No 3 of application 17489, revoking permitted development rights. This application raises three issues:

Impact on conservation area: WHE 2, LBE 14, LBE 15

The proposal is within the Twyford Conservation Area. There are no other properties with front facing skylights on Brook Street. However, the use of a 'conservation velux' to the front, and the amending of the proposal to line up the front skylight with the first floor window below has addressed the concerns of the Conservation Officer. The view of the property from the rear (St Mary's Churchyard) would be severely limited and several other properties, including Nos 14 and 18, have rear skylights. The form of the rear skylights has also been amended in accordance with the Conservation Officer's requests.

Impact on streetscene: WBE 1, WOS 3, LBE 1, LBE 2

The proposed skylight to the front would be the only one in the street. However, given the amendments referred to above, it is not considered to cause undue impact to the streetscene. It is also worth noting that such developments on the other properties on Brook Street may constitute permitted development.

Impact on neighbouring properties: WBE 1, WOS 3 LBE 1

The neighbouring property at 14 Brook Street already has skylights to the rear, as do several other properties in Brook Street. It is not considered that this proposal will cause undue harm to any adjoining property.

Approval ~~**Refusal**~~

Date: 31 January 2002

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	
FEB 2002	
COPIES TO:	ACK:

To: Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/5340

Location: 13, Brook Street, Twyford, Reading.

Proposal: Proposed conversion of loft of dwelling to room with velux windows

Applicant: Mr & Mrs Doward C/O The Loft Conversion Co (Reading).

Case Officer: Richard Kelly

The new plans show the following: Revised elevations. Drawing No: 0046-318 (a).

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

The Council objects to the number of windows as it is not appropriate for a conservation area and it would be detrimental to the street scene.

6/2/02

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
FEB 2002	
COPIES TO:	ACK:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 08/02/02

Location:
13 Brook Street Twyford
Proposal:
Conversion of loft of dwelling to room with Velux windows
Application Number:F/2002/5340

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

A condition in a previous application restricted additional windows to safeguard the privacy and visual amenity of the occupiers of adjacent properties. This proposal would have permitted development if this condition had not been imposed.

I consider the visual impact on the street scene and conservation area will be minimal (one small window) and the windows at the rear will be seen over the flat roof of the previously approved application.

I therefore consider the proposal not ideal, but not of such a significant impact to merit refusal.

I consider the revised scheme to be a more ordered window arrangement.

Harold Sanders
Conservation Architect

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

JLR/JEN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

To: Mr M J Griffin,
13 Brook Street
Twyford
Reading
Berks. RG10 9NX

Application No. 17489

Proposal Two storey addition to provide new kitchen with bedroom over at 13 Brook Street, Twyford.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder:

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON To ensure that the materials are in keeping with those existing.

3. Notwithstanding the provisions of the Town and Country Planning General Development Orders, 1977-81, there shall be no further alteration to any elevation of the dwelling as extended by this permission and no additional window or extension shall be constructed without the prior written permission of the District Planning Authority.

   REASON To prevent an overdevelopment of the site and to help safeguard the privacy and visual amenity of the occupiers of adjacent properties. (170)

Date - 8 JUN 1982

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Richard Kelly

From: Fiona Penn [fpenn@fish.co.uk]
Sent: 06 February 2002 18:26
To: Richard.Kelly@wokingham.gov.uk
Subject: 2001/5340

Dear Mr Kelly

My Council has the following comments for application 2001/5340 13 Brook Street, Twyford.

They object to the number of windows as it is not appropriate for a conservation areas and it would be detrimental to the street scene.

Fiona J Penn
Parish Clerk

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 5 February 2002

Location:	13 Brook Street, Twyford
Proposal:	Proposed conversion of loft of dwelling to room with velux windows.
Application Number:	F/2002/5340

In response to your consultation dated 31 January 2002 for the above application, the landscape comments are as follows:

I have no comments to make on this application.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 31 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5340

Location: 13, Brook Street, Twyford, Reading.

Proposal: Proposed conversion of loft of dwelling to room with velux windows

Applicant: Mr & Mrs Doward C/O The Loft Conversion Co (Reading).

Case Officer: Richard Kelly

The new plans show the following: Revised elevations. Drawing No: 0046-318 (a).

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001 (Planaps) / 5340 (Ludhouse) Date Rec. 28/1/02

Location: 13 Brook Street, Twyford

Parish TWYFORD

Applicant: Mr + Mrs. I. DOWARD

Description of attached plans Revised elevations (positions of skylights moved)

Drawing No's: 0046-318 (a)

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	
3.	XA (Highways)	_____	
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 7 DAYS

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 31.01.PS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

5340

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469

52369
PLANNING SERVICES
DC RK
CS
COPIES TO:

Planning Department,
Wokingham District Council,
P.O. Box 157, Shute End,
Wokingham.
Berks. RG40 1WW.

Attention Richard Kelly:

26th. January 2002.

Dear Sir,

Ref: Loft conversion for Mr & Mrs I. Doward, 13 Brook Street, Twyford, Berks. RG10 9NX. Your ref: F/2001/5340.

Further to our telephone conversation of yesterday, I was disappointed to find that what the case officer for the above mentioned project (Joanne Medlar) had informed me of just the Tuesday before last, which was the final day that the decision was due to be made on, has now been all reversed and changed about. However, overriding that spoken of to Joanne Medlar on that day, I have now modified the drawing to accommodate those changes that you suggested and I am enclosing four copies of this revised drawing, trusting that with these modifications, you will now be able to let us have your approval for the proposed work.

Please let me know if there should be any further details that might need attention. I look forward to hearing from you shortly.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg):**

Enc. 4# copies drawing 0046 318(a):

Joanna Medler

From: Fiona Penn [fpenn@fish.co.uk]
Sent: 24 December 2001 13:21
To: Joanna.Medler@wokingham.gov.uk
Subject: application 2001/5340



plan534024.12.doc

Dear Ms Medler

Please find attached my council's comments.

Fiona J Penn
Tywford Parish Clerk

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

APPLICATION NUMBER 2001/5340

13 BROOK STREET ,TWYFORD,READING

My Council has the following comments;
They object to the proposal on the following grounds-

1. Adverse effect on the street scene: This is in a conservation area and no other dwelling in the street has a rooflight on the frontage. At least three have rooflights to the rear. The rooflight on the frontage would be detrimental to the symmetry and harmony of the street scene and would create an undesirable precedent. We note that listed building consent has not been applied for.
2. Over development: the dwelling already has a substantial rear extension, longer than any other row.
3. Inadequate parking arrangements: This row of houses has no off-street parking and there is insufficient space on street for every household to park a car at the same time. The nearest available parking is some distance away and creating an extra bedroom is likely to result in an additional car competing for the available spaces. In this respect, the application is unneighbourly.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 17/12/01 Time 16.08

~~WHILE YOU WERE OUT~~

Name Mr. Daward

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Applicant called - wife found my card - arranged to meet Mr. Daward between 9.00 - 10.30am on Weds in order to gain access to the rear of the property.

Signed JO

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joanna Medler

05 DEC 2001

Date: 03 December 2001

Application Number: F/2001/5340

Proposal: Proposed conversion of loft of dwelling to room with velux windows.

Site Address:
13, Brook Street, Twyford, Reading.

Applicant:
Mr & Mrs Doward C/O The Loft Conversion Co (Reading).

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

ALTHOUGH NO 13 BROOK ST IS WITHIN THE TWYFORD CONSERVATION AREA AND THE PROPERTY HAS BEEN EXTENDED AT THE REAR, I THOUGHT THIS TYPE OF ROOFLIGHT WAS CONSIDERED TO BE PERMITTED DEVELOPMENT. HOWEVER P.D RIGHTS COULD HAVE BEEN REMOVED. ANY ROOFLIGHTS ON THE FRONT OF THE PROPERTY ARE TO BE RESISTED. IF PERMITTED, A GLAZING BAR SHOULD BE ADDED TO REDUCE THE IMPACT OF THE GLAZING. AND REDUCE SIZE.

THREE ROOFLIGHTS, INCLUDING ONE LARGE APPEARS AN OVER PROVISION OF GLAZING AT THE REAR.

I SUGGEST THE LOWER WINDOW TO THE CAMS CUP BOARD SHOULD BE REMOVED; THE STAIRCASE WINDOW CONSIDERABLY REDUCED AND THE LARGEST AGAIN HAVING ONE, OR MORE, GLAZING BARS..

Harold Sanders
06. Dec. 01.

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

Tel: (0118) 974 6502

Date: 03 December 2001

My ref: F/2001/5340

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/5340
13, Brook Street, Twyford, Reading.
Proposed conversion of loft of dwelling to room with velux windows

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5340**
13, Brook Street, Twyford, Reading.
Proposed conversion of loft of dwelling to room with velux windows
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 6502

Date: **03 December 2001**

My ref: F/2001/5340

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/2001/5340
13, Brook Street, Twyford, Reading.
Proposed conversion of loft of dwelling to room with velux windows

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM
Case officer: **Joanna Medler** Application Number: **F/2001/5340**
13, Brook Street, Twyford, Reading.
Proposed conversion of loft of dwelling to room with velux windows
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 6502

Date: **03 December 2001**

My ref: F/2001/5340

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2001/5340
13, Brook Street, Twyford, Reading.
Proposed conversion of loft of dwelling to room with velux windows

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5340**
13, Brook Street, Twyford, Reading.
Proposed conversion of loft of dwelling to room with velux windows
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/2001/5340

Proposal:
Proposed conversion of loft of dwelling to room with velux windows

Location:
13, Brook Street, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5340 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

03 December 2001

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: 2001/5340

Proposal:
Proposed conversion of loft of dwelling to room with velux windows

Location:
13 Brook Street Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 14/12/2001 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 Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **04/01/2002**. 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: 14/12/2001

HIGHWAYS CONSULTATION SHEET

From: Joanna Medler **Date:** 03 December 2001

Application Number: F/2001/5340

Proposal: Proposed conversion of loft of dwelling to room with velux windows

Parish: TWYFORD PARISH

Site Address:
13, Brook Street, Twyford, Reading.

Applicant:
Mr & Mrs Doward C/O The Loft Conversion Co (Reading).

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).

Signed: _____ **Print name:** AC 6/12/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 NOV 2001	Map No. 33 Site 0.02
Officer: JKM | Application No. F | 2001 | 5340	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF LOFT OF DWELLING TO [redacted] ROOM WITH VELUX WINDOWS

Location: 13 BROOK STREET

Parish: TWYFORD Ward: Twyford. 3.12.01 B.

Applicant: MR | MRS DOWARD

restrictive conditions?

Fee Received 00-00 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 ....Twyford.....

Listed Building 1 2 2*

Advertisement Required ....Conservation Area.....

Date Site Notice Sent : 3:12.13 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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:

.....SIN + see map.....

E

ADDRESS 13 BROOK STREET PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
377/52	MRS. E. DIXON	W.C.	1.8.52	APP.	N/A
01906	MR. P. PRITDE	ALTERATIONS	23.1.75	N/A	C/A
BR 1858	"	2/STOREY EXTENSION	6.2.75	REF.	N/A
12792	MR. McGRIFFIN	GR. & 1st FTS. BAYWINDOW & CANOPY.	13.3.80	N/A	C/A
BR 17404	"	"	13.8.81	APP.	N/A
16937	"	2/STOREY EXTENSION	11.2.82	N/A	RLL
17489	"	"	3.6.82	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

20.NOV.2001 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 01734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS. I. DOWARD,
	ADDRESS	13 BROOK STREET, TWYFORD, BERKS.
	POST CODE	RG10 9NX Tel. No. 0118
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE LOFT CONVERSION COMPANY (RDG)
	ADDRESS	60 GRASMERE AVE., TILEHURST READING BERKS
	POST CODE	RG30 6XX Tel. No. 0118 945 3469
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	13 BROOK STREET, TWYFORD, BERKS, RG10 9NX
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	LOFT CONVERSION.

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 — ALL UNCHANGED EXCEPT THE ADDITION OF A CONSERVATION ROOFLIGHT GVT ON THE FRONT ELEVATION.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — ~~YES~~ / NO

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

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

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

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

APPLICATION IS ONLY BEING MADE BECAUSE THE SITE IS WITHIN A CONSERVATION AREA.

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

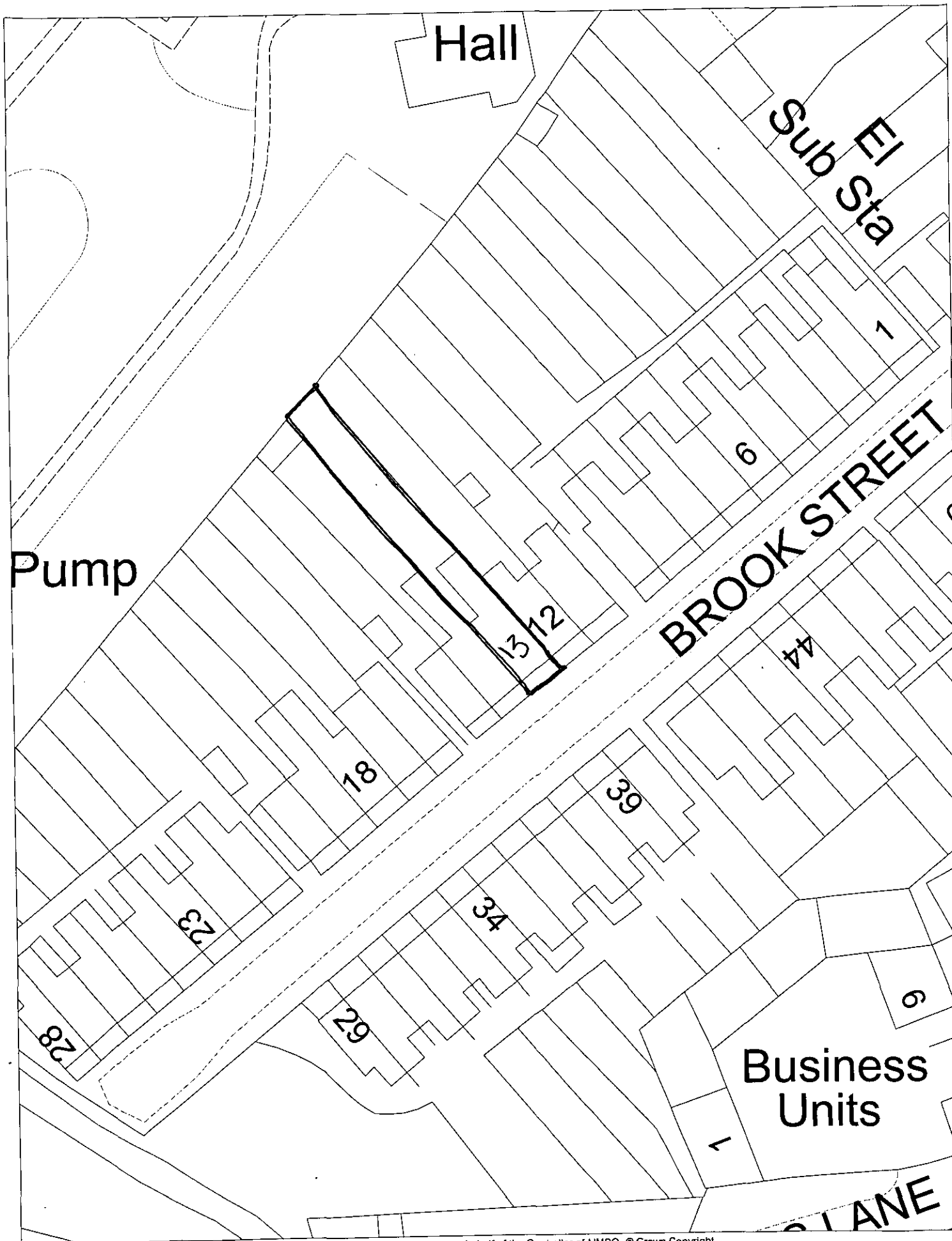
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS I. DOWARD.

THE LOFT CONVERSION COMPANY (RDS)

DATE 19TH NOV. 2001



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2001

Scale: 1 : 500

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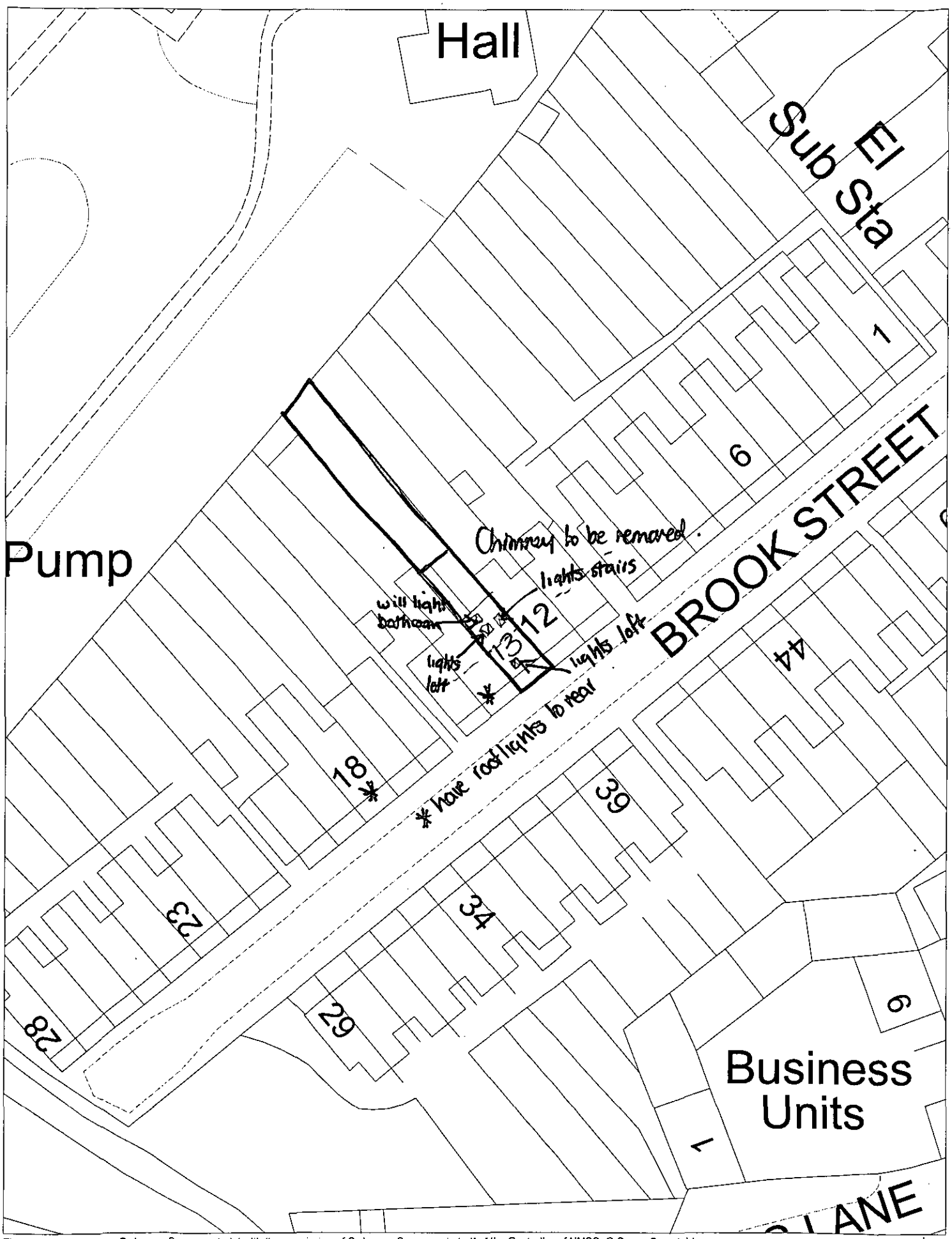

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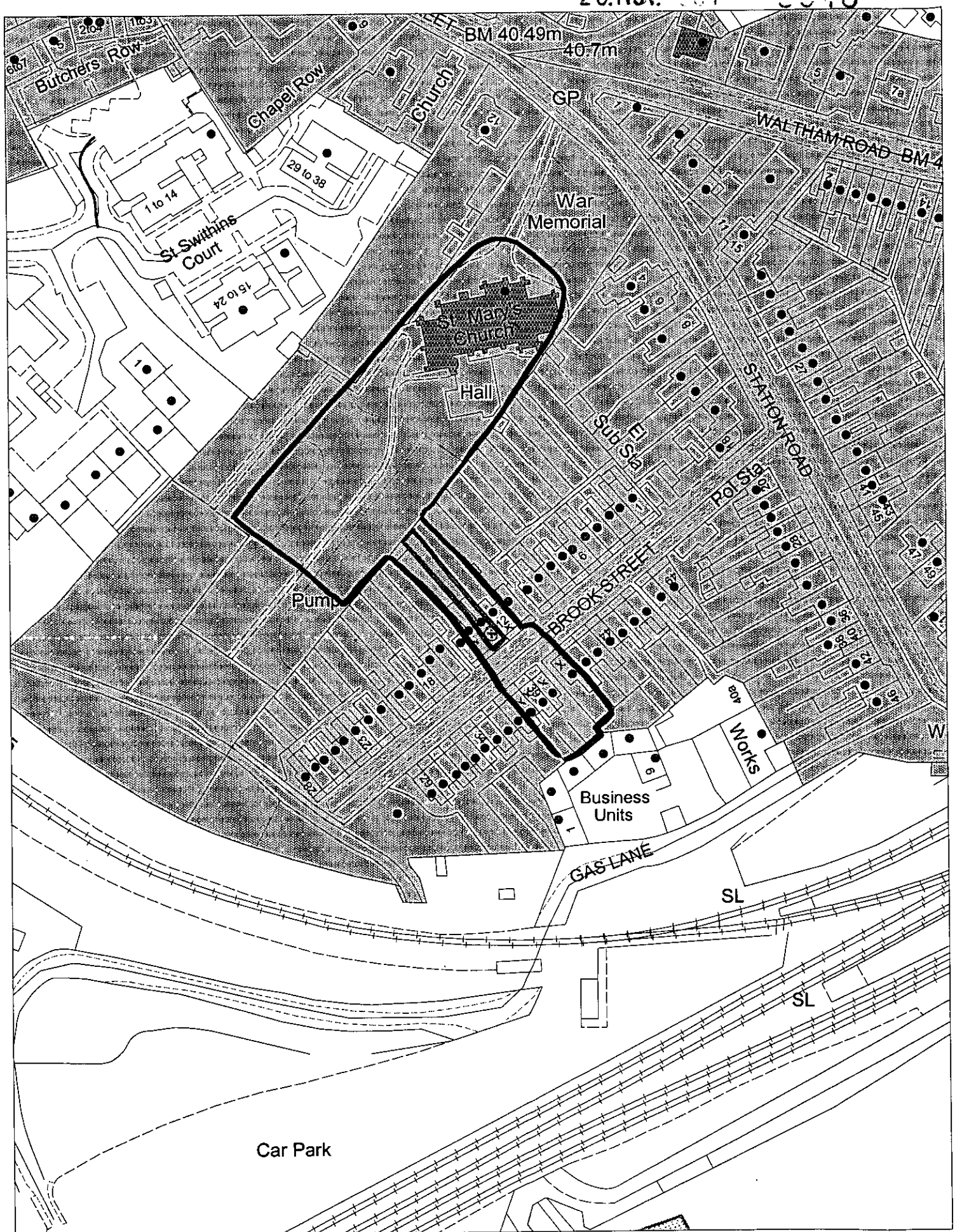
Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001

Scale: 1 : 500

N W E S

20.NOV. 2001 • 0040



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001

Scale: 1 : 1250

N W E S