SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6...

EX SYSTEMS LTD

4

APPLICATION NO:
F/2001/3457

LOCATION:
48 London Road, Twyford Reading.

APPLICANT:
Mr L Johnson C/O Peter Shotton

PROPOSAL:
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/04/2001

CASE OFFICER: **George Allpress**

APPROVED

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3457**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr L Johnson
C/O Peter Shotton
80 Straight Bit
Flackwell Heath
Bucks
HP10 9NA

Application Number: F/2001/3457

Parish: **TWYFORD**

Location: **48, London Road, Twyford, Reading.**

Proposal: **Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay 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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and convenience.

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

Berkshire Structure Plan Policies EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3457	GA
BUILDING CONTROL NUMBER	F 2001/2283	North
~~APPLICANT~~/AGENT	Peter Shatton	
ADDRESS OF SITE	48 London Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	first floor side ext rear conservatory front garage ext pitched roofs on existing bay windows	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	LJ/00/01C	LJ/00/01A
ELEVATIONS	"	"
FLOOR PLANS	"	"

Plan 01B need 3/9/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	Conservatory re-positioned	
DATE	28/9/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	26/9/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/3457

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs L Johnson
c/o Peter Shotton
80 Straight Bit
Flackwell Heath
HP10 9NA

Dear Sirs

PLANNING PERMISSION 2001/3457
SITE: 48 LONDON ROAD, 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 2001/3457 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

M L THORP
Principal Development Control Officer

Received by Wokingham District Council

Application No: F/2001/3457

Proposal:
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows.

Location:
48, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

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

Tel: 0118 974 6442

Date: **06 March 2001**

My ref: F/2001/3457

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/2001/3457
48, London Road, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3457**
48, London Road, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay 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 6442

Date: **06 March 2001**

My ref: F/2001/3457

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/2001/3457
48, London Road, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows.

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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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3457**
48, London Road, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay 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 6442

Date: **06 March 2001**

My ref: F/2001/3457

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/2001/3457
48, London Road, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows.

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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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3457**
48, London Road, Twyford, Reading.
Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay 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**********

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date September 26, 2001
My ref. F/2001/3457
Your ref.

Mr P G Shotton
Ross Associates
80 Straight Bit
Flackwell Heath
Bucks
HP10 9NA

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

Dear Sirs

48 LONDON ROAD TWYFORD READING – F/2001/3457

I refer to your letter dated 3rd September. I write to inform you that the alterations proposed cannot be treated as minor amendments and a new planning application will have to be submitted.

Yours faithfully

MLT

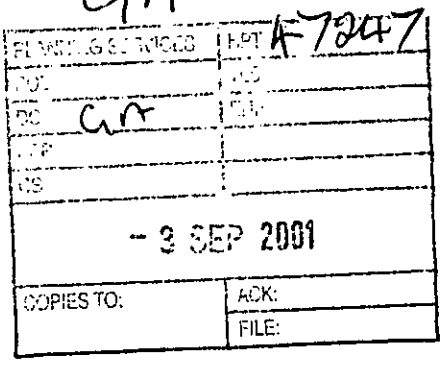
M L THORP
Principal Development Control Officer

ROSS Associates

80 Straight Bit
Flackwell Heath
Bucks. HP10 9NA

Tel/Fax No: 01628-525573

GA



Date: 30/08/01

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

For the attention of Mr George Allpress.

Dear Mr Allpress,

Ref. 48 London Road, Twyford, Berks. RG10 9EU.
Proposed Extension.

The permitted development has not been started.

The owners of the above property wish to move the position of the proposed conservatory at the rear of the house.

Attached, 4 copies of the revised proposal, drawing LJ/00/01B refers.

I trust that you will be able to approve the proposal as a minor amendment to the plans which were approved.

Yours sincerely,

P G Shotton,

Copy: Mr L Johnson.

F/2001/3457

WORK SHEET FOR: George Allpress

Application Number: F/2001/3457

Applicant: Mr L Johnson C/O Peter Shotton

Location: 48 London Road, Twyford, Reading.

Proposal: Proposed first floor side extension to dwelling, single storey front extension and single rear extension to form conservatory plus pitched roofs on existing bay windows.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		13/03/04

Date of Neighbour Notifications : 06/03/01

Date of Site Visit : 15/03/01

Date Registered : 02/03/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001
03/04/01 (GA)

This application will have expired on: 27/04/2001. 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 :

Highways - required additional plan showing parking, and plan standard compliant access and egress. This has been complied with.

Urban Design and Conservation Officer - comments in summery are: The road frontage is well screened and therefore the impact on the conservation area will be minimal, but a smaller extension at first floor level would be preferred.

The occupant of no.50 London Road writes to object to the application: development will severely restrict light to the main living room of my house and I shall be unable to see the sky through my window. The room is already dark due to a previous extension of no.48, and the new proposal is an extension of an extension. Concern is also expressed at what is perceived as a detrimental impact to the value of their property.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3457

Appraisal :

The application property is a detached house situated on the north side of London Road close to its junction with Springfield Park. It is a gable fronted, hipped roofed two storey suburban dwelling. The house is built close to its boundary with no.46 to the west and has a single storey garage extension on its east side. The garage is also built close to the boundary.

The application proposes building over the site of the existing garage at first floor level. The proposed extension would be recessed behind both the existing front and rear elevations and would be stepped in from the existing side elevation by approximately 0.6 metre.

The extension would fill the remainder of the plot at first floor level. However, other houses nearby have been similarly extended and the application property has a deep and well screened front garden. The extended dwelling would not therefore appear over dominant and harm to the street scene would therefore not result.

The neighbour at no.50 has been visited. The proposed extension would be in relatively close proximity to a ground floor side window of a living room. This part of no.50 appears to have been extended at some time in its past, consequently the rear wall is now windowless having just a door providing access to another room at the rear. However, the room has an alternative source of light from french doors on the opposite side of the room. Therefore, on balance a material loss of light is not considered to result.

The application property has two existing dormer windows on the side of the roof which faces no.51. These would be removed to facilitate the extension. No new widows are proposed. There would therefore be a gain in privacy to balance against the marginal loss of light.

No other dwelling would be impacted upon.

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

Application Number: F/2001/3457

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the first floor side elevation of the extension
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6	C137	R137	INSERT ... EXTENSION ...
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

A Crowin

18/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 48 London Road, Twyford, Reading.

APPLICATION NUMBER: F/2001/3457

OFFICER: George Allpress

DATE OF SITE VISIT: 15/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement, close to town centre, characterised by a mixture of detached suburban houses.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.46 to the west, no.50 to the east - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Single garage and front parking for two cars.
LEVELS	Level.
BOUNDARY TREATMENT	Deciduous trees and shrubs to front timber fencing to rear
OTHERS	None

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3457

YOUR REF: F/2001/3457

TO: George Allpress, Planning
CC:

DATE: 10th April 2001

PLANNING APPLICATION F/2001/3457
PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING, SINGLE STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION TO FROM CONSERVATORY PLUS PITCHED ROOFS ON EXISTING BAY WINDOWS.
48 LONDON ROAD, TWYFORD, READING

THE HIGHWAY AUTHORITY RECOMMEND APPROVAL BUT WITH CONDITION(S) AND REASON(S) STATED BELOW:

1. C049, R049

2. C122, R122

3. C137 (INSERT: extension), R137

Adam Coggins



Highways Officer

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: George Allpress **Date:** 06 March 2001

Application Number: F/2001/3457

Proposal: Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows.

Parish: TWYFORD PARISH

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

Applicant:
Mr L Johnson C/O Peter Shotton.

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).

Comments.

Vehicles must be able to enter and leave the site in a forward gear because the access is onto a busy distributor road.

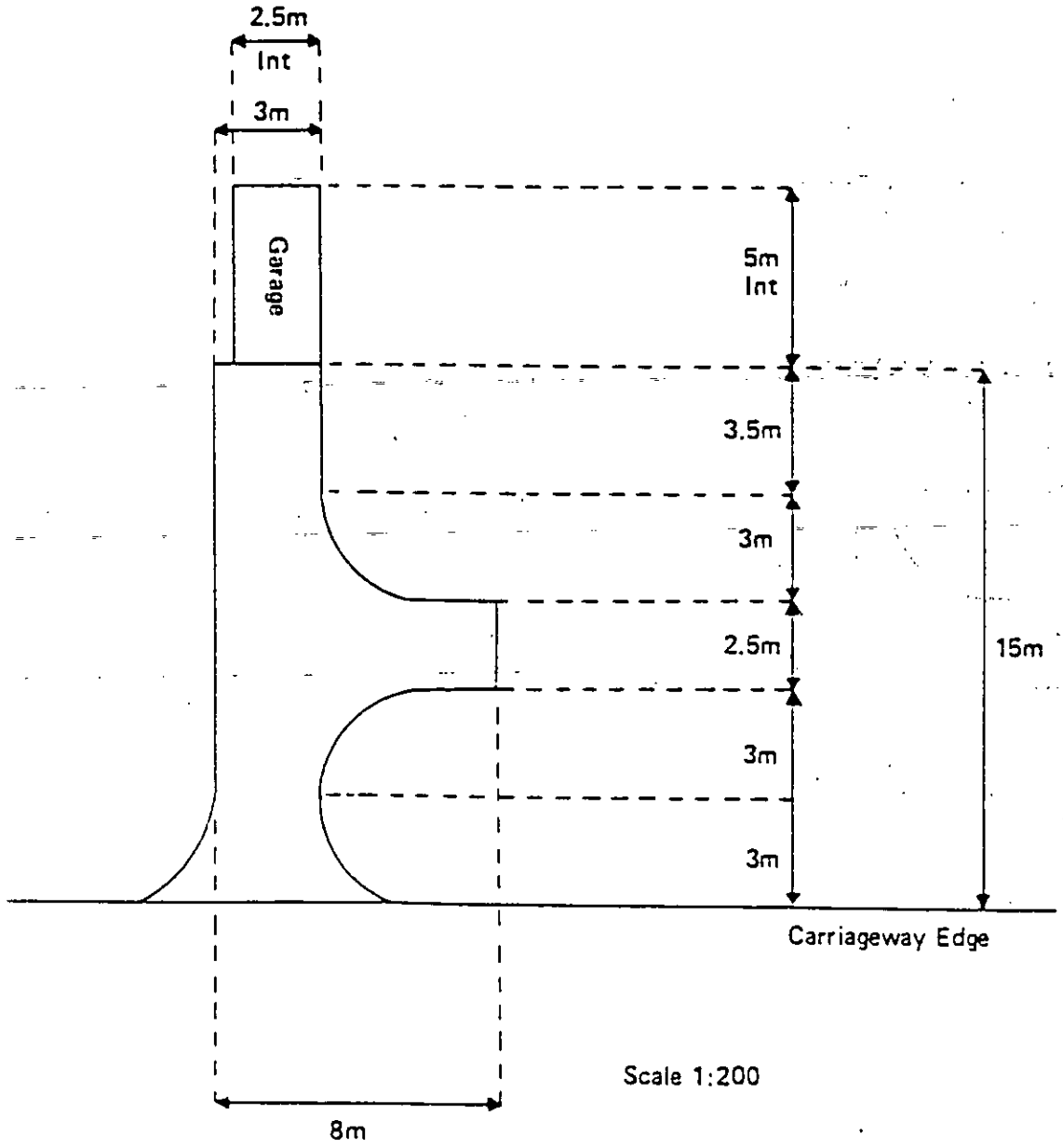
(1) Highways require a revised plan that shows turning area seperate from 2 no. parking spaces at the front of the dwelling. I enclose an extract from our design guide which demonstrates how this could be achieved for 1 vehicle and the dimensions required. Spaces are to be 4.8m x 2.4m and 5.5m x 2.4m in front of the garage.

(2) Garage must have minimum internal dimensions of 5.0m x 2.5m.

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

Adam
Is the attached O.K.? A 9/4

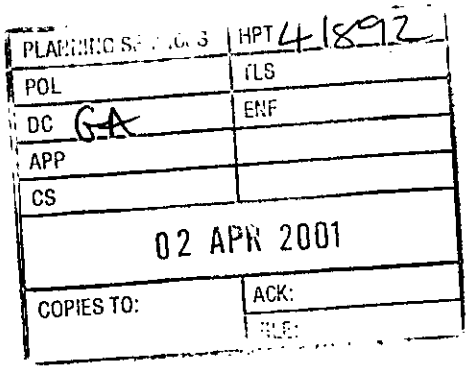
(g) Turning space within cutilage of dwelling - for use where access is to be provided directly off a distributor road - eg infill plots in certain circumstances.



ROSS Associates

80 Straight Bit
Flackwell Heath
Bucks. HP10 9NA

Tel/Fax No: 01628-525573



Date: 30/03/01

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

URGENT

For the attention of Mr George Allpress.

Dear Mr Allpress,

Ref. 48 London Road, Twyford, Berks. RG10 9EU.
Proposed Extension.

Following our telephone discussion earlier this week, and receipt of your fax (re. off-road parking and access/egress, etc.) I now enclose 4 copies of drawing LJ/00/02. This shows the proposed amended front drive, with adequate room for turning, etc. to allow egress in a forward direction on to London Road.

I trust that this meets with your approval, and look forward to Planning Consent in the near future.

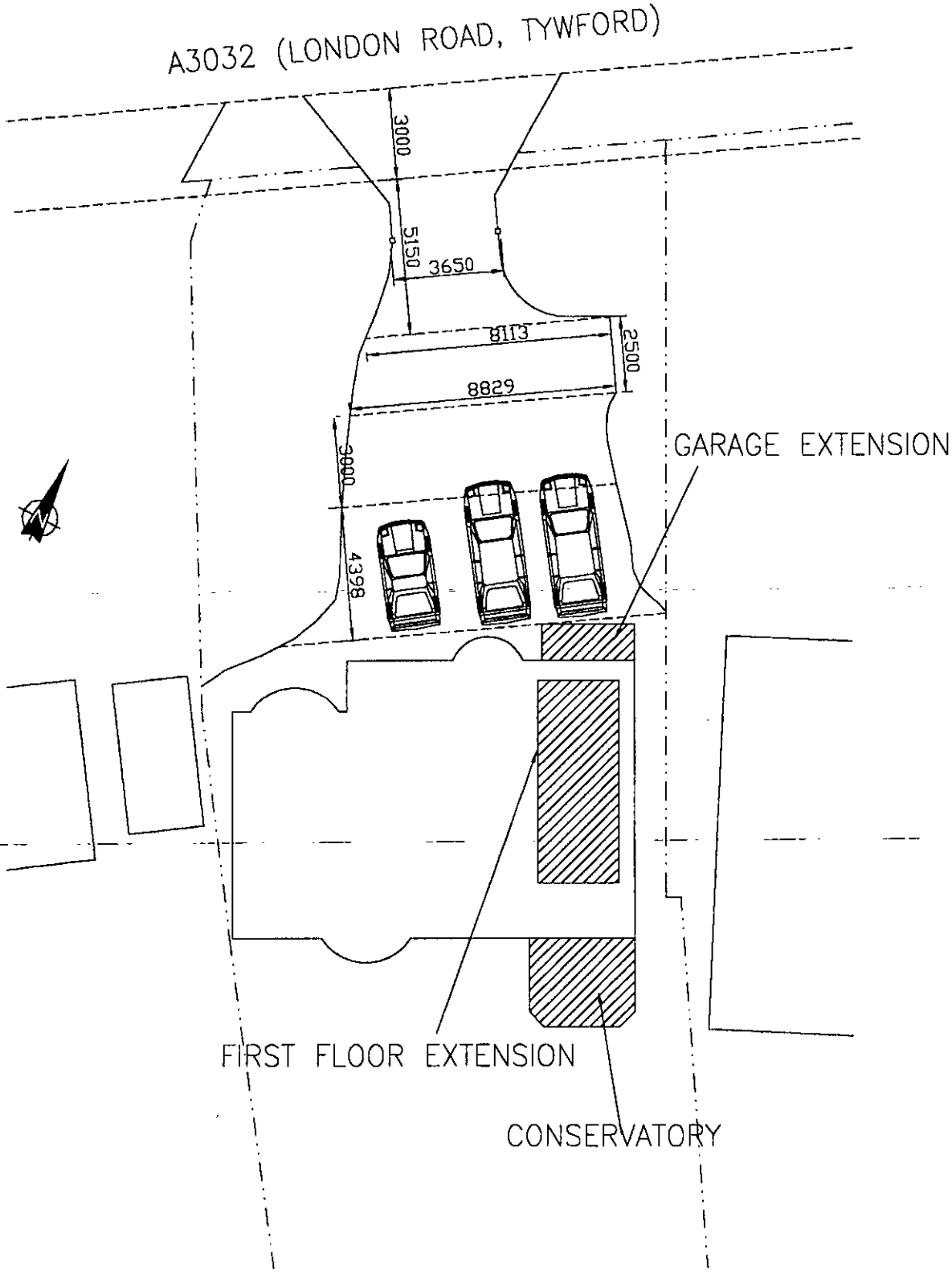
Yours sincerely,

P. Shotton

P G Shotton,

Copy: Mr L Johnson.

07971063738



48 LONDON ROAD
TWYFORD
BERKS. RG10 9EU

ACCESS/EGRESS & OFF-ROAD PARKING				DRAWING No.	REVISION
DESIGNED RA	DRAWN RA	DATE MARCH 2001	SCALE 1:200	LJ/00/02	

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham Berks, RG40 1WR

FAX

Date: 26/03/01

Number of pages including cover sheet: ____

To: PETER SHOTTON

Phone:

Fax phone: 01628 525 573

CC:

From: GEORGE ALLPRESS

Phone: 0118 974 6442

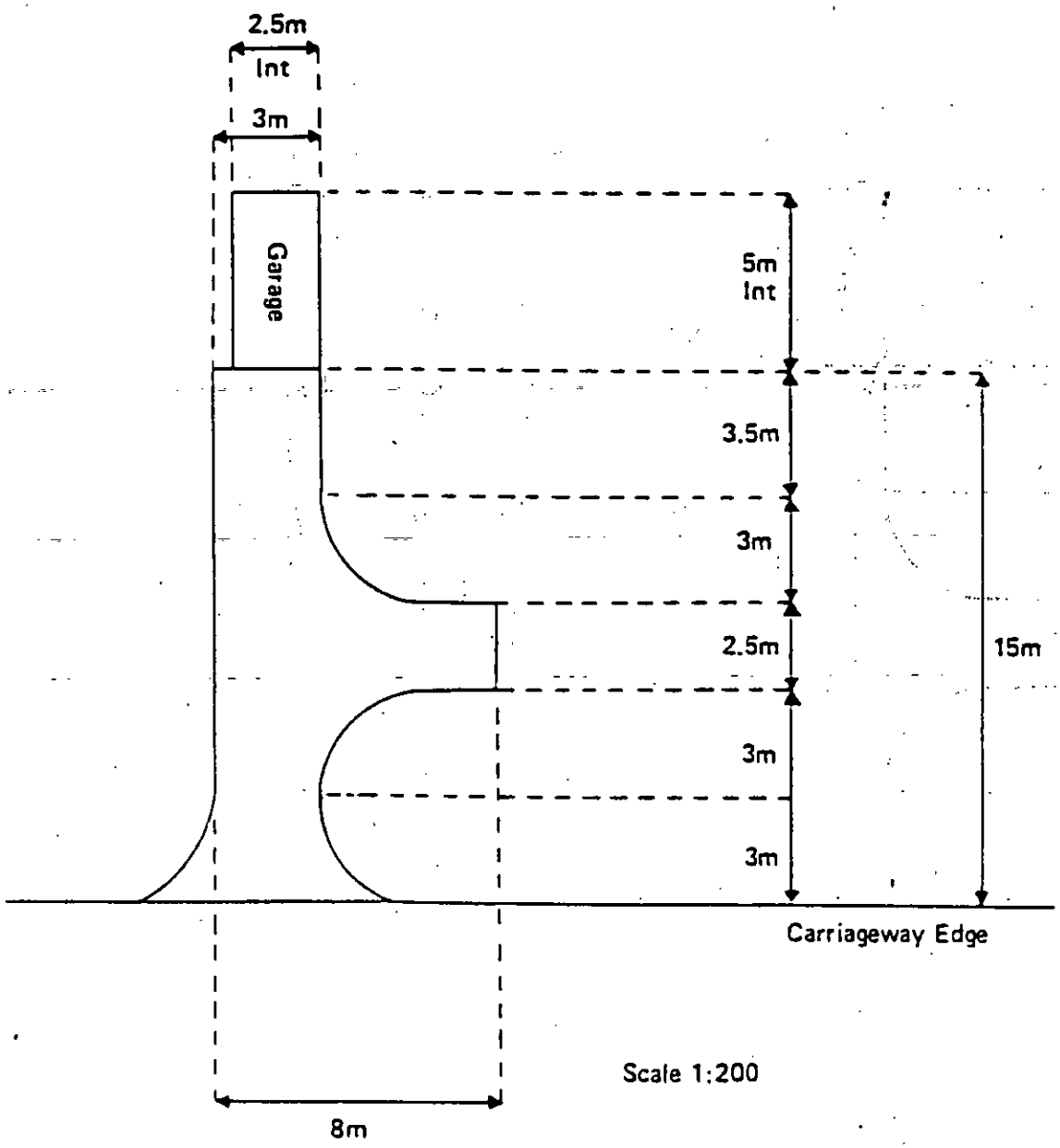
Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Attached example of standards as per Hythys comment.

26/03

(g) Turning space within cutilage of dwelling - for use where access is to be provided directly off a distributor road - eg infill plots in certain circumstances.



Scale 1:200

50 London Road
Twyford
Berkshire
RG10 9EU
Tel. 0118 9345611

GA
CS 065
21 ... 2001
COPIES TO: ACK: FILE:

Development Control Manager
Environmental Services Department
Wokingham District Council

10 March 2001

Dear Mr Mitchell,

Re Planning Application No F/2001/3457
48 London Road, Twyford, Berkshire

I wish to object to the proposal to build a first floor side extension to the property at 48 London Road. The reasons for my objection are as follows:

The development will severely restrict light to the main living room of my house and I shall be unable to see the sky through my window. The room is already dark due to a previous extension of No. 48, and the new proposal is an extension of this extension.

Furthermore I am extremely concerned that the proposed development will have a detrimental impact on the value of my property.

I wish to request a visit by a planning officer to assess the situation. It would be helpful if you could telephone me in advance of a visit to ensure I shall be at home.

Yours sincerely,

P.V. Thompson

Mrs PV Thompson

DELEGATED

To:
Harold Sanders
Urban Design And Conservation Officer

- Site Opposite Conservation Area

From: George Allpress

Date: 06 March 2001

Application Number: F/2001/3457

Proposal: Proposed first floor side extension to dwelling, single storey front extension and single storey rear extension to form conservatory plus pitched roofs on existing bay windows..

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

Applicant:
Mr L Johnson C/O Peter Shotton.

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

THE SITE IS ON THE EDGE OF THE CONSERVATION AREA; NO 48 IS NOT A LISTED BUILDING, BUILT IN C20. AND OF LITTLE MERIT TO LOCAL CHARACTER OF TWYFORD.

THE INTRODUCTION OF PITCH ROOFS OVER THE EXISTING BOW WINDOWS PLUS BEDROOM 4 + EXTENDED BATHROOM ALL CONTRIBUTE TO A SUBSTANTIAL CHANGE TO THE PROPERTY. THE LOSS OF THE CHIMNEY IS REGRETTED.

THE GREATER VISUAL IMPACT WILL BE ON NO 50 AND THE FORM OF THE EXTENSION DOES NOT HELP TO REDUCE THIS IMPACT.

THE ROAD FRONTAGE IS WELL SCREENED AND THEREFORE THE IMPACT ON THE CONSERVATION AREA WILL BE MINIMAL, BUT A SMALLER EXTENSION AT FIRST FLOOR LEVEL WOULD BE PREFERRED. Harold Sanders. 20.03.01.

Environmental Services

For office use only
Application number: 02/00[illegible] 3457

DELEGATED WOKINGHAM DISTRICT COUNCIL

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 Address and postcode Phone number	MR. L. JOHNSON 48 LONDON ROAD TWYFORD BERKS. RG10 9EU 0118 - 934 5557
2	Agent's Name Address and postcode Phone number	PETER SHOTTON 80, STRAIGHT BIT FLACKWELL HEATH BUCKS. HP10 9NA. 01628 - 525573.
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.	48 LONDON ROAD TWYFORD BERKS RG10 9EU
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION, GROUND FLOOR FRONT EXTENSION, REAR CONSERVATORY.
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 ☒ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCH RENDER ABOVE 7 COURSES OF EXPOSED BRICK (TO MATCH). ROOF TILES TO MATCH EXISTING FOR COLOUR, LINE & PITCH
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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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

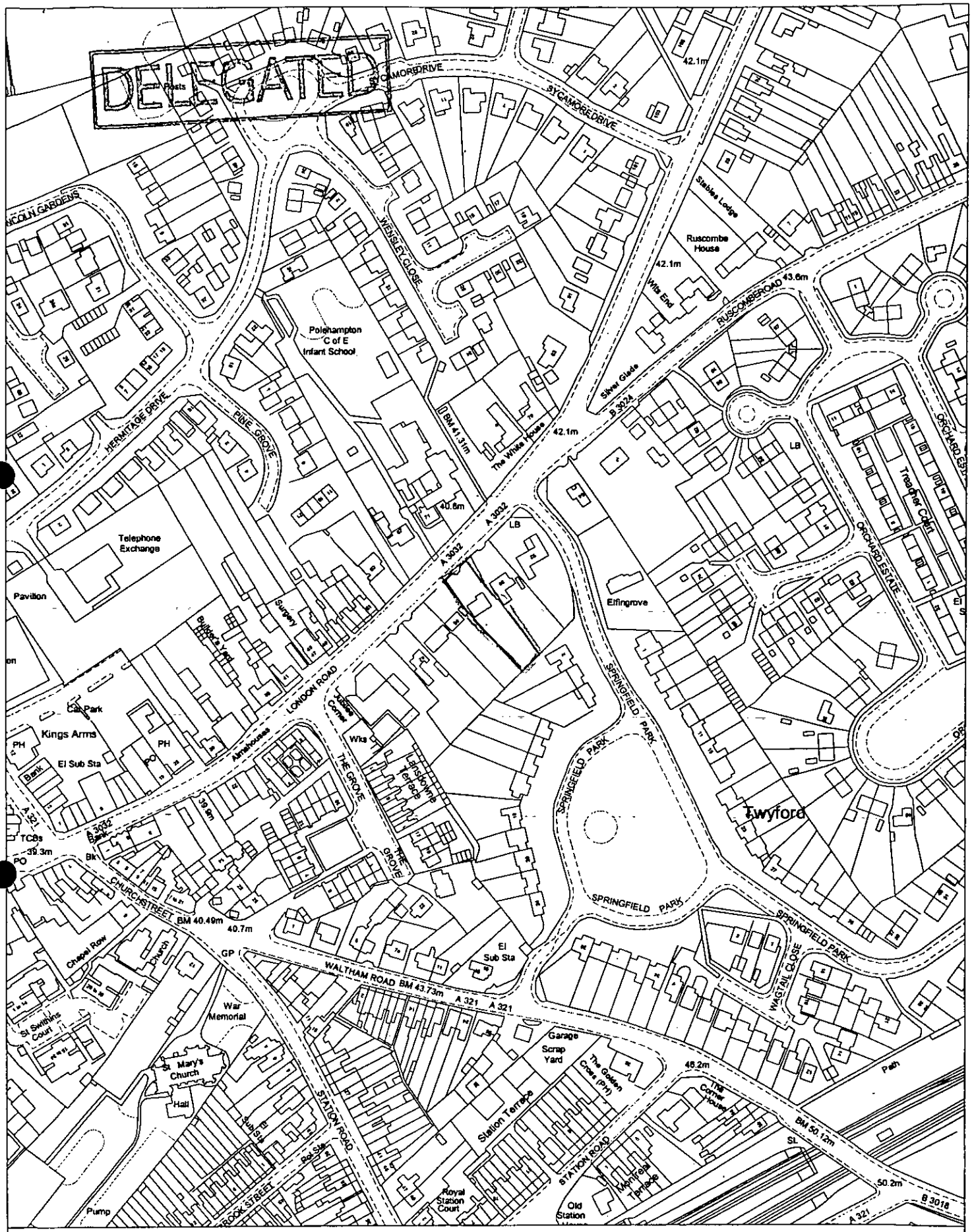
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. L. JOHNSON

Date 12/02/01

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



Site Plan, Scale: 1 to 2500

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02.MAR2001 * 3457

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Date: 21 November 2000

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1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3457 relates.

Address of site 48 London Rd

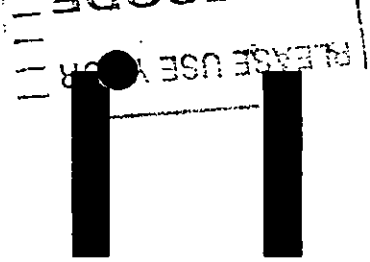
Twyford Berks. RG10-9EU

Signed [signature]

Date 13-3-01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 FEB 2001~~ Valid 02 MAR 2001	Map No. ..... Site 0.09
Officer: GA | Application No. F/2001/3457	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F.) PROPOSED ~~TWO~~ FIRST FLOOR ~~STOREY~~ SIDE EXTENSION TO DWELLING SINGLE STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY PLUS PITCHED ROOFS ON EXISTING BAY WINDOWS

Location: 48 LONDON ROAD

Parish: TWYFORD Ward: Twyford ✓ 6/3

Applicant: MR L JOHNSON

Fee Received 95-00 (4) 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	mark proposals on block plan & show parking layout	22/2 ✓	02 MAR 2001
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer opposite conservation area ✓ 6/3
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:

..... S/N+ See map. ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

ROSS Associates

02 MAR 2001 * 3457

80 Straight Bit
Flackwell Heath
Bucks. HP10 9NA

Tel/Fax No: 01628-525573

02 MAR 2001

Date: 26/02/01

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

For the attention of Mrs C Hurst, Senior Technical Assistant, Development Control Admin.

Dear Mrs Hurst,

Ref. 48 London Road, Twyford, Berks. RG10 9EU.
Proposed Extension.

You recently sent back the application regarding the above, asking for (1) the proposals to be highlighted on the 1:500 scale block plan, and (2) parking layout for 3 cars.

Please note the following two points:

1. The package which you returned contained only 4 copies of the 1:500 block plan, and 3 copies of the Householder Planning Application Form. In addition I note that the description on the Application Form was not strictly correct: it described the proposal as being a "*Two-stoery side extension and rear conservatory.*" In fact the proposal is for a first floor side extension, a ground floor front extension and a rear conservatory. I have amended the Application Form and now enclose 6 copies.
2. The 1:500 scale block plan (which I obtained from your offices) is not correct:- the distance between No 48 London Road and the boundary adjacent to No 50 is less than shown on that plan.

Regarding the two points you raised, I now enclose revised drawing LJ/00/01A which deal with those points:

(1) a 1:500 scale block plan is now included on the drawing, showing the correct alignment of No 48 to the boundary adjacent to No 50, and the proposed extensions.

(2) A 1:200 site plan is now included on the drawing, showing 3 cars parked within the curtilage of No 48, i.e. off-road.

ROSS Associates

The package I now enclose comprises the following:

- A cheque for £95.00
- 6 copies of revised drawing No LJ/00/01A
- 6 copies of location Plan, scale 1:2500
- 6 copies of householder application form

I trust that the above and the enclosed are satisfactory.

Yours sincerely,



P G Shotton,
for Mr L Johnson.

02.MAR2001 3457

TOWN GABLES

ADDRESS 48 LONDON ROAD PARISH TWYFORD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
362/54	ANGLO-FRENCH HOTELS	O/APP. RES. REV.	13.7.54	N/A	C/A
207/55	MR. E. BRANDT	DETACHED HOUSE	12.4.55	APP.	C/A
864/57	"	VEHICULAR ACCESS	12.11.57		APP.
BR 5289	MR. LAMPARD	GARAGE TO LOUNGE & CLK.ROOM	17.8.76	APP.	N/A
05256	"	"	30.9.76	N/A	C/A
BR16291	MR. J.L. JOHNSON	GARAGE & UTILITY ROOM	13.3.81	APP.	N/A
15055	"	"	9.4.81	N/A	C/A
28684	"	1ST FLOOR EXTENSION	30.9.87		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 02.MAR2001* 3457

Householder planning application form

Please answer all questions in CAPITAL letters.
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1	Your name Address and postcode Phone number	MR. L. JOHNSON 48 LONDON ROAD TWYFORD BERKS RG10 9EU. 0118-9345557
	Agent's Name Address and postcode Phone number	PETER SHOTTON 80 STRAIGHT BIT FLACKWELL HEATH BUCKS HP10 9NA 01628-525573
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.	48 LONDON ROAD TWYFORD BERKS. RG10 9EU.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION & REAR CONSERVATORY.

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3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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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.		
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	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
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I certify that

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

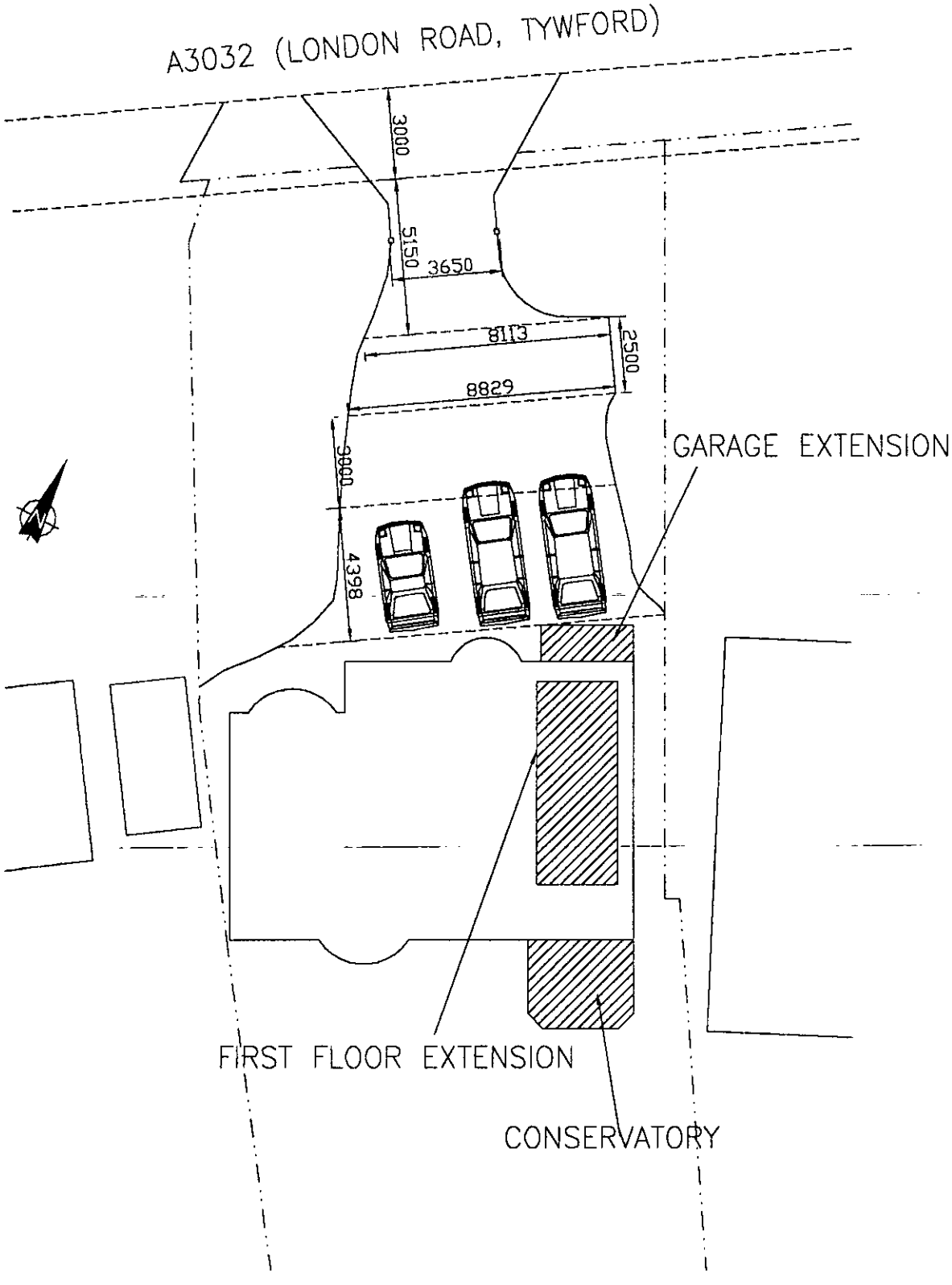
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR. L. JOHNSON

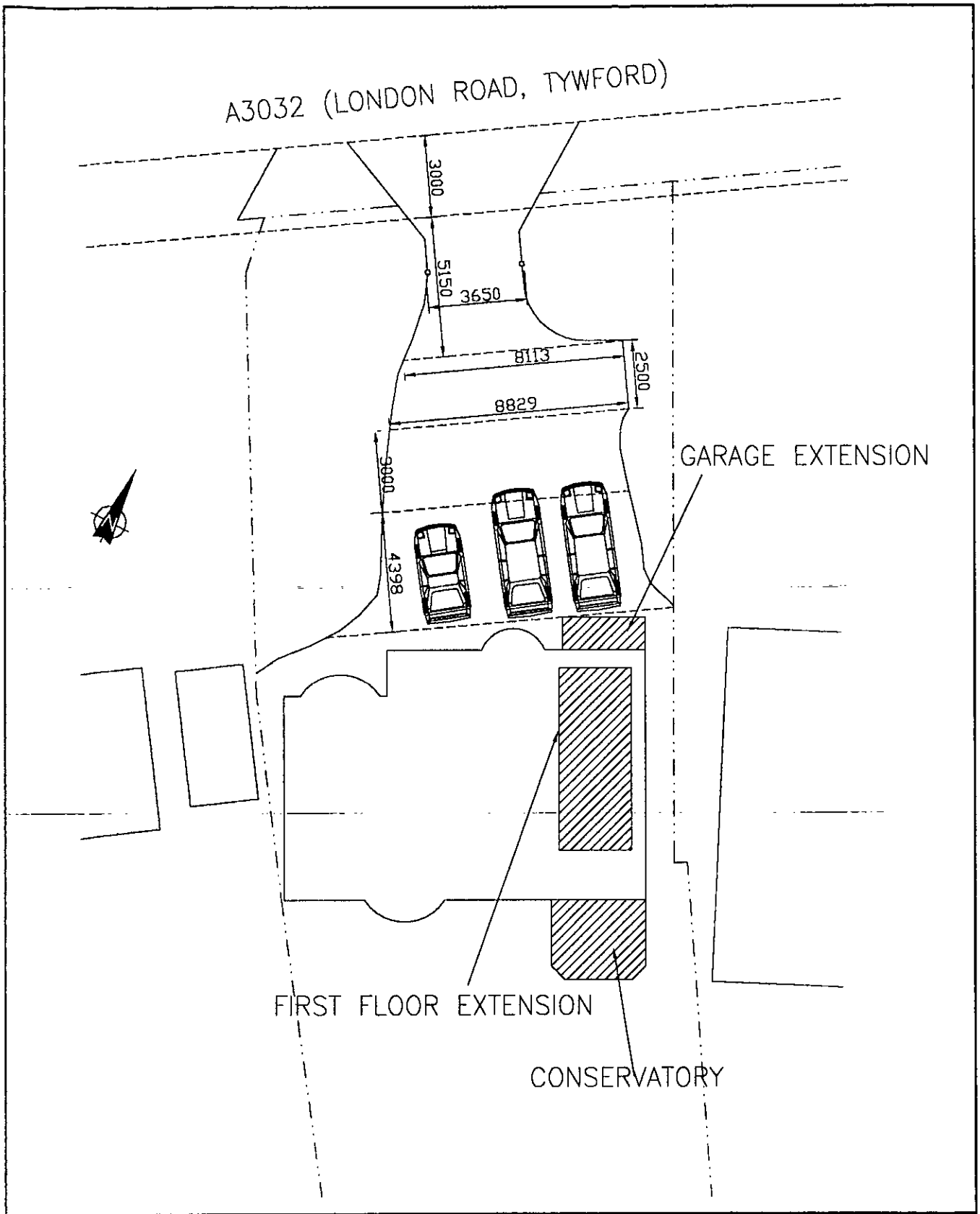
Date 12/02/01

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



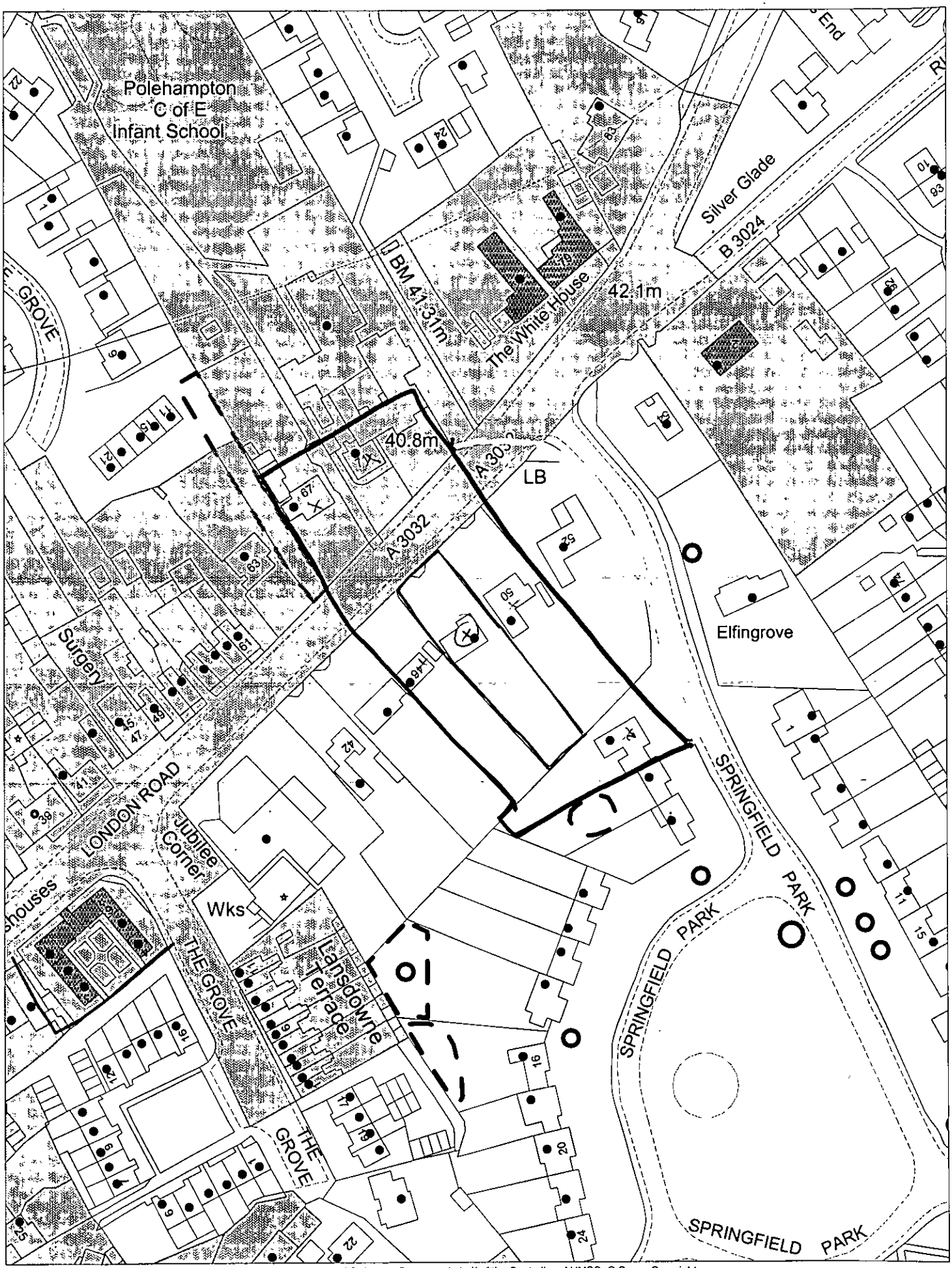
48 LONDON ROAD
TWYFORD
BERKS. RG10 9EU

ACCESS/EGRESS & OFF-ROAD PARKING				DRAWING No.	REVISION
DESIGNED RA	DRAWN RA	DATE MARCH 2001	SCALE 1:200	LJ/00/02	



48 LONDON ROAD
TWYFORD
BERKS. RG10 9EU

ACCESS/EGRESS & OFF-ROAD PARKING				DRAWING No.	REVISION
DESIGNED RA	DRAWN RA	DATE MARCH 2001	SCALE 1:200	LJ/00/02	



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Development Control Section, Environmental Services, Wokingham District Council.

19 February 2001

Scale: 1 : 1250

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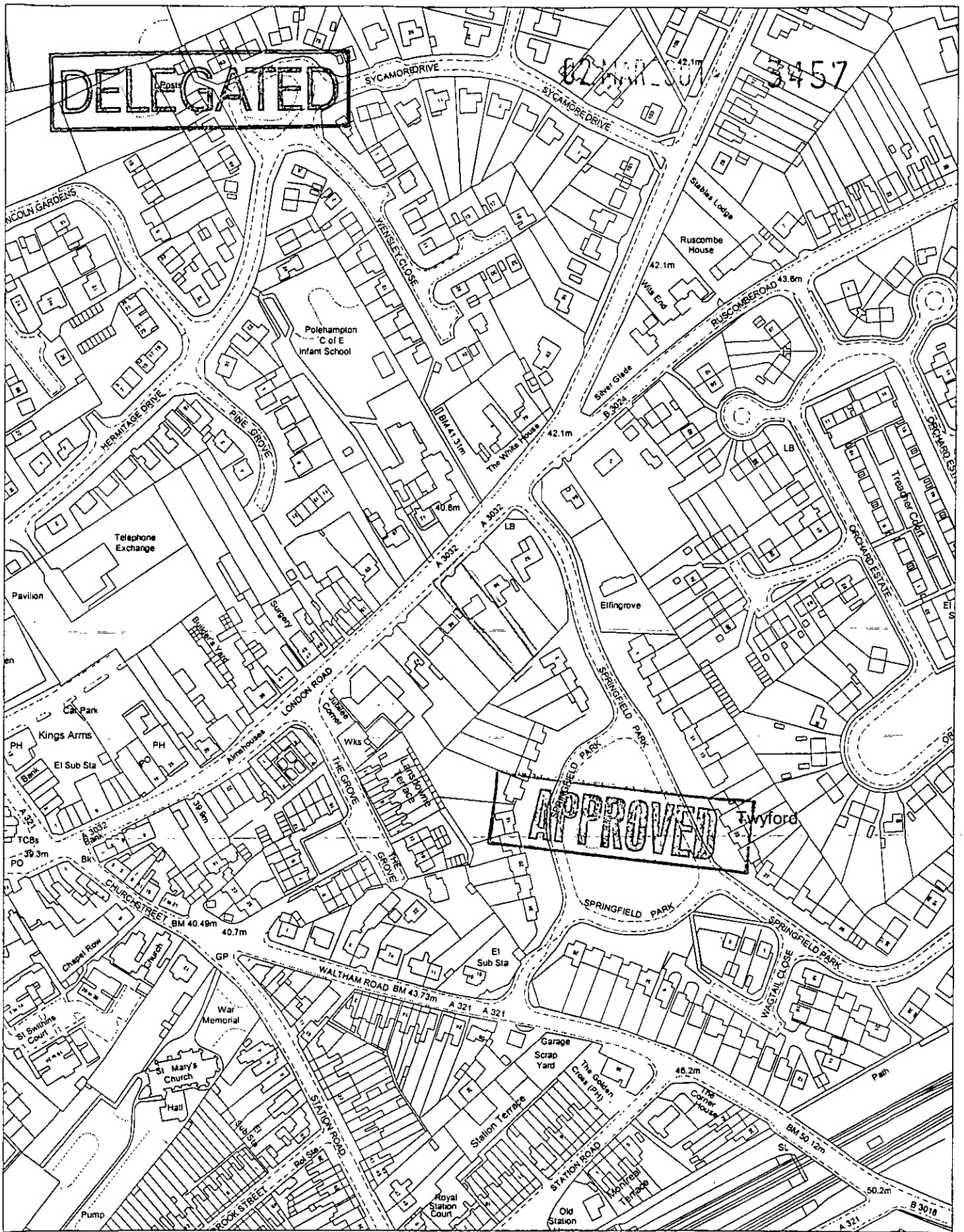

Site Plan, Scale: 1 to 2500

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Date: 21 November 2000

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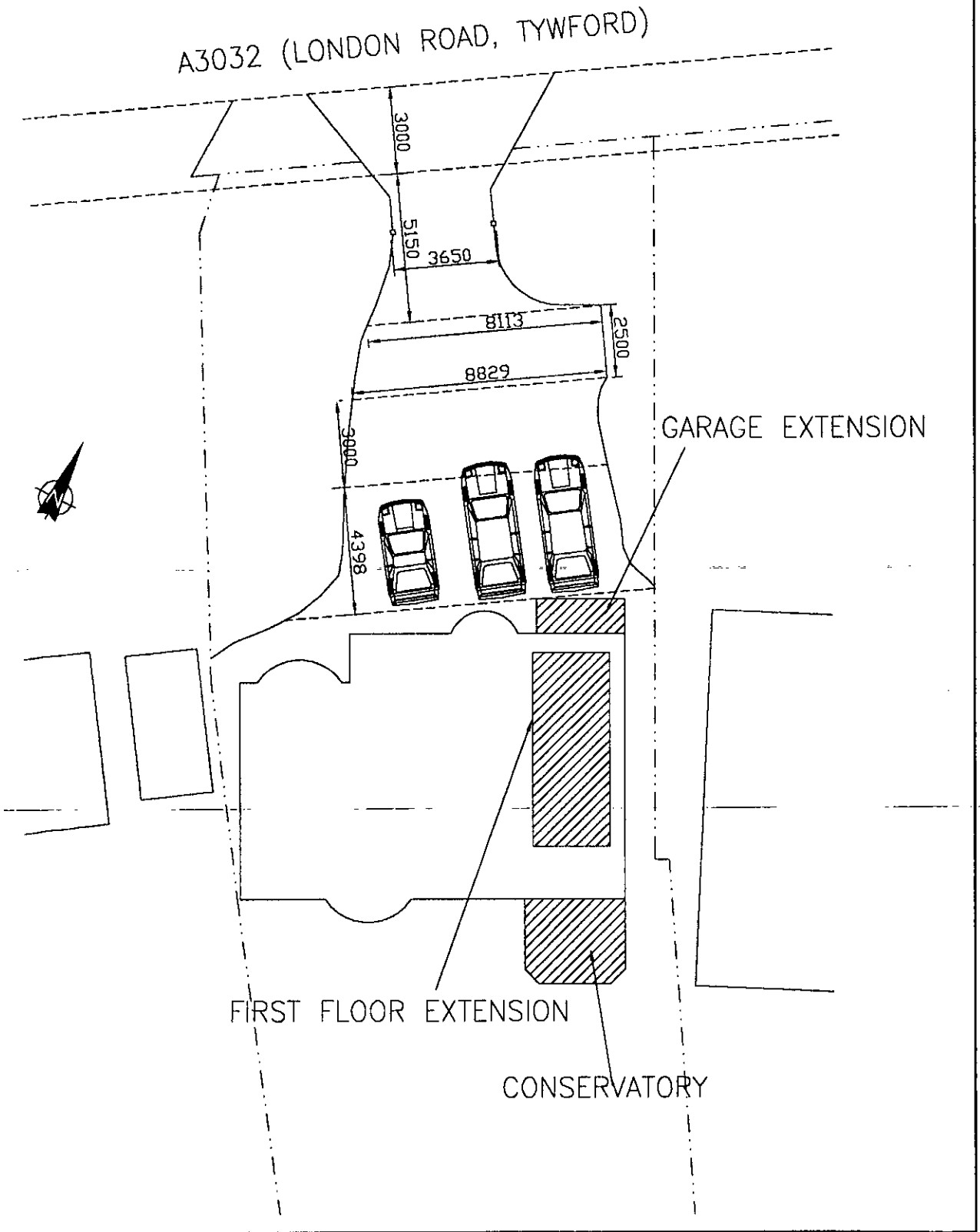

48 LONDON ROAD
TWYFORD
BERKS. RG10 9EU

ACCESS/EGRESS & OFF-ROAD PARKING				DRAWING No.	REVISION
DESIGNED RA	DRAWN RA	DATE MARCH 2001	SCALE 1:200	LJ/00/02	