APPLICATION NO:
F/2000/0491

LOCATION:
128 Wargrave Road, Twyford Reading.
Land Adjacent to

APPLICANT:
Mr N Rogers C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of wall and gates. (Retrospective)

EARLIEST DATE FOR DECISION: ~~04~~ 17**/03/2000**

APPLICATION EXPIRY DATE: **29/03/2000**

CASE OFFICER: **Nicola Lake**

26 June 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Rogers
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2000/0491

Parish:	**TWYFORD**
Location:	**Land Adjacent To 128, Wargrave Road, Twyford, Reading.**
Proposal:	**Proposed erection of wall and gates (retrospective application)**

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. Within 3 months from the date of this decision notice full details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These soft landscaping works shall be carried out in accordance with the approved details by the end of the first planting and seeding seasons after the date of this decision (1 November 2000 - 31 March 2001). The soft landscaping scheme shall include a planting plan showing written specifications; schedule of planting, noting species, plant sizes and proposed numbers and densities.

Condition
2. Existing trees, hedgerows and shrubs identified on the approved plans shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 26 Oct 2000
My ref: NL/F/2000/0491
Your ref:

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

Ms Melanie Bush
124 Wargrave Road
Twyford
Berkshire
RG10 9PL

Dear Ms Bush,

PROPOSED LANDSCAPING SCHEME FOR THE ERECTION OF THE FRONT BOUNDARY WALL OF 124 WARGRAVE ROAD, TWYFORD. APPLICATION NUMBER F/2000/0491.

Thank you for your letter of the 28 September 2000, regarding the above stated development.

I have considered the proposed landscaping scheme as outlined in your letter and the accompanying drawing and have discussed the proposed details with the Landscape Architect. While the main composition of the proposed scheme is acceptable, a native species of plant should be used for the hedge to the front of the wall, such as a mix of Birch and Holly. Could you please confirm in write which native species and number of plants you will be using in this area.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

124 Wargrave Road
Twyford
Berkshire
RG10 9PL

26th September 2000

3477
DC NL
CS
COPIES TO:
ACT:
FILE:

Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Nicola,

Re: Planning Application No F2000/0491

Please find enclosed a planting plan for the area surrounding the wall and gates of 124 Wargrave Road, Twyford. This soft landscaping scheme is being submitted in accordance with the conditions outlined in the Notification of Approval of Permission dated 30th June 2000.

It is intended that only young plants shall be used and that planting will take place in November 2000 dependent on the availability of the gardener carrying out the work.

Should you wish to discuss this scheme further please do hesitate to contact me either on 0118 934 0537 or at the above address.

Yours sincerely,

MBush

Melanie Bush

Application Number F/2000/0491
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		SP17	Within 3 months from the date of this decision notice full details of a soft landscaping Scheme shall be submitted to and approved in writing by the local planning Authority. These soft landscaping works shall be carried out in accordance with the approved details by the end of the first planting and seeding Season after the date of this decision (1 November 2000 - 31 March 2001). The Soft landscaping Scheme shall include a planting plan showing written specifications, schedule of planting, noting species, plant sizes and proposed numbers and densities.
2	SC49	SP17	Delete "for retention"

John Thorien
14/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 128 Land Adjacent To Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2000/0491

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed wall cd with mailing areas, retrospective

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/0491

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

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0491
128 Land Adjacent To, Wargrave Road, Twyford, Reading.
Proposed erection of wall and gates (retrospective application).

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 **Nicola Lake** on **(0118) 974 6481**. 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

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/0491

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0491
128 Land Adjacent To, Wargrave Road, Twyford, Reading.
Proposed erection of wall and gates (retrospective application).

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 **Nicola Lake** on **(0118) 974 6481**. 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

John Mitchell

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/0491

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/2000/0491
128 Land Adjacent To, Wargrave Road, Twyford, Reading.
Proposed erection of wall and gates (retrospective application)

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 **Nicola Lake** on **(0118) 974 6481**. 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 26 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0491**
128 Land Adjacent To, Wargrave Road, Twyford, Reading.
Proposed erection of wall and gates (retrospective application)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Conway

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0491

Applicant : Mr N Rogers C/O Andrews Kalik Associates.

Location : 128 Land Adjacent To, Wargrave Road, Twyford, Reading.

Proposal : Proposed erection of wall and gates (retrospective application)

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	17.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 17.2.2000

Date Registered : 02/02/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 29/03/2000

Consultation Responses :

Landscaping - recommend refusal.

letters - 2 letters of objection from adjacent dwellings

Highways - no objection

Planning Issues :

Site designation within the identified Settlement.

1.) Impact on the character of the surrounding area.

Application Number: F/2000/0491

Appraisal :

i) Impact upon the character and appearance of the Street Scene.

The proposed development is retrospective and for the replacement of the front Hedge with a Brick wall of 0.9m and with railings above.

The area is characterised by large Sub-stantial houses Set off the road, with Green Hedging along the front Boundaries with the Road. Most properties have maintained their green Hedging along the front. However, one property has erected a 1.8m wooden, closed board fence along the front of the boundary.

The properties permitted Development rights to erect a 1m wall to the front of their property was not removed at the time of the original application for the dwelling. Therefore, Some form of Brick enclosure to the front of the site would be possible. However, the railings above give open views through to the property behind, which is out of character. To have a condition for Landscape planting along the front boundary would help the develop-ment to blend with the Surrounding whilst Softening the development's edge.

As such, the proposed development together with the imposition of a Landscaping condition would have no detrimental impact upon the character of the Surrounding area.

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

Received by Wokingham District Council

Application No: F/2000/0491

Proposal:
Proposed erection of wall and gates (retrospective application)

Location:
128 Land Adjacent To, Wargrave 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2000. 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

F/2000/0491 - LAND ADJACENT TO 128 WARGRAVE ROAD, TWYFORD.
- ERECTION OF WALL & GATES

THE HIGHWAY AUTHORITY DOES NOT WANT TO RESTRICT THE GRANT OF PERMISSION.

IN08

N.S. Tolley

18-4-00

Nick Bush +

124, Wargrave Road.

(w) 020 75458008.

(H) (0118) 9340137.

122, Wargrave Road.

To:
Neil Etherington
Senior Arboricultural Officer

17 FEB 2000

From: Nicola Lake

Date: 16 February 2000

Application Number: F/2000/0491

Proposal: Proposed erection of wall and gates (retrospective application).

Site Address:
128 Land Adjacent To, Wargrave Road, Twyford, Reading.

Applicant:
Mr N Rogers C/O Andrews Kalik Associates.

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

TPO 246/1983

PLEASE NOTE AMENDED PROPOSAL & SITE ADDRESS.

1. WHY IS IT NECESSARY TO CREATE TWO ENTRANCES TO THIS DWELLING?
2. I CONSIDER THIS AN INAPPROPRIATE DESIGN IN THIS LOCATION AND SHOULD BE A 'PLANTED' SOLUTION.
3. THE 'SECOND' ACCESS AND WALL + PIER SHOULD BE RE-CONSIDERED BECAUSE OF ITS IMPACT ON THE ADJOINING TREES.
4. A MORE MODEST SOLUTION SHOULD BE CONSIDERED WITH WITHOUT THE SECOND GATE + HEDGE/SHRUB PLANTING, + STOP ENDS OF POSTS OR SOME FORM OF UPRIGHT TO SUPPORT BOUNDARY, WITHOUT DAMAGING THE ADJOINING TREES.

Harold Sanders

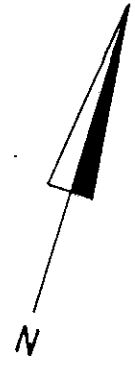
06.04.00

F/2000/0491

128 & 122 Wargrave Rd. Twyford.

✓ 25/2/00





job	Land Adjacent to 128 Wargrave Road
client	Mr N Rogers
drawing	Location Plan
scale	1:1250
date	1/2 000
drawn by	AMG
	1401/8

letter date revision

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOC

Tel: 01189 340286

Westlands
128. Wargrave Road
Twyford
Reading
Berks.
RG10 9PL

Your Ref:- N. Lake/F/2000/0491

28th. February, 2000

CC
AFP
CS
20 FEB 2000
COPIES TO:
ACK:
FILE:

Wokingham District Council,
Environmental Services,
Planning Services,
Shute End,
Wokingham, Berks
RG40 1WR

Dear M/S LAKE,

Application No. F/2000/0491.
Land Adj. to 128 Wargrave Road, Twyford.
Proposed erection of wall and gates
(retrospective application).

With reference to your letter of the 25th. February, 2000, regarding the above mentioned application, we refer to our telephone call to your office on 16th, February, 2000 re thePlanning Application Site Notice pinned to the telegraph pole outside our property which refers to the location as 128 Wargrave Road. The notice was removed and is enclosed herewith. We felt it suggested that we were applying for a wall and gates similar to that already erected on the plot adjacent to our property, which would be the last thing we would do.

We feel that the wall, railings and expected gates to be totally out of character with the front of surrounding properties. On Friday, 25th. February, we viewed Application No. F/2000/0491 at your Offices. The wall and gate piers erected concur with the plan shown with the exception of the electrical wiring "tails" sticking out of the tops of the gate pillars. This suggests that lamps will be erected on the pillars which to our minds would make the frontage even more out of keeping with the frontages in this area.

When we viewed the original house application plans No. 99/69663/F, it indicated that there would be a single access with a provision for vehicle turning.

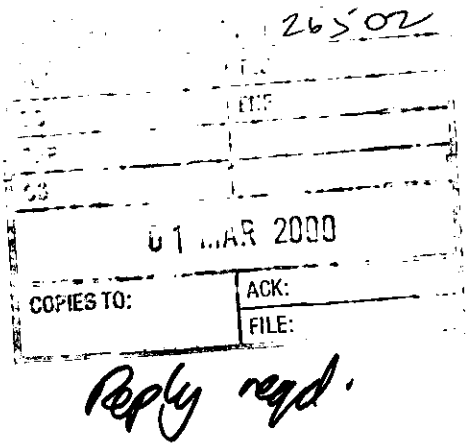
We ask if a new site notice be issued for display.

Yours sincerely,

G.H.C. Floate.

Georgia Floate.

Dale House
122 Wargrave Road
Twyford
Berks RG10 9PL
Tel: 0118 901 6522
Fax: 0118 901 6523



28th February, 2000

Ms Nicola Lake
Case Officer, Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

Application No: F/2000/0491 Adjacent 122 and 128 Wargrave Rd Twyford

Further to your letter of 25th February and our telephone conversation today, I write to confirm my point of view and to thank you for explaining the planning procedure in circumstances such as this.

As the owner and occupier of 122 Wargrave Road, I feel it a shame that the brick wall has been built and the original hedge torn out, especially as the original plans showed the hedge as staying. Other properties in the road have hedging, why does this property have to be different and spoil the continuity?

I would be happy if your department could enforce this wall being knocked down, but, understand the implications if this is the case. Perhaps Planning could enforce the planting of greenery in front of the wall to soften the appearance, e.g. Pyracanthia, Virginia Creeper, Ivy, etc.. (sorry if I've spelt Pyrachanthia wrong!!)

I look forward to seeing the outcome of this dilemma.

Yours sincerely

S.A Day

S.A Day (Mrs)

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 16 February 2000

Location:	128 Wargrave Road, Twyford, Reading
Proposal:	PROPOSED ERECTION OF WALL AND GATES
Application Number:	F/2000/0491

In response to your consultation dated 9 February 2000 for the above application, the landscape comments are as follows:

On the previous application for this site it was suggested that the existing hedge was retained and the existing access stopped up with additional hedge planting to retain the character of property frontages in this area. The proposal for a new wall and gates will be visually dominant within the street scene and out of character with the adjacent properties.

The retention of the existing access is unacceptable, as the construction of the new drive will lead to damage of the root systems of trees located on the boundary with 122. The construction of the boundary wall at this point will also be impossible to build without damaging the tree adjacent to the boundary. These trees are important within the street scene and contribute to the Green Route designation. The construction of the drive and wall in the south western part of the site will jeopardise the health of the existing trees so I therefore recommend the application is refused.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 9 FEB 2000	
Officer: NL	Application No. F/2000/0491

Map No. 29. Site ...0.10.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF WALL AND GATES

Location: ADJ 128 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford & Ruscombe
9.2.2000

Applicant: MR N ROGERS

Fee Received 95-00 (10) 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 : 9.2.2000 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:

..... Site Notice. ✓

.....

.....

.....

.....

.....

.....

.....

.....

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

02. FEB. 2000 ★ 0491

AMA/JDF/1401

28 January 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Miss F Humayun

Dear Madam

LAND ADJOINING 128 WARGRAVE ROAD TWYFORD
PLANNING PERMISSION NO 99/69663/F.

On receipt of your letter of 25 January, I understand your Council has got very excited about this brick wall along the frontage of this road. In order to allay your concerns about this, and your insistence that an application be made, I enclose a formal planning application for a new wall and pair of gates.

With my letter I enclose:

6 copies of duly completed application forms
Certificate A
Cheque for £95
6 copies of our drawing no 1401/7 plus Location Plan

I have asked the Contractors to cease any further work on this wall until we receive a decision from your Council.

Yours faithfully

A M Andrews

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ADDRESS 128 Wargrave Road PARISH Tilehurst

PLOT No. ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/1/69	MRS T. PRICE	DET. HOUSE TO SOUTH	20.3.69	N/A CIA
354/72	"	"	16.3.72	N/A CIA
05582	"	"	16.12.76	N/A CIA
07288	"	"	15.12.77	N/A CIA
BR 11079	MR. T. WALSH	"	22.6.79	APP. N/
10977	"	"	28.9.79	N/A REF
11698	"	"	25.10.79	N/A CIA
BR 12383	"	"	7.12.79	REF. N/A
BR 23627	"	"	5.11.84	APP N/A
99/69663/F	Mr N. Rogers.	one x4 bed. house.	14/7/99	C/
C/69663/02	c/o ANDREWS KAHK	Comply w cond.02 of 99/69663/F for app. of materials	5.10.99	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

02.FEB.2000 04921

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 N ROGERS
	ADDRESS	LITTLE MERRYWOOD, LITTLE HEATH,
		GRAYS POND, GORING HEATH,
		OXON
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO,
		101 LONDON ROAD
		READING
	POST CODE	RG1 5BY Tel. No. 0118 9669669
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO 128 WARGRAVE ROAD, TWYFORD.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	NEW WALL AND A PAIR OF GATES ALONG THE FRONTAGE OF WARGRAVE RD.

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — (YES) / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK; IRON GATES / RAILINGS

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) — £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
- (i) 1:2500 scale location plan with application, site outlined in red. — 1:1250
- (ii) 1:500 scale site layout plan showing position of adjoining dwellings — 1:200
- (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:

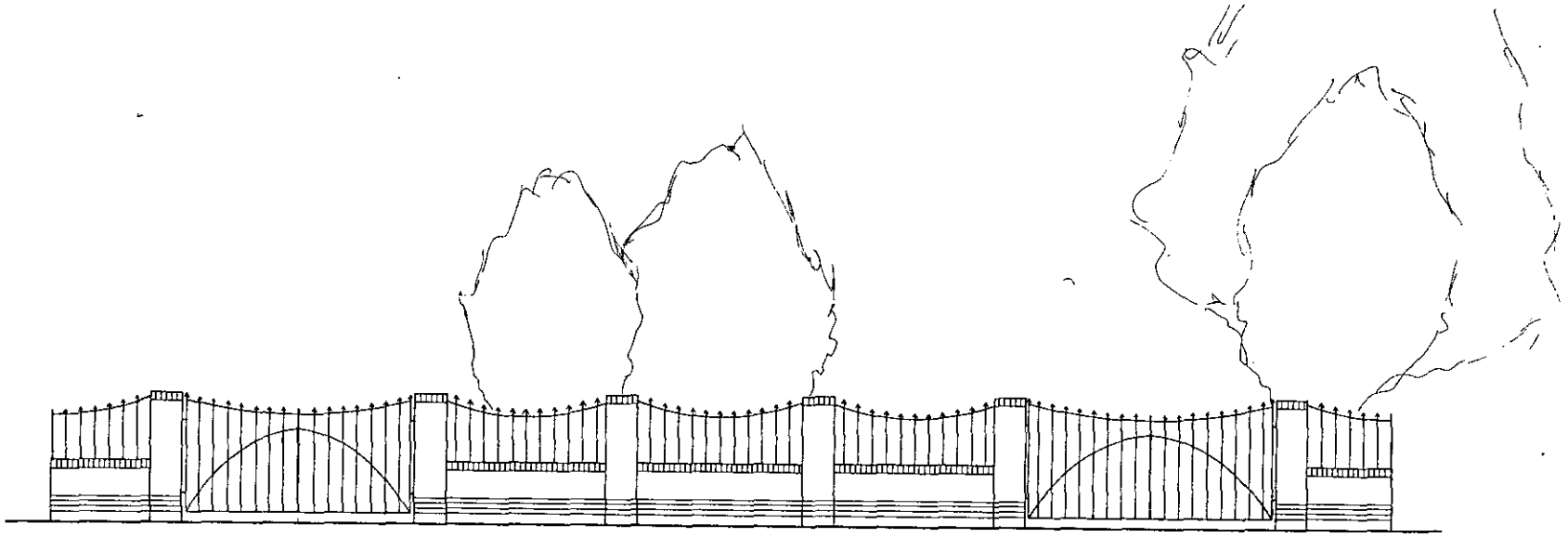
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 A. Gambles ON BEHALF OF MR. N. ROGERS

DATE 31/1/2000



Elevation



Plan

APPROVED

letter	date	revision

Job: Land Adjacent to 128 Wargrave Road

Client: Mr N Rogers

drawing: Garden Wall Plan/Elevation

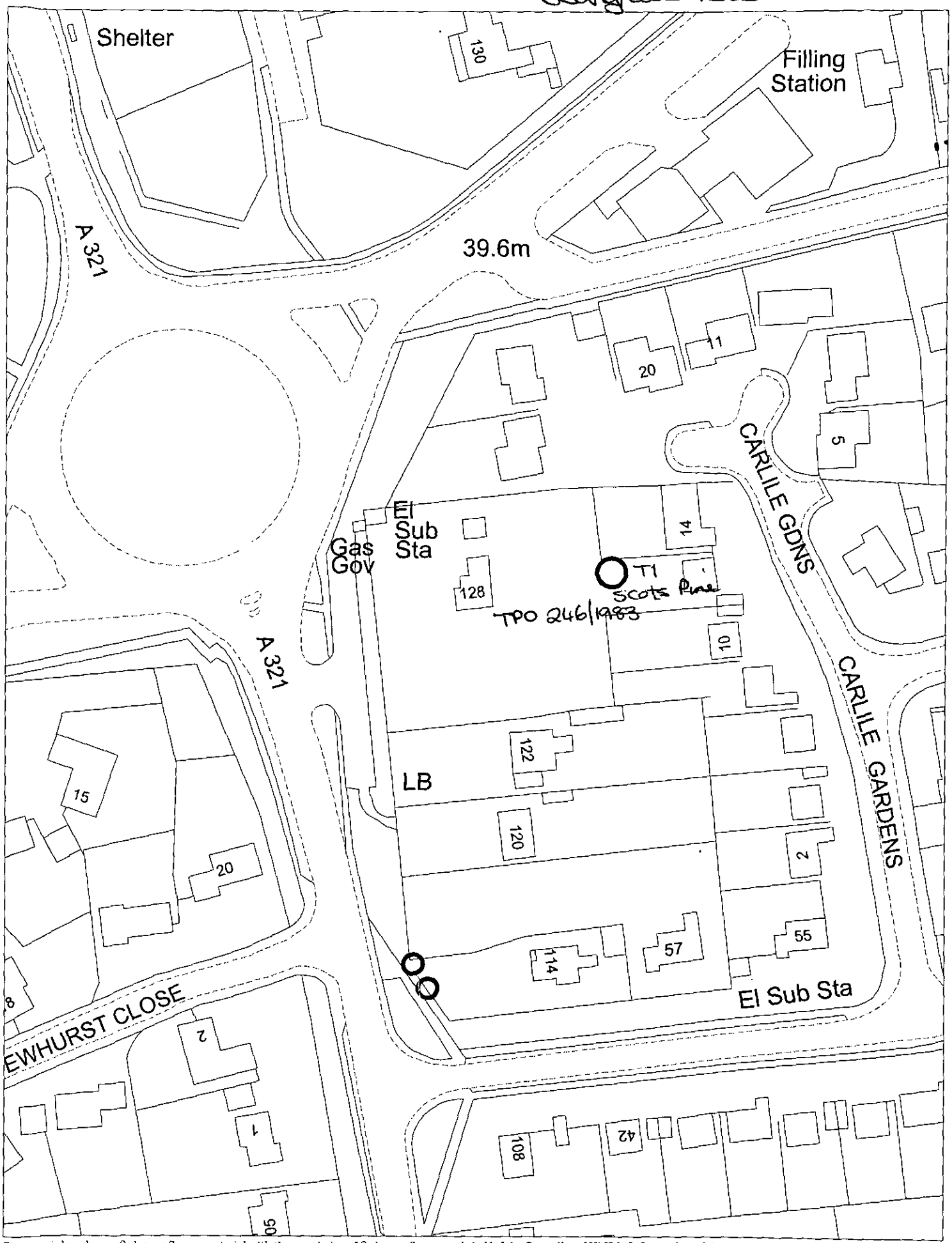
scale: 1:100 | date: 17/2000 | drawn by: AMG

1401/7

ANDREWS KALIK CHARTERED ARCHITECTS ASSOC
101 READING BERKSHIRE
THE STUDIO LONDON ROAD
01189501700

02.FEB.2000* 0491

F/2000/0491 - land adjacent to 128 Longrove Road



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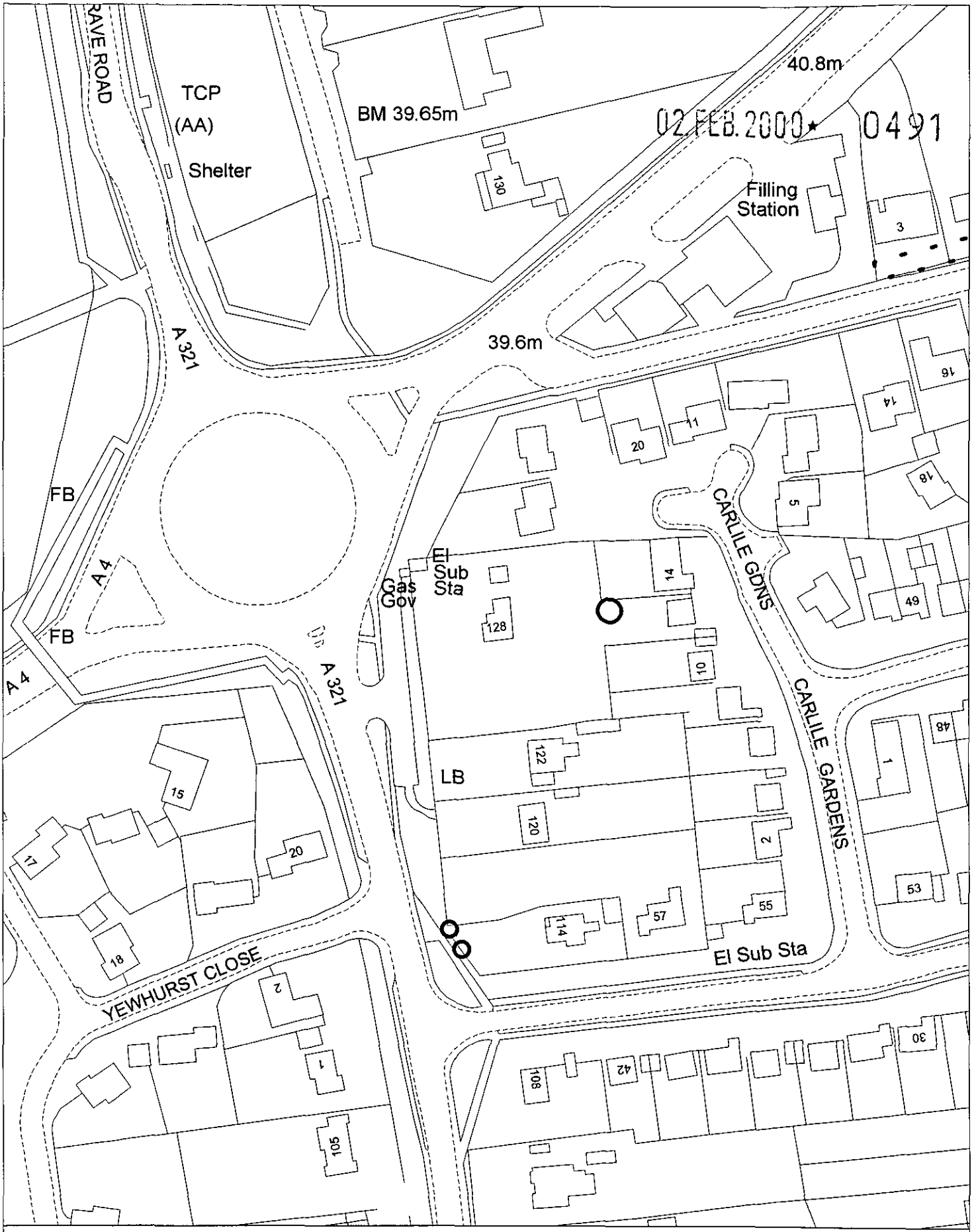
Landscape Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1000

N W E S



Site Plan, Scale: 1 to 1250

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Date: 4 February 2000

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