APPLICATION NO:
F/2000/1447

LOCATION:
26 Cotterell Gardens, Twyford Reading.

APPLICANT:
Mr Mrs Ross C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed two storey side and rear extension t dwelling

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **30/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Ross
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Reading
RG5 4PE

Application Number: F/2000/1447

Parish: **TWYFORD**

Location: **26, Cotterell Gardens, Twyford, Reading.**

Proposal: **Proposed two storey side and rear extension to dwelling**

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

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

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

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

Condition
4. The first floor, bathroom window in the north west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor side elevations of the extension.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 29/06/2000

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1447

Applicant : Mr Mrs Ross C/O Richard Fenn Designs Ltd.

Location : 26, Cotterell Gardens, Twyford, Reading.
Proposal : Proposed two storey side and rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8.6.2000

Date Registered : 05/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 30/06/2000

Consultation Responses :

Twyford P.C - No Comment.
Highways - No objection Subject to condition
Letters - 1 Letter of concern.

Planning Issues :

Site Boundaries - within the Identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene.

Application Number: F/2000/1447

Appraisal :

1.) Impact upon the amenity of the adjacent dwellings

The proposed development is for a two storey side and rear ext to replace the existing garage and the property is the last on a curved drive way leading towards the main road. The proposed development would be in line with the front of the dwelling at ground floor and would have a 900mm set back at the front of the dwelling and will project two point two metres out on the back by 3.7m.

There will be 6.5m to the side of No 27 which already projects back further than No 25 by 2m.

No 25 have stated that they are concerned about potential loss of sun light to their garden in the late evening. However, any potential loss of light would be to such a small degree that it would not have a significant impact upon the amenity of the dwelling.

The proposal is different from the previous application as it has removed the proposed double garage from opposite the house. There are now two parking spaces instead. There will be adjacent to an existing parking area for No 28 + 29. As such, there will be no overlooking, overshadowing or overbearing. There fore will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the street scene.

While there is only a single storey pitched roof garage (to the side) this for the dwelling at present. The proposed additional massing, which is part of the extension is in keeping with the existing dwelling and will not have an obtrusive feature within the street scene, due to the location of the dwelling, opposite the junction of the turning head.

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

Application Number F/2000/1447
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 .	
2	SC53	SR12 .	
3	SC23	SR06	Parking + Garage .
4	SC20	SR24	The first floor, bathroom window in
			the north west elevation
5	SC08	SR05	first floor, side elevations of the
			extension.

John Mitchell
29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 26 Cotterell Gardens
Twyford Reading.

APPLICATION NUMBER: F/2000/1447

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.6.2000

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

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/3 detached dwelling on a corner plot

4. RELATIONSHIP TO ADJOINING PROPERTIES (see previous notes

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1447	NL
BUILDING CONTROL NUMBER.	FP 2000/0884	Andy
~~APPLICANT~~/AGENT	Richard Penn Designs Ltd	
ADDRESS OF SITE	26. Cotterill Gardens Broad Hinton TW4 5AS	
DESCRIPTION OF PROPOSED WORK	2 Storey side + rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	99-325-02B	99-325-02B.
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

By Hand 23/05/2000 3.30

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.

Telephone : READING (0118) 9691684

Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

PLANNING SERVICES

DC	29804
APP	
CS	NL
24 MAY 2000	
COPIES TO:	

23rd May 2000.

Dear Sir/Madam,

REF : Proposed two storey side/rear extension at 26 Cotterill Gardens, Broadhinton, Twyford, Berkshire for Mr and Mrs C.Ross.Planning Application No. F/2000/1447.

Further to your letter dated 19th May 2000 please find enclosed six copies of our latest drawing no. 99-325-10 indicating the proposed car parking arrangements as you requested.

Yours Faithfully

Richard H.Fenn

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

Copy : Mr and Mrs C.Ross.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 4 August, 2000
My ref. BC/DC/2000/1447

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs C Ross
c/o Richard Fenn Designs Limited
11 Harrier Close
Woodley
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/1447
SITE: 26 COTTERELL GARDENS, TWYFORD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1447 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

N Lake.

Nicola Lake
Planning Assistant

Applicationo	Name & Address
F/2000/1447	Mr C Rossiter 25 Cotterell Gardens Twyford RG10 0XP

App approved,
Letter sent 11/07/00

Received by Wokingham District Council

Application No: F/2000/1447

Proposal:
Proposed two storey side and rear extension to dwelling

Location:
26, Cotterell Gardens, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

19 May 2000

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

Tel: (0118) 974 6481

Date: **19 May 2000**

My ref: F/2000/1447

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/2000/1447
26, Cotterell Gardens, Twyford, Reading.
Proposed two storey side and rear extension to dwelling

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1447**
26, Cotterell Gardens, Twyford, Reading.
Proposed two storey side and rear extension to dwelling
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 6481

Date: **19 May 2000**

My ref: F/2000/1447

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/2000/1447
26, Cotterell Gardens, Twyford, Reading.
Proposed two storey side and rear extension to dwelling

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1447**
26, Cotterell Gardens, Twyford, Reading.
Proposed two storey side and rear extension to dwelling
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 6481

Date: **19 May 2000**

My ref: F/2000/1447

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/2000/1447
26, Cotterell Gardens, Twyford, Reading.
Proposed two storey side and rear extension to dwelling

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1447**
26, Cotterell Gardens, Twyford, Reading.
Proposed two storey side and rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

FROM: Nicola Lake

DATE: 19 May 2000

PART 1 REGISTER.

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1447

Proposal: Proposed two storey side and rear extension to dwelling.

Site Address: 26, Cotterell Gardens, Twyford, Reading.

Applicant: Mr Mrs Ross C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 12/06/2000** .

No Comment.

SIGNED: C E Jacobs

DATE: 10-6-00

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 19 May 2000

Application Number: F/2000/1447

Proposal: Proposed two storey side and rear extension to dwelling

Parish: TWYFORD PARISH

Site Address:
26, Cotterell Gardens, Twyford, Reading.

Applicant:
Mr Mrs Ross C/O Richard Fenn Designs Ltd.

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).

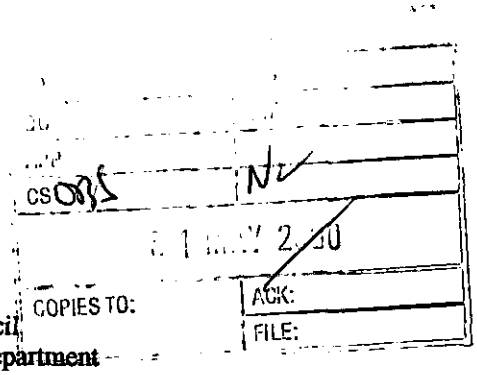
SC:23 (insert. Parking and garaging).

SR:06.

Signed: _____ **Print name:** Stephanie Knowles.

30/05/00.

28th May 2000



Mr C. Rossiter
25 Cotterell Gardens
Twyford
Berks
RG10 0XP

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Application Number: F/2000/1447

Dear Sirs

I have viewed the plans for an extension to the neighbouring property at 26 Cotterell Gardens and, whilst I list below a couple of points of concern, I have no major issue with what is proposed. My concerns are,

1. I have a patio area at the bottom of my garden that has been located so as to obtain the maximum period of sunlight all year round. The planned two storey extension above my neighbour's existing garage may block out the section of sky where the Sun sets from late Autumn to early spring, and so could reduce the direct sunlight on this patio area by an hour or more during these months. However, I have only lived in the house for 7 months so I do not know for certain where the sun sets at different times of the year, and it may be that the new building does not interfere in this way. I certainly do not think that it would reduce the overall light on my property in any way.

2. The building work looks to be fairly substantial and having lived close to this sort of work before I am concerned at the amount of noise, congestion and mess that neighbouring properties have to tolerate. If the work goes ahead I would like there to be reasonable controls on the building contractors so that noisy work does not go on into the evenings or at weekends, vehicles do not obstruct the road, and mess is kept within the bounds of the property.

Thank you for providing the information to view the plans and for the opportunity to comment upon them.

Your Faithfully

Clive Rossiter

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAY 2000
Officer: NL	Application No. F/2000/1447

Map No 33 ... Site ...003....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed two storey side & rear extension to dwelling.

Location: 26 Cottarell Gardens

Parish: Twyford Ward: Twyford
19.5.2000

Applicant:
Mr & Mrs C. Ross

Fee Received 0.00 Required ..... Additional ..... Refund .....
Re Submission P/2000/0406.

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	LOOK AT PAST REFUSED APP. EXISTING HSE ONLY HAS 2 BEDS not 3 AS STATED ON FORM! IF SO NEED TO SEE Parking	✓	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

no pre-apps.

NEIGHBOURS:

S/N + 25, 27, 28, 30, 31, 39, 9+10 Cotterell gds

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

05 MAY 2000* 1447

4th May 2000.

Dear Sir/Madam,

REF : Proposed two storey rear/side extension at 26 Cotterill Gardens, Broadhinton, Twyford for Mr and Mrs C.Ross.

Following receipt of notification of Planning Refusal for planning application no. F/2000/0406 please find enclosed another planning application which has been prepared on behalf of our clients Mr and Mrs Ross which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing no. 99-325-02a.
3. Six copies of 1:500 and 1:1250 O/S extracts as block and location plans recently purchased from your department.
4. A copy of the ownership certificate Part A duly filled out and signed.

We have not included a planning fee as this follows planning refusal as stated above.

Following the writers telephone conversation with your Miss Nicola Lake we write to confirm that the application is similar to the one refused except we have not applied for the separate double garage and there are minor alterations to the ground floor layout of the extension. We would also like to draw your attention to an extension opposite to this house at no 40 Cotterill Gardens which has had a large extension on which Miss Lake said she would take into consideration whilst determining this present application.

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

Yours Faithfully

Richard H.Fenn

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

Copy : Mr and Mrs Chris Ross.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Environmental Services

For office use only.
Application number:
05.MAY2010 1447

Householder planning application form

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

1	Your name	MR AND MRS C. ROSS
	Address	26 COTTERILL GARDENS
	and postcode	BROADHINTON
		TWYFORD
	Phone number	0118-9344852
2	Agent's Name	RICHARD PENN DESIGNS LTD
	Address	11 HARRIER CLOSE
	and postcode	WOODLEY
		READING
		RG5 4PE
	Phone number	0118-9691684
3	Site	26 COTTERILL GARDENS
	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.	BROADHINTON
		TWYFORD
4	Give brief details of the proposal for example, two storey side extension.	About the application: 2 STOREY SIDE/REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS C. ROSS

Date 5/4/2000

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

ADDRESS 26 COTTERELL GARDENS PARISH IWYNOR

PLOT No. 33 ORD. SHEET No. SU 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
15333	LAING	O/L.	8.5.81	Re
33344	"	O/L.	27.4.89	CA
33345	"	O/L.	W/DR.	
37962	"	RES DEV.	W/DR.	
38401	"	"	13.11.81	CA
39554	"	AFT. HOUSE & GARAGE	29.7.92	CA
F/2000/0406	Mr & Mrs C Cross	2st rear/side ext. det. garage	22.03.00	RE

DATE OF COMPLETION

MINISTRY DECISION 15333 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38401 - PD RIGHTS REMOVED TPO 212/82 370/88 ON DEV.

DRAINAGE

091074

ADDRESS 26 COTTERELL GARDENS PARISH TWICKENHAM

PLOT No. 33 ORD. SHEET No. SW 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15335	LAING	O/L.	8.5.81	REF
33344	"	O/L.	27.4.89	CLA
33345	"	O/L.	W/DR.	
37962	"	RES DEV.	W/DR.	
38401	"	"	13.11.81	CLA
39534	"	ATT. HOUSE & GARAGE	29.7.92	CLA
F/2000/0406	Mr & Mrs C Cross	2st rear/side ext. det. garage	22.03.00	RE

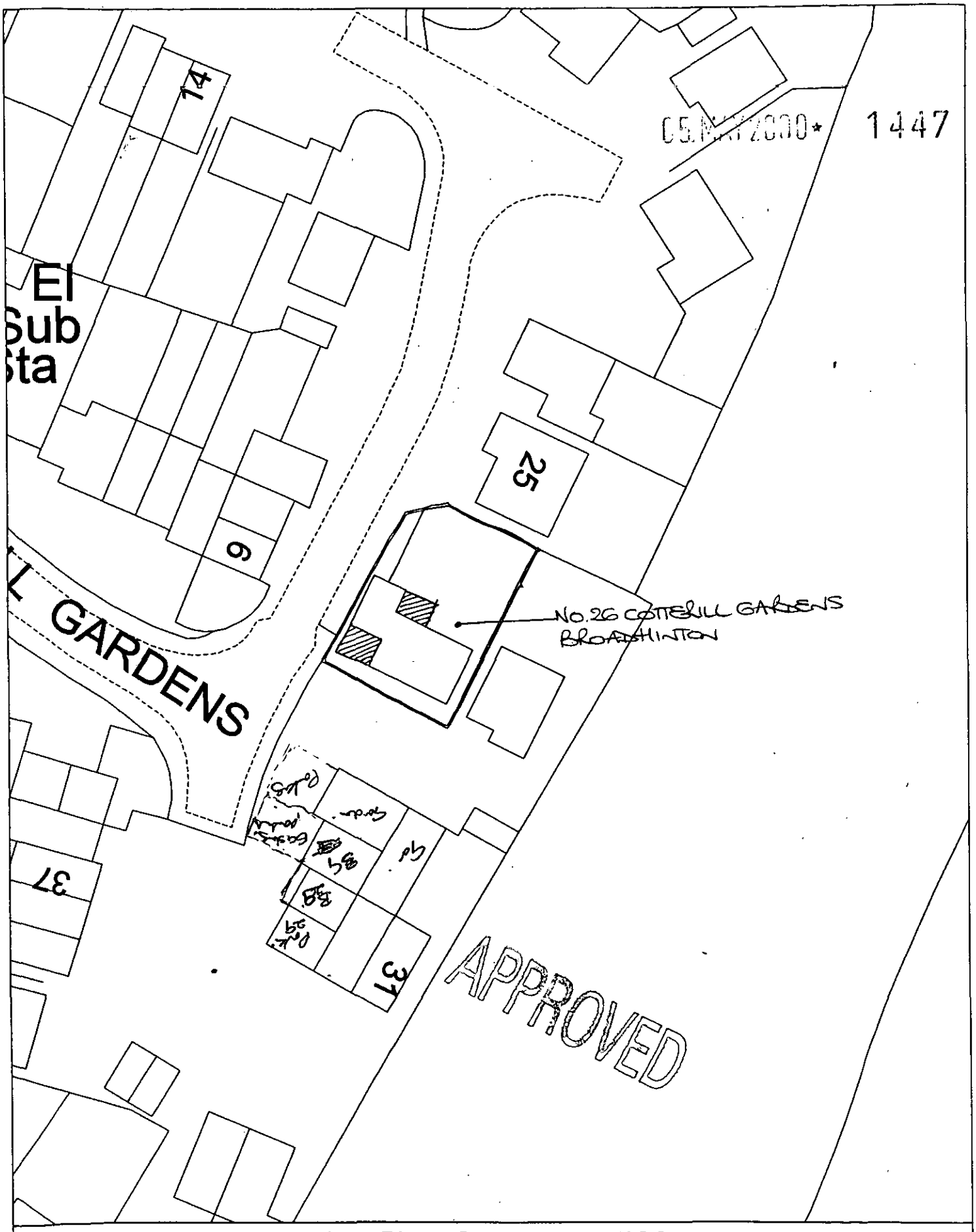
DATE OF COMPLETION

MINISTRY DECISION 15335 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38401 - PD RIGHTS REMOVED TPO 212/82 370/88 ON DEV.

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 7 December 1999

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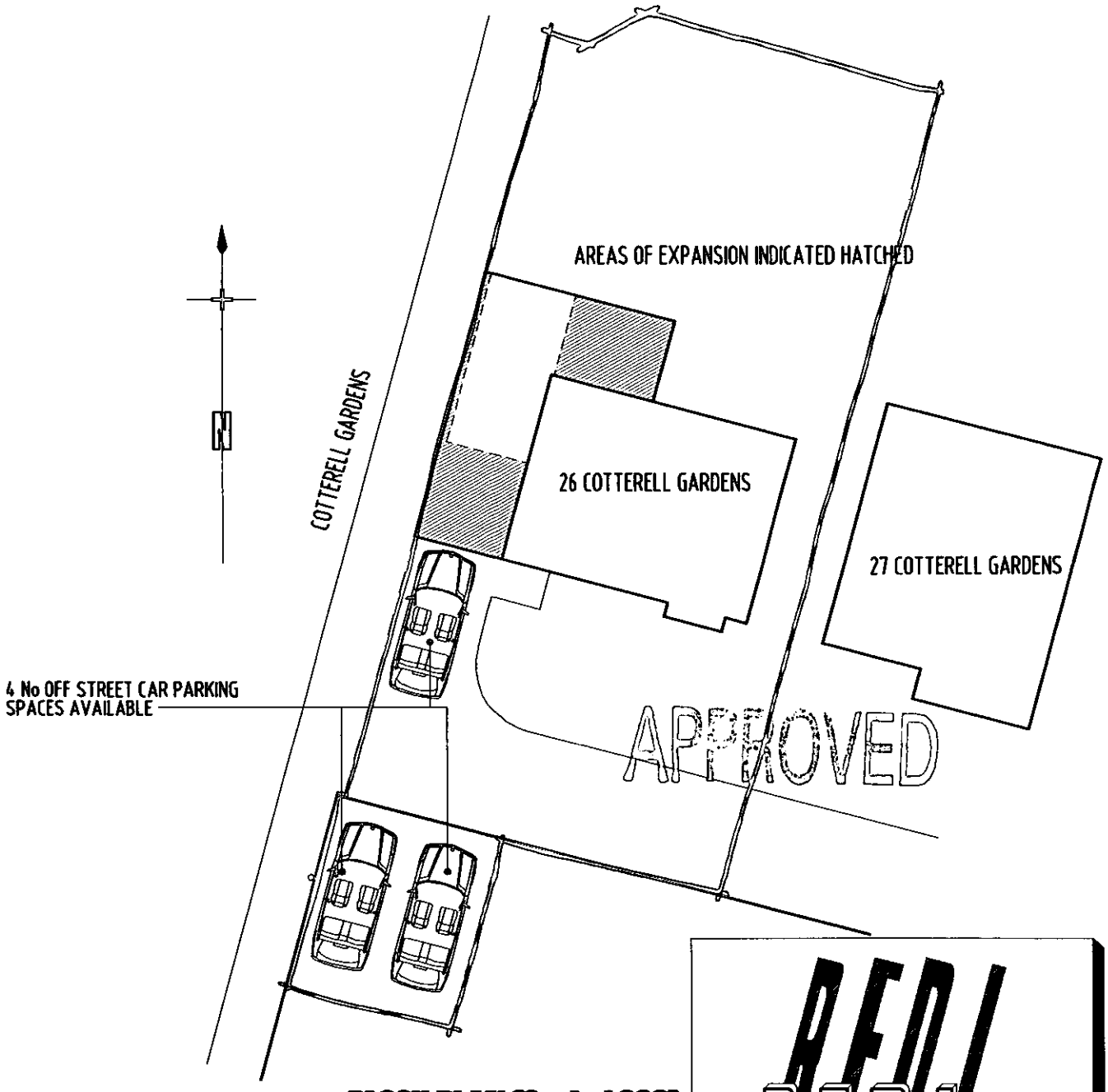


BLOCK PLAN (Scale 1:200)

RFDL

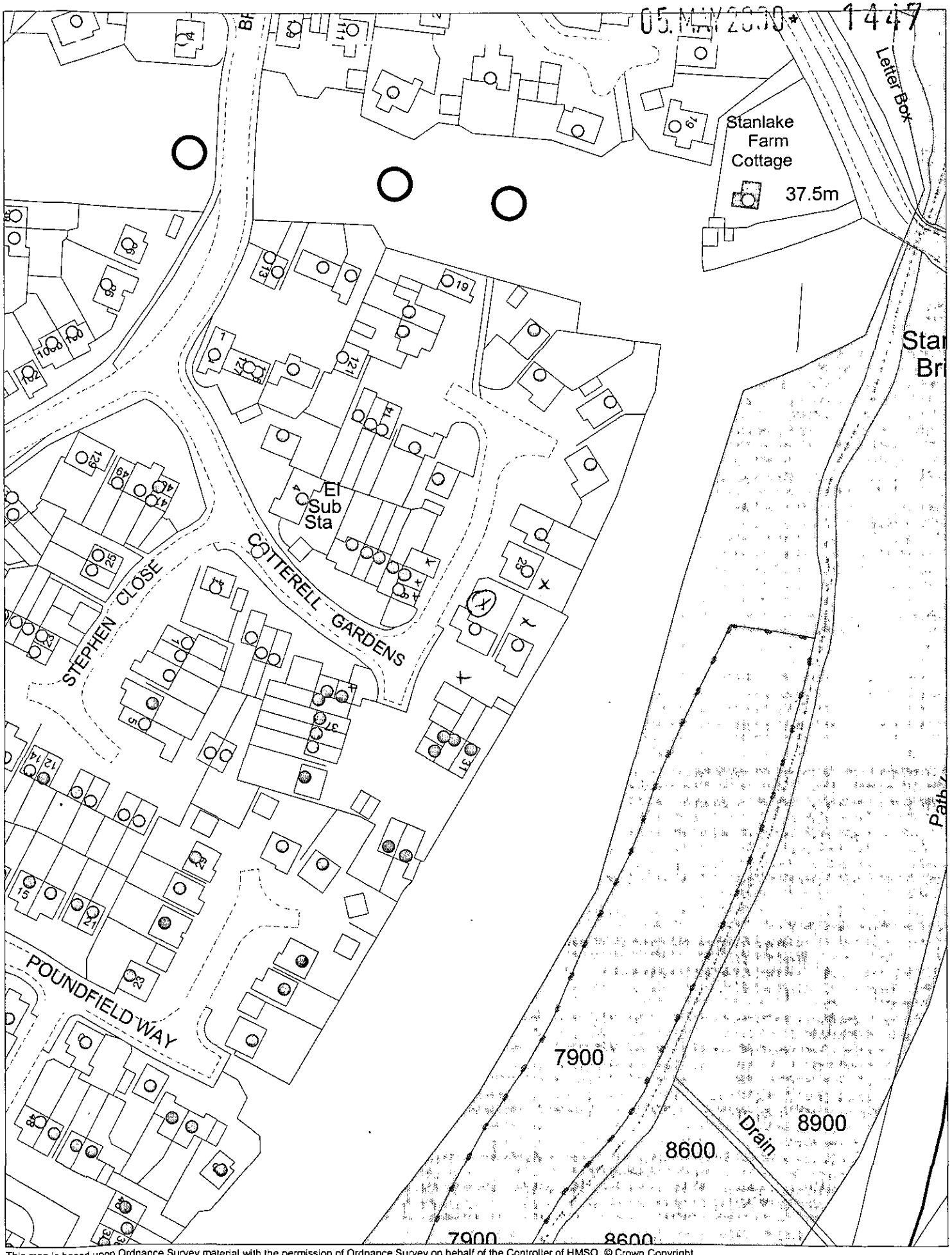
RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY
READING, BERKSHIRE. RG5 4PE.
Telephone READING (0118) 9691684
Fax (0118) 9628313 E-Mail : RFENNDES@aol.com

PROPOSED TWO STOREY SIDE EXTENSION
AT 26 COTTERELL GARDENS, BROADINTON, TWYFORD
for MR AND MRS C.BOSS.

CAR PARKING PLAN

DATE	SCALE
MAY 22nd 2000	1:200

DRAWING No. 99 - 325 - 10 REVISION



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Development Control Section, Environmental Services, Wokingham District Council.

16 May 2000

Scale: 1 : 1250