APPLICATION NO:
F/2002/8082

LOCATION:
47 Lincoln Gardens, Twyford Reading.

APPLICANT:
Mr/Mrs Goodhew C/O RJA Design Services Ltd

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 21/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Goodhew
C/O RJA Design Services Ltd
4 Coach Ride
Marlow
Bucks
SL7 3BN

Application Number: F/2002/8082

Parish: **TWYFORD**

Location: **47, Lincoln Gardens, Twyford, Reading.**

Proposal: **Proposed single storey front 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative
1. 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 Policy EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/01/2003

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8082	PT
BUILDING CONTROL NUMBER.	BP 2003/3900	Andy Lee
~~APPLICANT~~/AGENT	RJA Design Services Ltd	
ADDRESS OF SITE	47 Lincoln Gardens TILFORD	
DESCRIPTION OF PROPOSED WORK	S/s front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rev A rec'd 3/2/03	rec'd 26/11/02
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	17/2/03	

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	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 18, 2003
My ref. BP/TAB/F/2002/8082
Your ref.

Mr J D Dunne
49 Lincoln Gardens
TWYFORD
Berkshire

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 Mr Dunne

PROPOSED FRONT EXTENSION AT 47 LINCOLN GARDENS, TWYFORD

I refer to your letter dated 3rd February 2003 regarding your neighbour's planning application.

Your objections, as outlined in your letters dated 11th December 2002 and 20th December 2002, were taken into account when determining the planning application. Although the proposal is for a front extension it would not project forward beyond the existing garage. Both the design and location of the extension was not considered to adversely affect the street scene, so as to warrant refusal on these grounds. I note that a front extension has been built at 41 Lincoln Gardens which has already set a precedent in the road.

With regard to loss of light to your kitchen window, the proposed extension is single storey and would only project 1m beyond your front elevation which contains the kitchen window. In addition a gap of 1.9m would be maintained between buildings and therefore in this situation, it was considered that the loss of light would be minimal, not warranting refusal on these grounds.

You were also concerned over the impact of the extension on the trees in the front garden. As you may be aware in civil law your neighbour is entitled to cut back any overhanging foliage/roots encroaching onto his land and therefore should the tree be affected by construction, this is a civil matter which you should raise with your neighbour.

In your second letter, dated 20th December 2002, you also referred to restrictive covenants. Again these are property issues and not planning matters and as such cannot be considered to be material in determining a planning application.

Finally there is no right of appeal for third parties such as neighbours and therefore the decision cannot be overturned.

I am sorry that you feel unhappy with the decision but hope this letter clarifies the matters for you.

Yours sincerely

B.

MRS B POLNIK
Senior Planning Officer

49 LINCOLN GARDENS
TWYFORD
BERKS. RG10 9HU
Tel: 0118 934 5406

BP 65883

3rd February 2003

REPLY BY
19 FEB 2003

Mr Trevor Watson
Development Control Manager
Wokingham District Council
P.O. Box 157, Shute End,
Wokingham, Berks. RG40 1WR

Dear Mr Watson,

Phillip Taylor

RE: PLANNING APPLICATION No. F/2002/8082

Location: 47 Lincoln Gardens, Twyford

We received your letter dated 30th January 2003, regarding the application for an extension to the front of the property next door to us with sincere dismay.

We have resided for 16 years at no. 49 Lincoln Gardens and now newcomers, here for only about 16 weeks, are given permission to alter the character of the well established area in the middle of a row of properties. You refer to our 'observations' on the above planning application'. In fact we **objected** ! Please see our letter dated 11th December 2002.

It is now our intention to appeal against the approval you appear to have given to the proposed extention, without any modification to meet our stated objections, or explained your thinking supporting your decision, which our advisers have recommended we do without delay.

Yours sincerely

John D Dunne

Mr J.D. DUNNE

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8082

Applicant : Mr/Mrs Goodhew C/O RJA Design Services Ltd.

Location : 47, Lincoln Gardens, Twyford, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 26/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 21/01/2003. 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 :

x 1 Neighbour objection - Shadowing, loss of light

Parish Council - No comment.

Planning Issues :

Impact upon Character of the Area, Neighbouring Properties

Relevant Policy: LBE1, LBE2
WBE3, WBE1
ENV

Application Number: F/2002/8082 – 47 Lincoln Gardens

Appraisal

The application proposes a single storey front extension projecting 3.3metres forward and being 5.4m wide. The roof would have a shallow pitch and be fully hipped. A window and door would be inserted in the front elevation.

Impact on Neighbouring Properties

The dwellings on this west side of Lincoln Gardens are linked detached via the flat roofed garages. The attached dwelling No.45 would not be adversely affected by the proposed scheme. No.49 is set forward of No.47, therefore a 1.0 metre section of the extension would project forward. The low pitched roof would have minimal impact on day-light entering the kitchen (window in the front) of No.49 because of the dwelling's orientation.

Impact on the character of the area

The extension would be visible from the street but because the garages project even further forward the existing building line would not be breached. The roof design has low bulk and it is considered that the effect on the streetscene would not be harmful.

Highway

On the driveway at least one car can be parked in front of the garage.

√ Approval

Application Number F/2002/8082
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	-		

RECORD OF SITE VISIT

SITE ADDRESS: 47 Lincoln Gardens Twyford Reading.

APPLICATION NUMBER: F/2002/8082

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 10/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential Area

Staggered layout

3. DESCRIPTION OF SITE/BUILDING

1 inch detached (via garage) flat roofed set back from 49 + 51 (resp)

4. RELATIONSHIP TO ADJOINING PROPERTIES

49 has gage attached to side of 51

5. SITE CONSTRAINTS none ↓ barring

TREES dead tree in front garden of 49 see 1:500

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

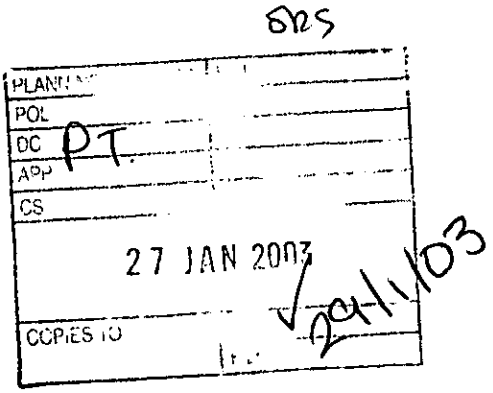
29/01/03 10:30 am

Phone conversation with Cllr Conway about 47 Lincoln Gardens. He is happy with the proposed and does not want it to be Listed.

Phillip Taylor.

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -

24 Lincoln Gardens
Twyford
Berkshire
RG10 9HU
Tel/Fax: 0118 9343994
23/01/03



PLANNING APPLICATION : F/2002/80882

Dear Mr Taylor

With reference to the above planning application for an extension to the front of 47, Lincoln Gdns, Twyford. I have seen the plans and would like to advise you that I feel the proposed extension will enhance the appearance of the property which had become rather run down until the present owners bought it. A similar extension was built some years ago at number 41, which looks very attractive and planning permission has also been granted at number 43. My property is the only one that overlooks number 47 and I raise no objections.

Yours sincerely

Janet Warner

Janet Warner

FROM: Phillip Taylor

DATE: 03 December 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/8082

Proposal: Proposed single storey front extension to dwelling..

Site Address: 47, Lincoln Gardens, Twyford, Reading.

Applicant: Mr/Mrs Goodhew C/O RJA Design Services Ltd.

Your observations are required in respect of this application **by 27/12/2002** .

NO COMMENT

SIGNED: _____ DATE: 1/1/03

Clerk To Twyford ~~Parish~~/Town Council.

0858

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

02 JAN 2002

COPIES TO 2/01/03

Wokingham Unitary ,
Planning Services ,
Shute End ,
Wokingham ,
RG40 1WR ,
F.A.O Mr P.Taylor.

Mr & Mrs P.J.Goodhew ,
47 Lincoln Gardens ,
Twyford ,
Berkshire ,
RG10 9HU ,

31.12.02

Dear Sirs .

Re : Planning Application No F/2002/8082 , 47 Lincoln Gardens , Twyford .

After having visited the council offices on 23.12.02 to establish if any objections had been raised to our proposed extension we wish to comment on the points raised in the **1No** objection letter .

1. **Site Lines / Light Restrictions :** We feel these points have been taken into consideration and these considerations have been demonstrated on the plans submitted . This point can easily be established from a site visit should this be necessary .
2. **Architectural Issues :** The existing structures have very little architectural merit and in our opinion any enhancement can only benefit the appearance of the property , the plans submitted are in keeping with the materials originally used and every endeavour will be used to comply with this.
3. **Existing Extensions :** The following front / side extensions have already been constructed in Lincoln Gardens which equates to almost 50% of the properties and , therefore we feel the precedent has been set .

   15 Lincoln Gardens .
   22 Lincoln Gardens .
   24 Lincoln Gardens .
   26 Lincoln Gardens .
   41 Lincoln Gardens . (virtually identical to proposed extension @ No 47 Lincoln Gardens)
   43 Lincoln Gardens .
   53 Lincoln Gardens .

4. **Existing Tree :** Once again we feel that this point has been taken into account as the line of the extension has been set out to fall outside the crown line of the existing tree , we acknowledge the comments regarding the root system which is a common problem and can be easily overcome if so required . For the record the existing tree has been planted very close to the boundary and much of growth falls within our boundary which may be cause for discussion in the future .

It is with regret that we feel it necessary to write on this matter , however we hope that we have clarified certain points as a true record of fact . Should any of the above points become an issue we would be pleased to discuss them in more detail if so required .

We look forward to a mutually agreeable outcome to all parties in this matter in the near future .

Your Faithfully .

Mr P.J.Goodhew .

49 LINCOLN GARDENS
TWYFORD
BERKS. RG10 9HU
Tel: 0118 934 5406

0838

PT

DEC 2002

A V 17/12

11th December 2002

Mr Phillip Taylor
Development Control Officer
Wokingham District Council
P.O. Box 157, Shute End,
Wokingham, Berks. RG40 1WR

Dear Mr Taylor

RE ; PLANNING APPLICATION No. F/2002/8082

Thank you for your letter, dated 03.12.02, informing us of the above planning application for a proposed single storey front extension to the property at no. 47 Lincoln Gardens, Twyford, which is next door to us.

We have been to see the plans relating to this proposal at your offices and wish to object to the development outlined for the following reasons:-

1. The front of the proposed extension is 3.275m forward of the existing building line.

2. This will result in the property extending approximately 0.80 - 1.00m beyond the building line of our property, i.e. past the kitchen window at the front of our house.

3. We believe that by allowing the extension as planned our house will be affected by a reduction in natural light to the kitchen, which is unacceptable to us.

4. We have a pair of very large, red leaf, prunus trees in our front garden. As you will note on the plan, one of these is directly adjacent to the proposed extension. The root structure could be damaged by the construction, necessitating its removal. We do not wish the landscaping of our front garden to be changed.

5. The proposal is not a good architectural development in the middle of this part of Lincoln Gardens, especially when considered alongside the adjacent properties. The houses are "staggered", forward and back, according to the original layout of the West side of the cul-de-sac which was approved by the Authority in 1966/67. This proposed change to the appearance of the house, seriously undermines this effect by altering this characteristic.

6. You will notice that no houses in this part of Lincoln Garden have front extensions. During the 15 years that we have lived here, Planning Permission has already been declined to the owner of at least one other house in the row, who wanted to extend their property similarly at the front and past the existing building line. Surely, in these circumstances, the precedent has been set? In fact, every owner who has wanted to extend has had to do so at the rear of their property.

We would be grateful if you would provide the Development Control Committee with sight of our objections when they come to deliberate this application.

Yours sincerely

John D Dunne

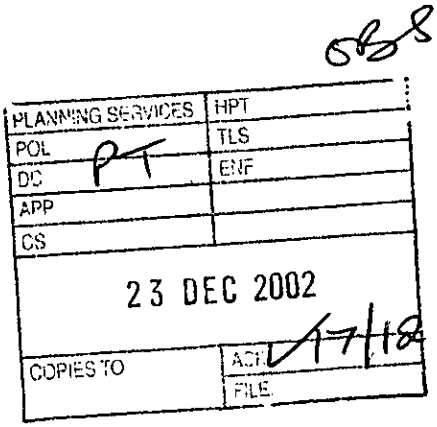
Mr J.D. DUNNE

A.S. Dunne

Mrs A.S. DUNNE

OBS

PLANNING SERVICES	HPT
POL PT	TLS
DC	ENF
APP	
CS	
23 DEC 2002	
COPIES TO	ACK 17/18
	FILE



49 LINCOLN GARDENS
TWYFORD
BERKS. RG10 9HU
Tel: 0118 934 5406

20th December 2002

Mr Phillip Taylor
Development Control Officer
Wokingham District Council
P.O. Box 157, Shute End,
Wokingham, Berks. RG40 1WR

Dear Mr Taylor

RE: PLANNING APPLICATION No. F/2002/8082

Following my conversation today with Denise Gumbrell, I understand that the above application will be determined by officers under "delegated powers".

Some further information has come to light, which I feel you should be aware of. There is apparently a requirement, under the Deeds of the properties in Lincoln Gardens, and I quote:

Some further information has come to light, which I feel you should be aware of. There is apparently a requirement, under the Deeds of the properties in Lincoln Gardens, and I quote:

3rd Schedule Point (4).

"No garage or other out building shall be erected on the said property unless the same shall be constructed in brick walling and tiled roofing with an adequate pitched roof, such plans thereof to be approved by the Company in writing".

The "Company" concerned is Resnella Builders Ltd of 16 High Street, Maidenhead, to which Mr J.S. Dunningham is, I believe, still connected.

I would be interested to know if the applicants have obtained this approval and if the Development Control Committee know this to be the case?

Yours sincerely

John D Dunne

Mr J.D. DUNNE

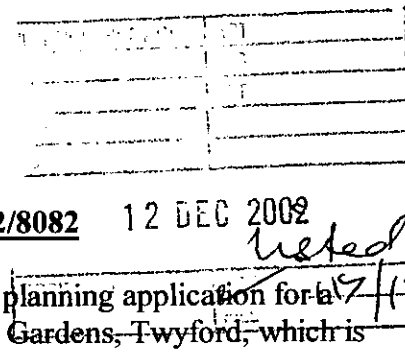
01189 340357

21-DEC-02 12:38 ANNE DUNNE 01189 340357 PAGE: 1

49 LINCOLN GARDENS
TWYFORD
BERKS. RG10 9HU
Tel: 0118 934 5406

11th December 2002

Mr Phillip Taylor
Development Control Officer
Wokingham District Council
P.O. Box 157, Shute End,
Wokingham, Berks. RG40 1WR



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3. We believe that by allowing the extension as planned our house will be affected by a reduction in natural light to the kitchen, which is unacceptable to us.

4. We have a pair of very large, red leaf, prunus trees in our front garden. As you will note on the plan, one of these is directly adjacent to the proposed extension. The root structure could be damaged by the construction, necessitating its removal. We do not wish the landscaping of our front garden to be changed.

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We would be grateful if you would provide the Development Control Committee with sight of our objections when they come to deliberate this application.

Yours sincerely

John D Dunne

Mr J.D. DUNNE

A S Dunne

Mrs A.S. DUNNE

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/8082	**Map No :** 29
Case Officer : PT	**Site Area :** 0·03
Valid Date : 26-11-02	**Received Date: 26/11/2002**

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 47, Lincoln Gardens, Twyford, Reading.

Parish : TW **Ward : TWY** 3.12.02 JB

Applicant : Mr/Mrs Goodhew C/O RJA Design Services Ltd.

Fee Required: £110 **Fee Received: £110** (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 3.12.02 D

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health (160 metres from R3 Risk Site)

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N + See map

.....

OTHERS

.....

Note to Offier – site lies within a Groundwater Protection Zone, Planning informatives required.

.....

.....

.....

Pre-app attached.

Organisation_Name	Building_Name	address1	Postcode
		22LINCOLN GARDENSREADING	RG10 9HU
		24LINCOLN GARDENSREADING	RG10 9HU
		45LINCOLN GARDENSREADING	RG10 9HU
		49LINCOLN GARDENSREADING	RG10 9HU
		34WARGRAVE ROADREADING	RG10 9PQ
		36WARGRAVE ROADREADING	RG10 9PQ
		47LINCOLN GARDENSREADING	RG10 9HU

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

Tel: (0118) 974 6442

Date: 03 December 2002

My ref: F/2002/8082

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/8082
47, Lincoln Gardens, Twyford, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8082**
47, Lincoln Gardens, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Tomlin

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

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

Tel: (0118) 974 6442

Date: 03 December 2002

My ref: F/2002/8082

WOKINGHAM UNITARY
Aiming for Excellence

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

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47, Lincoln Gardens, Twyford, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/8082**
47, Lincoln Gardens, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

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

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

Tel: (0118) 974 6442

Date: 03 December 2002

My ref: F/2002/8082

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8082**
47, Lincoln Gardens, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor S Conway

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

Received by Wokingham District Council

Application No: F/2002/8082

Proposal:
Proposed single storey front extension to dwelling.

Location:
47, Lincoln 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8082 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. Written comments submitted will become available for public inspection.

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

**Trevor Watson
Development Control Manager**

03 December 2002

Environmental Services

For office use only.
Application number: 26.NOV.2002 8032

Householder planning application form

26 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

8022

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 & Mrs Goodhew 47 Lincoln Gardens Twyford Reading RG10 9HU 01189 345408
2	Agent's Name Address and postcode Phone number	R.J.A. Design Services Ltd 4 Coach Ride Marlow Bucks SL7 3BN 01628 471567
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.	47 LINCOLN RD Gdns
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey front extension. entrance porch, shower & kitchen
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.	facing brickwork & tiling to match existing White U.PVC windows
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:
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: RJ Aughton

on behalf of Mr & Mrs Goodhew

Date 22/11/02

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

1933

ADDRESS 47 LINCOLN GARDENS PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/276/66	PENELLA BUILDERS	O/L	31.12.66	C/A
20/67	"	DET HOUSE & GARAGE	26.1.67	APP C/A
BR 1594	MR. P. KIMBER	S/St. EXT.	25.10.74	APP
P1692	"	"	19.12.74	C/A
2002/8082	Mr/Mrs Goodnew	S/St Fr. ext		

MINISTRY DECISION

SPECIAL ORDERS

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/8082**
CASE OFFICER: **Phillip Taylor**
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				