APPLICATION NO:
F/2002/6637

LOCATION:
129 Broad Hinton, Twyford Reading.

APPLICANT:
Mr S Webster C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling.

26/00

EARLIEST DATE FOR DECISION: **20/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/07/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

577

D1

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

PT

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/6637 relates.

Address of site 129 BROAD HINTON TWYFORD

READING RG10 0XJ

06 JUN 2002

Signed [signature]

Date 3/6/02

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 DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Webster
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6637

Parish: **TWYFORD**

Location: **129, Broad Hinton, Twyford, Reading.**

Proposal: **Proposed single storey side 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 09/07/2002

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6637	PT
BUILDING CONTROL NUMBER	FP 2002/3109	North
~~APPLICANT~~/AGENT	Andrew	
ADDRESS OF SITE	129 Broad Hinton TILFORD	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3358	AH/S/3358
ELEVATIONS	-"	-"
FLOOR PLANS	-"	-"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/2/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6637

Applicant : Mr S Webster C/O Andesign.

Location : 129, Broad Hinton, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/07/02

Date of Neighbour Notifications : .....

Date of Site Visit : 3rd July 02

Date Registered : 16/05/2002

Earliest Date for Decision : 20/06/2002

Latest Consultation Date/Site Notice Expiry Date : 20/06/2002

This application will have expired on: 11/07/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Twyford Parish Council – No comment
Neighbour Comments – In support x1
Trees – No comment.

Planning Issues :

Impact on Neighbouring Properties and Character of the area.

Policy : LALP : LBE1, 2
WDLP : LBE1, WD3
BSP : LD3, EN1

Application Number: F/2002/6637

Appraisal :

The application property is a medium sized detached house within identified settlement.

The proposal is for a single storey side extension to provide room for a study. Its dimensions would be 2.7m x 2.15m. The eaves would be 2.0m high with the fully hipped roof a maximum of 3.8m at the ridge. A single window would face forward.

The adjacent neighbour is No 131 which is separated by a 2.2m laurel bush and other shrubbery. The proposal would not have adverse impact on neighbouring properties through by overbearing or overshadowing.

The extension is sited in an unusual position on the dwelling however the housing estate incorporates many design features within the ma house style which have small projections. Canopy exists over doors and windows, large bay windows on the ground and first floor ~~not~~ help to reduce the visual impact of this extension. Therefore the character of the streetscene would not be adversely harmed by this extension.

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

Application Number F/2002/6637
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 129 Broad Hinton Twyford Reading.

APPLICATION NUMBER: F/2002/6637

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 3/07

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Modern Residential estate, mixed styles + sizes

3. DESCRIPTION OF SITE/BUILDING link detached house (via garage)

corner plot of cottage garden / Broad Hinton

set at angle to Road open plan side garden 2.2m

laurel hedge

4. RELATIONSHIP TO ADJOINING PROPERTIES

131 to South - unaffected

adjacent angles unaffected

house in area have canopys over porch + bay windows - projection everywhere

5. SITE CONSTRAINTS - odd extensive streetscene.

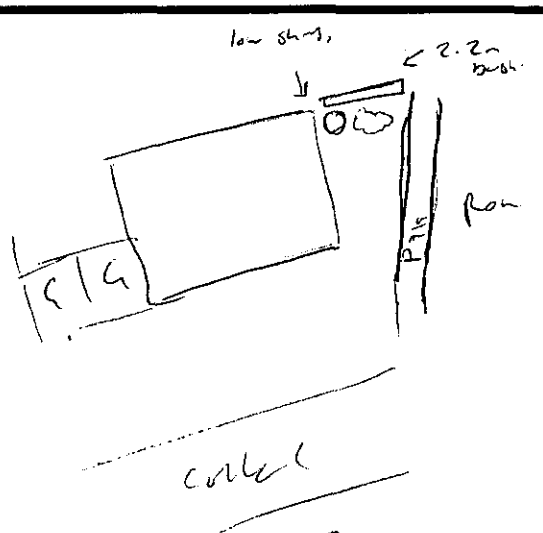
TREES

ACCESS/PARKING

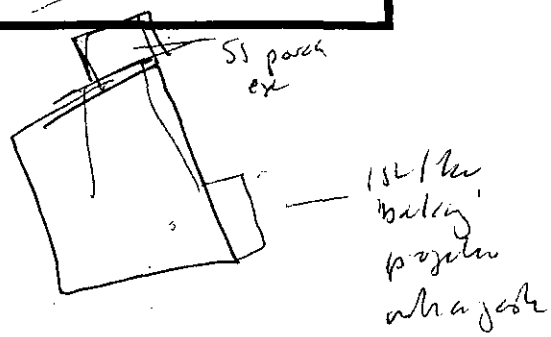
LEVELS

BOUNDARY TREATMENT

OTHERS







* PRE-APP ATTACHED *

Application Number : F/2002/6637	Map No : 33
Case Officer : PT	Site Area : 0.04
Valid Date : 16/05/02	Received Date: 16/05/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 129, Broad Hinton, Twyford, Reading.

Parish : TW Ward : TWY

Applicant : Mr S Webster C/O Andesign.

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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

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 Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re. planning informatives).

Pre-app attached.

FROM: Phillip Taylor

DATE: 28 May 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/6637

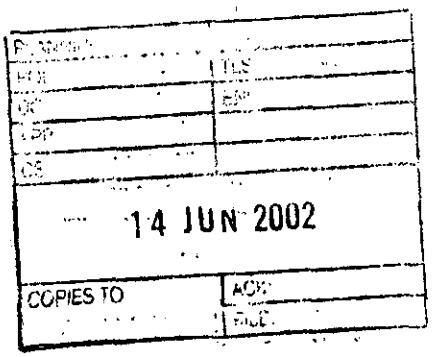
Proposal: Proposed single storey side extension to dwelling..

Site Address: 129, Broad Hinton, Twyford, Reading.

Applicant: Mr S Webster C/O Andesign.

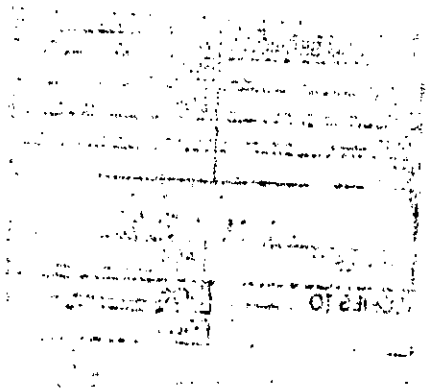
Your observations are required in respect of this application **by 20/06/2002** .

NO COMMENT



SIGNED: _____ DATE: 10/06/02

Clerk To Twyford Parish/Town Council.



P.T.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6637. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**

PLANNING CONTROL
DC
APP
CS
DIS
FILE
COPIES TO
11.6.02

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

COMMENTS ON APPLICATION: F/2002/6637

YOUR NAME: Dr + Mrs S.P. Ruffle

YOUR ADDRESS: (if these details are incorrect please amend)
102 BROAD HINTON
TWYFORD
READING
RG100XH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); ~~OBJECT TO THE APPLICATION~~ ☐
SUPPORT THE APPLICATION ☑ ~~COMMENT ON THE APPLICATION~~ ☐

Comments:
APPLICATION WILL NOT AFFECT 102 BROAD HINTON.
AND WILL IMPROVE THE ASPECT OF THE MAIN WALL FACING.

Continue over the page if more room required

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

Tel: (0118) 974 6442

Date: 28 May 2002

My ref: F/2002/6637

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

Application Number: F/2002/6637
129, Broad Hinton, Twyford, Reading.
Proposed single storey side 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/2002/6637**
129, Broad Hinton, Twyford, Reading.
Proposed single storey side 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**********

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

Tel: (0118) 974 6442

Date: 28 May 2002

My ref: F/2002/6637

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

Dear Councillor

Application Number: F/2002/6637
129, Broad Hinton, Twyford, Reading.
Proposed single storey side 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/2002/6637**
129, Broad Hinton, Twyford, Reading.
Proposed single storey side 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: 28 May 2002

My ref: F/2002/6637

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/6637
129, Broad Hinton, Twyford, Reading.
Proposed single storey side 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/2002/6637**
129, Broad Hinton, Twyford, Reading.
Proposed single storey side 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**********

Received by Wokingham District Council

Application No: F/2002/6637

Proposal:
Proposed single storey side extension to dwelling.

Location:
129, Broad Hinton, 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/2002/6637 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 20/06/2002. 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

28 May 2002

Organisation_Name	Building_Name	address1	Postcode
		25STEPHEN CLOSEREADING	RG100XN
		131BROAD HINTONREADING	RG100XJ
		133BROAD HINTONREADING	RG100XJ
		49COTTERELL GARDENSREADING	RG100XP
		~~129BROAD HINTONREADING~~	~~RG100XJ~~
		1COTTERELL GARDENSREADING	RG100XP
		2COTTERELL GARDENSREADING	RG100XP
		102BROAD HINTONREADING	RG100XH
		104BROAD HINTONREADING	RG100XH
	100B	100BBROAD HINTONREADING	RG100XH
		98BROAD HINTONREADING	RG100XH
		100BROAD HINTONREADING	RG100XH

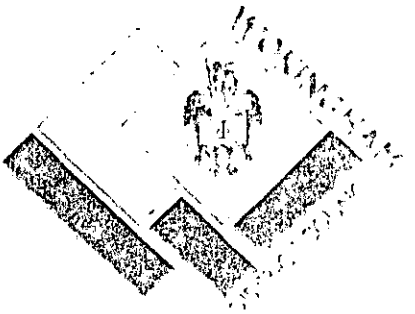
neighbour consultation list F/2002/6637

6637

Environmental Services

For office use only.
Application number: 16 MAY 2002 6637

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	S. WEBSTER
	Address and postcode	129 BROAD HINTON TWYFORD BERKS RG10 0XJ
	Phone number	9344618
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	TO MATCH 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: NO CHANGE	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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR. S. WEBSTER

Date 15/5/2002

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

ADDRESS 129 BROAD HINTON PARISH TWYFORD

PLOT No. 29 ORD. SHEET No SU 179633

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15333	LAING	O/L.	8.5.91	Ref
37703	McALPINE	RES. DEV	18.9.91	C/A LA WITHDRAWN
38187	"	DET. HOUSE & GARAGE	18.9.91	C/A
38391	LAING	ROAD S	31.10.91	C/A
99/70118/F				
FP99/9002	S. Webster	S/St/R ext.	5.8.99	APP
99/70118/F	"	S/St/R - Conserv	8.9.99	C/A
F/2002/5923	"	Part garage to dining room & f/porch canopy	5.4.02	C/A

DATE OF COMPLETION

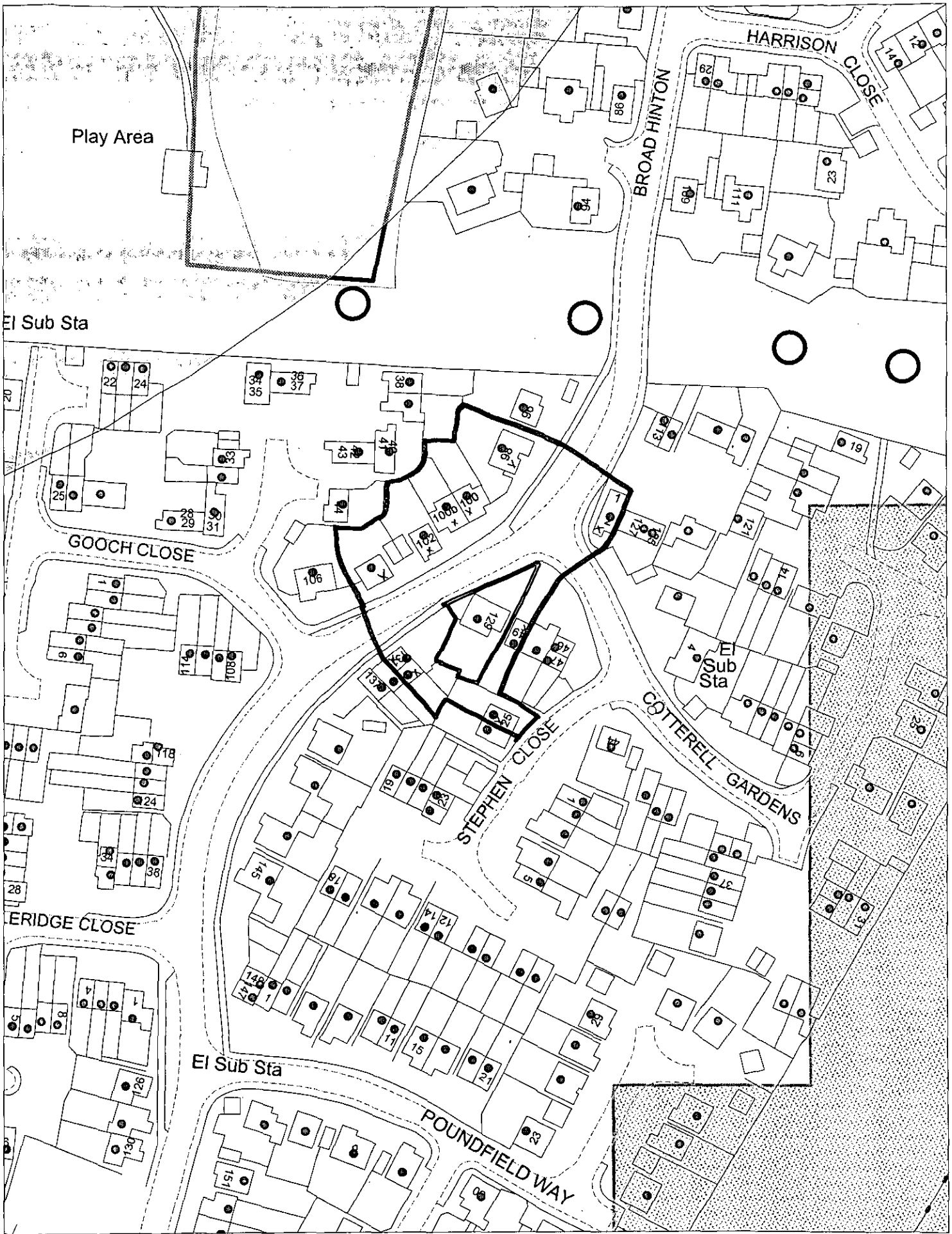
MINISTRY DECISION 15333 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38187 - REMOVAL PD RIGHTS - TPO 212/82 & 370/88 on DEV

DRAINAGE PD Eng - Mr. S. Webster - ext. - (4) - 31/1/02

091074

16.MAY2002 6637



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
23 May 2002 Scale: 1 : 1250

N W E S