APPLICATION NO:
F/2001/5205

LOCATION:
24a Lincoln Gardens, Twyford Reading.

APPLICANT:
Mr Ketteringham C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

No objs 20/12/01 SV

314

01

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ketteringham
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/5205

Parish: **TWYFORD**

Location: **24A, Lincoln Gardens, Twyford, Reading.**

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

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 6pm Monday to Friday and 8am to 1.30pm Saturdays, and at no time on Sundays, Bank or National Holidays.

Condition
4. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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

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

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. To prevent pollution of ground water.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
2. 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 WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

Notice checked by: _____

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

FROM: Heidi Lynch

DATE: 14 November 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5205

RECEIVED
15 NOV 2001

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 24a, Lincoln Gardens, Twyford, Reading.

Applicant: Mr Ketteringham C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 08/12/2001** .

No Comment

SIGNED: _____

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

DATE: 6/12/01

PLANNING SERVICES	
POL	
DC	
APP	
CS	
05 DEC 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Heidi Lynch
Development Control

From: Tom Payne
Environmental Health

Your Ref: F/2001/5205

My Ref: 20015348

Date: 26 November 2001

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING.

24A LINCOLN GARDENS, TWYFORD

These proposals have been evaluated and I have the following comments:.

According to our records, there is one landfill siteapproximately 150 metres from the proposed development. This landfill is known as the King George's Playing field, Twyford (SU 788 765) and is believed to have been filled in the 1950's with domestic waste. Given the distance between the landfill and the proposed development and and the information currently available, it is unlikely that landfill gas will present a risk to this proposal.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent.

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8.00am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc. Paul Eggleton, Building Control

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 OCT 2001
Officer: HL	Application No. F/2001/5205

Map No. 29 Site 0.06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 24A LINCOLN GARDENS

Parish: TWYFORD Ward: Twyford 14.11.01

Applicant: MR KETTERINGHAM

Fee Received (1) 95-00 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	phoned agent is 24A		
9	Miscellaneous	— Pls check address — the site outlined in red is 24A Lincoln Gdns. ~~within 12m of TPO, so tree survey required~~		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.11.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPO. .....
Conservation Officer .....
Environmental Health Landfill Cons .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A :
Adjacent Parish :
Southern Electricity Board :
British Gas :
PSA Oil Pipeline :
Transco :
Environment Agency Landfill Cons Groundwater Prot Zones 2 & 3
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
No pre-apps .....

NEIGHBOURS:

S/N + See map.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

31.OCT.2001* 5205

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK
Tuesday, 23 October 2001

Dear Sir or Madam

24A

RE; HIDEAWAY HOUSE LINCOLN GARDENS, TWYFORD, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

1764

ADDRESS 24A LINCOLN GARDENS PARISH TWYFORD

PLOT No. 3 ORD. SHEET No.

BUILDER 12/9/70 REGNELLA BUILDERS RES. DEV. 18-1-71 Ref

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31217	MR. W. POTTER	~~1~~ 2 - 3 HOUSES ON SITE OF 1	31.8.88	C/A
32218	HALSACRE	DET. HOUSE & GARAGE	15.2.89	C/A
BRA 6397	"	"	5.12.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 444/89 PO END — CONSERVATORY - 6.6.96

DRAINAGE

Environmental Services

For office use only.
Application number: 31.OCT.2001* 5205

Householder planning application form

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

1	Your name Address and postcode Phone number	MR K KETTERINGHAM HIDEAWAY HOUSE LINCOLN GARDENS (14A) TWYFORD READING BERKSHIRE RG10 9HU.
2	Agent's Name Address and postcode Phone number	COLIN DAWSON & ASSOCIATES 1 MALVERN WAY TWYFORD READING BERKSHIRE RG10 9PY 0118 9343322.
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.	HIDEAWAY HOUSE 14A. LINCOLN GARDENS TWYFORD READING BERKSHIRE RG10 9HU.
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY 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.	RED FACING BRICK TO MATCH EXISTING RED ROOF TILES TO MATCH EXISTING DARK STAINED WINDOWS 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR K KETTERINGHAM.

Date 23/10/01.

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

ENVIRONMENT AGENCY

Our Ref : SP/2001/004880-1/1
Your Ref : F/2001/5205

Date : 12 December 2001

PLANNING SERVICES	HPT 50866
POL	TLS
DC	ENF
APP	
CS	
DEC - 11	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Heidi Lynch

SINGLE STOREY REAR EXTENSION AT 24A LINCOLN GARDENS, TWYFORD READING

Thank you for your letter dated 14th November 2001, received on 16th November 2001. Please quote the following reference in any correspondence: **SU77NE/9/53**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Groundwater Protection

The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Colin Dawson & Associates

Heidi Lynch

From: Neil Etherington
Sent: Thursday, December 13, 2001 7:29 AM
To: Heidi Lynch
Subject: RE: 24a Lincoln Gardens, Twyford (F/2001/5205)

Heidi

There are no arboricultural implications and I have no objection to planning permission being granted.

Thanks and regards.

Neil

-----Original Message-----
From: Heidi Lynch
Sent: 12 December 2001 08:35
To: Jon Matthews; Neil Etherington
Subject: 24a Lincoln Gardens, Twyford (F/2001/5205)

Hi there,

Another household application i was just about to write up and realised i do not have a response from Trees as yet.If you could send one as soon as possible that would be great.

Cheers,
Heidi Lynch

Received by Wokingham District Council

Application No: F/2001/5205

Proposal:
Proposed single storey rear extension to dwelling.

Location:
24a, 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/2001/5205 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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.

Head Planning and Transportation

14 November 2001

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5205

Applicant : Mr Ketteringham C/O Colin Dawson And Associates.

Location : 24a, Lincoln Gardens, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 31/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 26/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Trees - no objection

Environment Agency - no objection but one condition & one informative

Enviromental Health - approval with condition relating to hours of construction.

Twyford Parish - no comment

Planning Issues :

Identified settlement } ENI, WBEI, WOS3
affect on street } LBEI, LBE2
affect on neighbours }

Groundwater Protection Zone
Loddon area Local Plan

Application Number F/2001/5205
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	~~C014~~ C014	R014	
3.			Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8:00am and 6pm Monday to Friday & 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.
			Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
4			No soakways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
			Reason: To prevent pollution of groundwater.
Informatives			
1			Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details.*

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M. Thomas
(Development Control Manager)

Date: 14.12.01

no photo.

RECORD OF SITE VISIT

SITE ADDRESS: 24a Lincoln Gardens Twyford Reading.

APPLICATION NUMBER: F/2001/5205

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate

2. DESCRIPTION OF SURROUNDINGS

Detached houses with single storey garages - often linked.

3. DESCRIPTION OF SITE/BUILDING

Site surrounded by other houses. 2 storey house, single storey garage attached to side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N°24. - 1.5m high close boarded fence along boundary. Windows on rear of house at first floor level. Ground floor window to kitchen. N°24 lower down & over 2m high fence along boundary, so will not affect.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING ~~Single~~ double garage + plenty of room for parking at front of site (approx 6 cars).

LEVELS level

BOUNDARY TREATMENT See above.

OTHERS

Application Number: F/2001/5205

Appraisal:

The proposed development is a single storey rear extension on a detached house. The property is located in a residential street in an identified settlement. Other properties in the area are also detached with single storey garages, often linked. The house is two storeyed with a pitched, gable-end roof. There is a single storey conservatory extension to the rear of the house and a single storey side wing.

The study extension will be located to the rear of the existing garages. It will be 2.9m in depth and 4.3m in length. It will have a pitched roof with a hipped end with a maximum height of 3.6m. The extension will project beyond the rear flank wall of the house but will be in line with the single storey side flank wall. The property is surrounded by other properties however the closest house to the extension will be no.24 Lincoln Gardens.

1. Impact upon neighbouring properties

The proposed single-storey extension has windows on the rear and internal side elevation. As the properties the windows face are located at least 17m away, the extension is not considered to over-look or impinge on the surrounding properties privacy.

The closest property (no.24) is located approximately 4.8m away from the proposed extension. The boundary between these properties has a close-boarded fence along it. No.24 is also located at a lower level than no.24A and therefore the existing fence along the boundary will screen the proposed extension from the windows on the ground floor rear flank wall. As the extension is single storey and of a small scale, it is considered that it will not impinge on daylight or be over-bearing. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension will not be seen from the street due to being located behind the existing garage. It can be seen from the rear gardens of the properties surrounding it. The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It is therefore considered that there would be no adverse effects upon the character of the street scene or the amenity of the local area.

Recommendation: Approval: ✓ ~~**Refusal:**~~

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

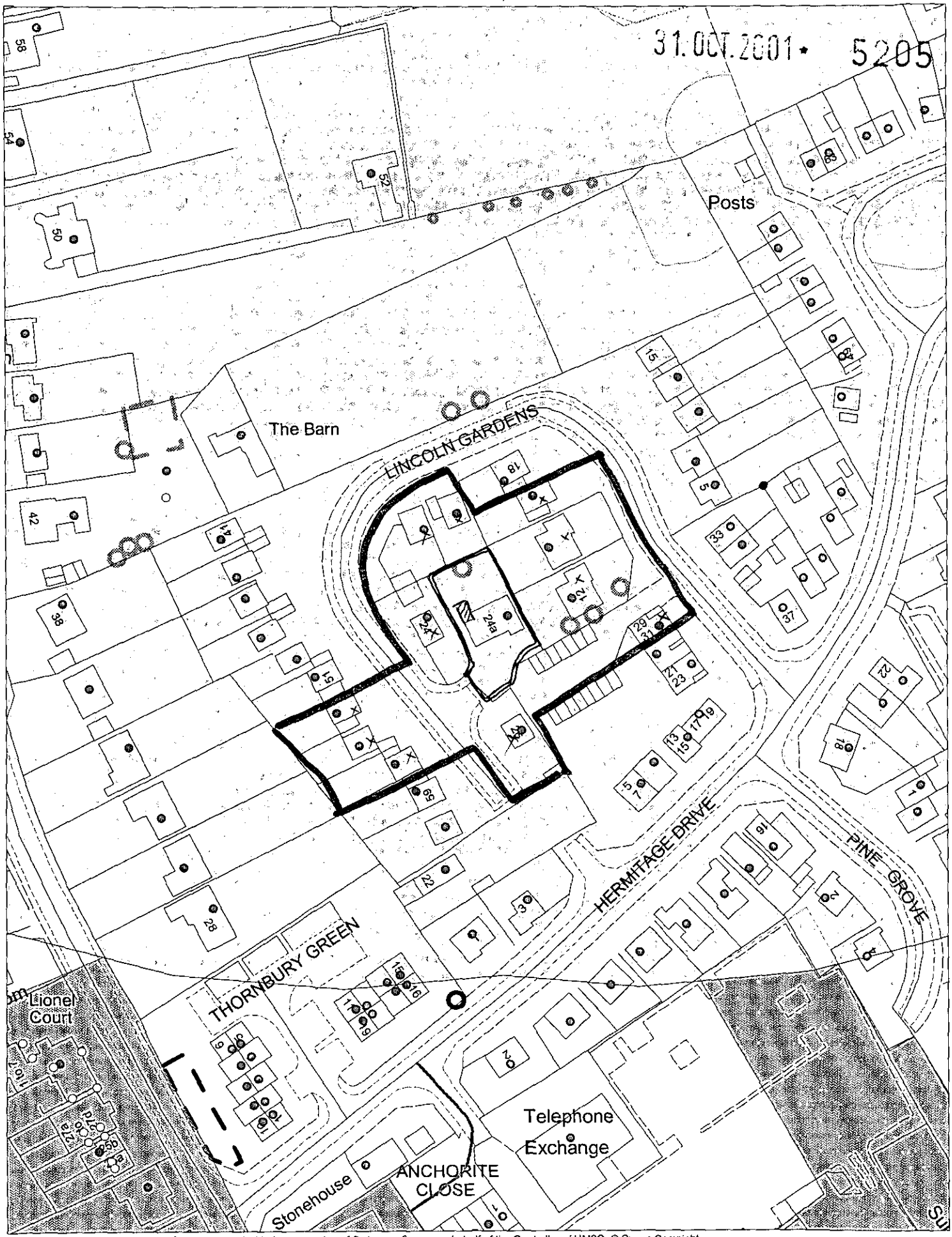
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5205	HL
BUILDING CONTROL NUMBER.	FX/2002/2631	North
~~APPLICANT~~/AGENT	Colin Dawson	
ADDRESS OF SITE	24A Lincoln Gardens TW4 ROD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 621-01A	D 621-01
ELEVATIONS	— " —	— " —
FLOOR PLANS	" "	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/1/02	

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	



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Development Control Section, Environmental Services, Wokingham District Council.

9 November 2001 Scale: 1 : 1250