APPLICATION NO:
F/2001/5237

LOCATION:
1 The Spinney Waltham Road, Twyford Reading.

APPLICANT:
Mr Watterson C/O Gene Tavener

PROPOSAL:
Proposed formation of room in loft space with window in side elevation and velux window.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2002
Listing Expiry 13/12/01

CASE OFFICER: **Helen Pollock**

Louise Smith
APPROVED

346
DO

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Watterson
C/O Gene Tavener
'Carrington'
Wokingham Road
Hurst
Berkshire
RG10 ORU

Application Number: F/2001/5237

Parish: **TWYFORD**

Location: **1 The Spinney, Waltham Road, Twyford, Reading.**

Proposal: **Proposed formation of room in loft space with velux window in front elevation.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor north-east facing elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

Informative
2. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 21st January 2002 and does not approve the proposals as originally submitted.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

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 for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

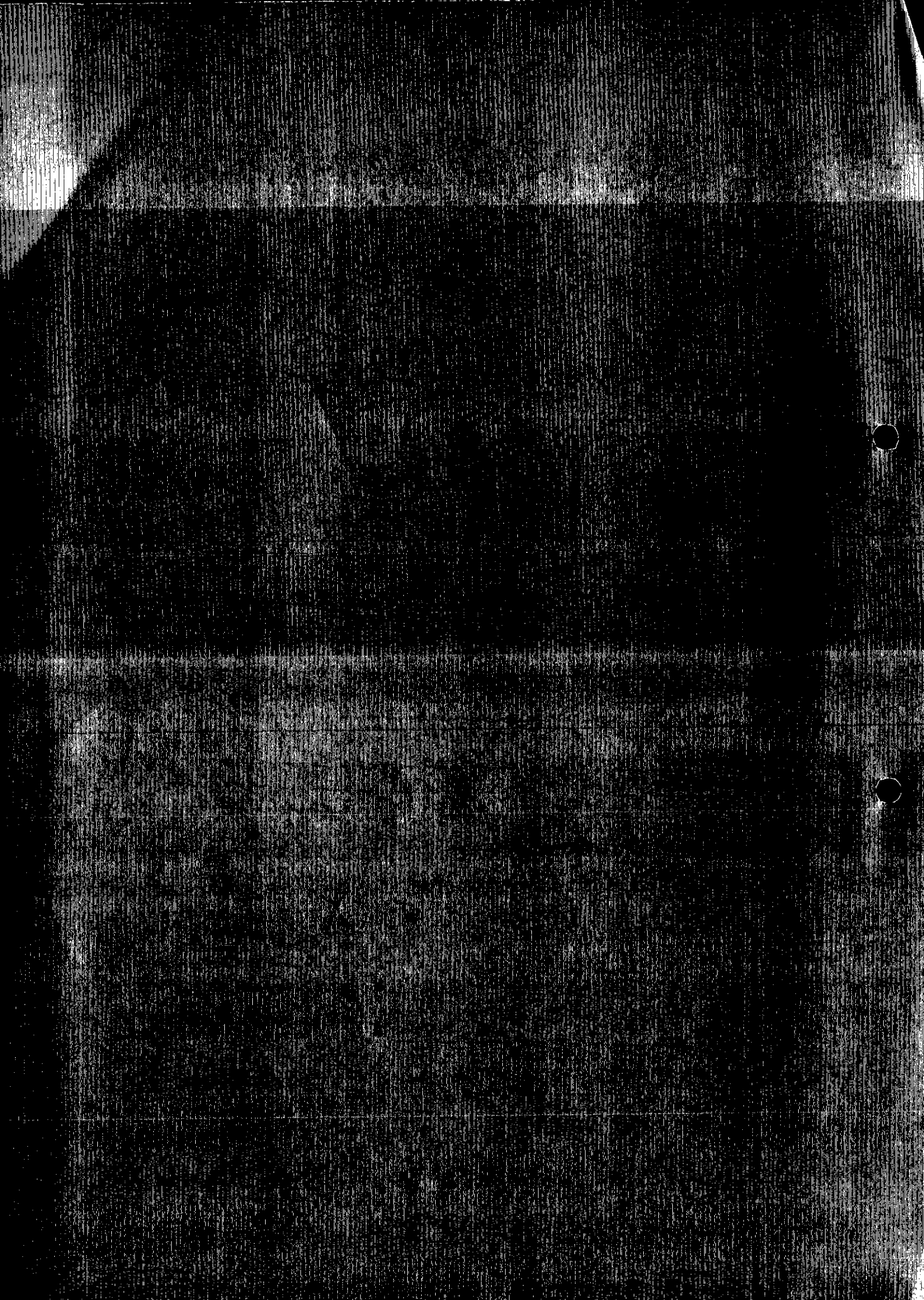
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5237	HP Louise Smith
BUILDING CONTROL NUMBER	FX 2001/2275 North	
APPLICANT/AGENT	Gene Tavener.	
ADDRESS OF SITE	1 The Spinney Waltham Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	loft conversion with velux window in front elevation	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	
ELEVATIONS	WAT 003A	WAT 003B
FLOOR PLANS	WAT 002A	WAT 002B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC seen Martin Jackson He copied side elevation WAT003B	- side window deleted see Condition 2 - still on BC plan	
DATE	13/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	13/2/02.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Applicationo	Name & Address
F/2001/5237	Michael & Linda Breal 14 Broad Hinton Waltham Chase TWYFORD RG10 0LQ
Application Approved	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

playroom

within Settlement Boundary.

impact of windows on neighbours.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5237

Applicant : Mr Watterson C/O Gene Tavener.

Location : 1 The Spinney, Waltham Road, Twyford, Reading.

Proposal : Proposed formation of room in loft space with ~~window in side elevation and~~ velux window in front elevation

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

Date of Neighbour Notifications : .....

Date of Site Visit : 12/12/01

Date Registered : 14/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 09/01/2002. 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 - Objections to side elevation window

Neighbour (14 Broad Hinton) - Objections to side elevation window

} NEW ARCHITECTS PLANS SUBMITTED OMITTING SIDE ELEVATION WINDOW AND LOWERING FRONT ELEVATION VELUX (FIRE REGS)

Planning Issues :

Identified Settlement - WOS2, LTV1

Impact on Streetscene
Impact on Neighbours } WBE1, WOS3, LBE1, LBE2

Parking + Highways - WT6, LT6.

Application Number: F/2001/5237 – 1 The Spinney

Appraisal:

Development
The site is a detached two-storey dwelling, situated within the identified settlement of Twyford.

The proposed development is for a playroom in the loft space with a velux window in the front roof elevation.

1. Impact upon neighbouring properties
   The only external modification to the dwelling is the velux window. The positioning of the window would be set at a similar level to the existing first floor windows in the front elevation. It is not considered that overlooking will be an issue for this reason. Additionally, the Colleton County Primary School playing field provides distance between the aforementioned dwelling and neighbouring properties.

Approval: ~~**Refusal:**~~

✓

* Admin - please amend description

Application Number F/2001/5237
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
[redacted]			
[redacted]			first floor north-east facing
2	C044	R044	INSERT : [redacted] elevation [redacted]

Informative for approvals	1. N02 Revised plan rec'd 21.1.02
2. N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1 LBE1 LBE2 [redacted]
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2 WBE1 WOS3 [redacted]
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3 EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 5.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 1 The Spinney
Waltham Road Twyford Reading.

APPLICATION NUMBER: F/2001/5237

OFFICER: ~~Helen Pollock~~ Louise Smith

DATE OF SITE VISIT: 12/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y gatepost

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING red brick 2 storey red tile roof detached.
Wildersacks behind.

4. RELATIONSHIP TO ADJOINING PROPERTIES fence higher land next door 10cm diff
1-8m
next door conservatory gdn.

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING X

LEVELS —

BOUNDARY TREATMENT

OTHERS

fixed shot, right level, Talk to agent.

cond - glazed or no window
would overlook gdn, conservatory, bedroom

FROM: ~~Helen Pollock~~

DATE: 15 November 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5237

Proposal: Proposed formation of room in loft space with window in side elevation and velux window..

Site Address: 1 The Spinney, Waltham Road, Twyford, Reading.

Applicant: Mr Watterson C/O Gene Tavener.

Your observations are required in respect of this application **by 09/12/2001** .

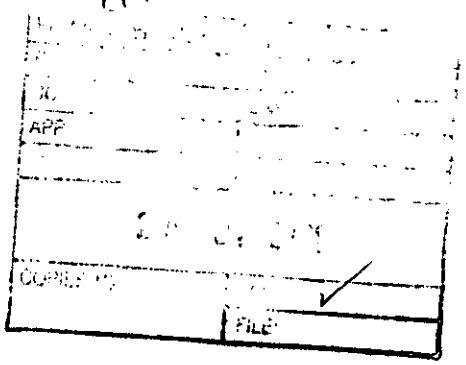
My Council has the following comments-
The window in the east elevation completely overlooks the neighbours rear garden totally destroying any privacy. Without the window the room would not seem viable. An alternative would be a gable in the front elevation which would alleviate the need for a rooflight and the proposed window.

SIGNED: _____ DATE: 06/12/01

Clerk To Twyford Parish/Town Council.

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
0 5 DEC 2001	
COPIES TO:	

HP



14 Broad Hinton
Waltham Chase
Twyford
Berkshire
RG10 OLQ

26th November 01

Helen Pollock
Development Control Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Madam

ApplicationNo. F/2001/5237
Proposed formation of room in loft space with window in side elevation and velux window.
Site Address: 1 The Spinney, Waltham Road, Twyford,. Reading

We wish to object most strongly to the above application the reasons as under.

This window will be no more than 3 feet from our garden fence and will not only look straight into our garden but will be able to look into our back bedroom. This is an invasion of our privacy. We were assured when this house was erected there would be no invasion of our privacy. We will carry on objecting to this and will go higher if we have to. The house being built where it is so close to ours, has already detracted from the value of our property, and has taken most of the sun away from our garden. If a window is allowed will detract even further the value.

We will if need be contact our local MP and local papers with pictures we have taken showing the close proximity of the building and how it will be with the proposed window.

We look forward to an early and favourable reply.

Yours faithfully,

Michael & Linda Brearley

14 Broad Hinton
Waltham Chase
Twyford
Berkshire
RG10 OLQ

PLANNING SERVICES
PCL
CS
CS
12 DEC 2001
COPIES TO:
ACK:
FILE:

10th December 01

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

Dear Sirs

Application No. F/2001/5237
1 The Spinney, Waltham Road, Twyford, Reading

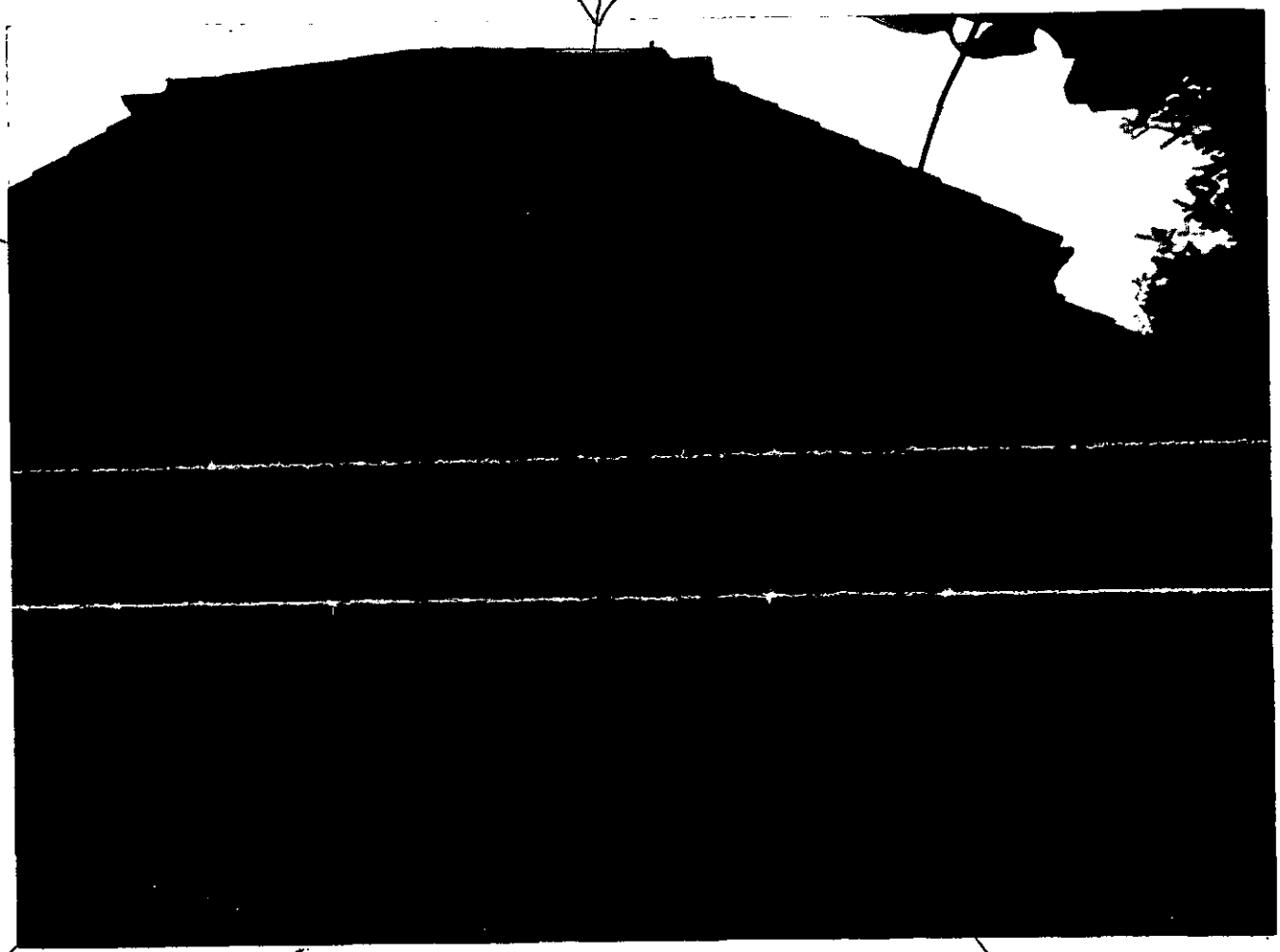
Further to previous communication with you regarding the proposed window to the above property, please find attached a digital picture of the proposed window. You can see how close the window will be in relation to our back garden, conservatory and bedroom and why we object most strongly.

Yours faithfully,

Linda & Michael Brearley

PLANNING SERVICES | KPT
PCL | TLS
DS

Proposed window



our balcony

our conservatory

our garden fence

DSC00003.JPG 2001/11/25 12:04:48

FILE COPY.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 14th December 2001
My ref: LS/MLT/2001/52

Mr M Brearley
14 Broad Hinton
Waltham Chase
Twyford
Berkshire
RG10 0LQ

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

Dear Mr Brearley

RE: 1 THE SPINNEY, APPLICATION F/2001/5237

Further to your letters dated 26th November and 10th December 2001, I write to advise you of the status of the above referenced application.

After my site visit to the above property, I have requested that the architects submit new plans omitting the window in the side elevation for my consideration.

Thank you for your co-operation in this matter, should you have any queries please do not hesitate to contact me on my direct line.

Yours sincerely

Louise Smith

Development Control Officer

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 14th December 2001
My ref: LS/MLT/2001/52

Mr M Brearley
14 Broad Hinton
Waltham Chase
Twyford
Berkshire
RG10 0LQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Yours sincerely

Louise Smith

Development Control Officer

1327

WOKINGHAM DISTRICT COUNCIL

To LOUISE

Date 13/12 Time 14·30

WHILE YOU WERE OUT

Name GENE TAVENER

Of 1 THE SPINNEY, TWYFORD

OR FOR THIS AFTERNOON ONLY 0118 9131234

Phone No. 0770 205 4128 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Returned your call

Call back tomorrow morning after talking to Asia -

~~[illegible]~~ side window is building reg

→ fire escape needs to be an openning window also.

→ glaze - will we reject on this basis

14/12 called Mr Tavener - he will forward plans B4 Xmas

31/12 tried to call - he is on AL

2/12 - still on A/L

7/1/02 - called - he was sick over X-mas not done yet, earliest he can get them to me is 8/1/02.

Signed Dawn

Building Regs

- can have fire escape as skylight window
  → need to be lower through.

CALL BACK AGENT

OK — will submit new plans.

write to advise neighbours

Velux max — 1.5m from eves

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 9th January 2002
My ref: LS/MLT/ F/2001/5237

Mr G Tavener
Carrington
Wokingham Road
Hurst
Berkshire
RG10 0RU

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

Dear Mr Tavener

RE: F/2001/5237 - 1 THE SPINNEY, TWYFORD

I write with reference to our numerous telephone conversations on the 14th December 2001 and the 7th and 9th January 2002. I am still awaiting the revised plans omitting the side elevation window, which I was promised before Christmas.

If I do not receive them within 14 days from today, I will have to make a decision on the application with the existing plans.

Please forward these plans as a matter of urgency.

Yours sincerely

Louise Smith
Planning Officer

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 9th January 2002
My ref: LS/MLT/ F/2001/5237

Mr G Tavener
Carrington
Wokingham Road
Hurst
Berkshire
RG10 0RU

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

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Please forward these plans as a matter of urgency.

Yours sincerely

Louise Smith
Planning Officer

Received by Wokingham District Council

Application No: F/2001/5237

Proposal:
Proposed formation of room in loft space with window in side elevation and velux window.

Location:
1 The Spinney, Waltham Road, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5237 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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

15 November 2001

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5237

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/2001/5237
1 The Spinney, Waltham Road, Twyford, Reading.
Proposed formation of room in loft space with window in side elevation and velux window.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5237**
1 The Spinney, Waltham Road, Twyford, Reading.
Proposed formation of room in loft space with window in side elevation and velux window.

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 6480

Date: **15 November 2001**

My ref: F/2001/5237

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

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1 The Spinney, Waltham Road, Twyford, Reading.
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Development Control Officer

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1 The Spinney, Waltham Road, Twyford, Reading.
Proposed formation of room in loft space with window in side elevation and velux window.
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 6480

Date: **15 November 2001**

My ref: F/2001/5237

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
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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5237**
1 The Spinney, Waltham Road, Twyford, Reading.
Proposed formation of room in loft space with window in side elevation and velux window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~18 SEP 2001~~ 14.11.01	Map No. 33. Site .0.03.....
Officer: HP / Application No. F/2001/5237	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FORMATION OF ROOM IN LOFT SPACE WITH WINDOW IN SIDE ELEVATION AND VELUX WINDOW

Location: 1 THE SPINNEY WALTHAM ROAD

Parish: TWYFORD Ward: Twyford. 15.11.01 JB

Applicant: MR WATTERSON

Fee (2) Received 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	Pls check red line on site - I think it is shown incorrectly compared with GIS map (runs E→W rather than N→S)	25/9 ✓	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Mark position of windows on block plan	25/9 ✓	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Show elevation with velux window.	25/9 ✓	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.01B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
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 .....

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 - Waltham Road - + See map

Environmental Services

For office use only.
Application number:

14.NOV.2001 * 5237

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 I. WATTERSON. 1, THE SPINNEY WALTHAM ROAD, TWYFORD BERKS.
2	Agent's Name Address and postcode Phone number	GENE TAVENER CARRINGTON WOKINGHAM ROAD HURST, BERKS RG10 0RU 0770 2054128
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.	1, THE SPINNEY, WALTHAM ROAD.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION / APPROVAL REQUIRED FOR: CONSENT 39350 } CONDITION 10 } NO WINDOWS 1st FLOOR LEVEL IN ANY ELEVATION CONSENT 41390 } CONDITION 4 }
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 ☐ N/A No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A
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.	N/A 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 I. WATTERSON.

Date 10.9.01.

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

Tel. 0118 9746429 (Direct Line)

14.NOV.2001* 5237

Date 25-09-01

Your ref.

My ref.

Gene Tavener
Camrybon
Wokingham Rd
Hurst RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

Tick relevant box

1) Permission is not required as proposed development is permitted development. ☐

2) ~~No location plans submitted -~~ 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. ☑ please check your OS map – compare it to our OS extract

3) The location plans submitted do not have the site outlined in red. ☐

4) The red line denoting the application site does not extend to the public highway. ☐ Is your red line correct?

5) ~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. ☑ Mark position of windows on block plan

6) The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed). ☐

7) Less than 4 copies of the application form/plans have been submitted. ☐

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Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
to copies of Scale elevation of building with velux windows shown.

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1933

ADDRESS 1 THE SPINNEY WALTHAM ROAD PARISH TWYFORD

PLOT No. 1 ORD. SHEET No. SU 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34924	MR. K. RANDALL	O/L	7.2.90	Ref
35477	"	"	23.4.90	CA
35897	"	"	25.7.91	CA
38162	MR. A. McGILL	ALT. HOUSE & GARAGE	7.11.91	Ref
39350	"	" "	6.8.92	CA
41390	G. & N. BUDDALE	"	20.8.93	CA
TP93/1813	"	"	14.9.93	F/APP
96/64545/F	MRS I. WATERSON	WROUGHT IRON GATES	12.12.96	CA

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

14.NOV.2001* 5237

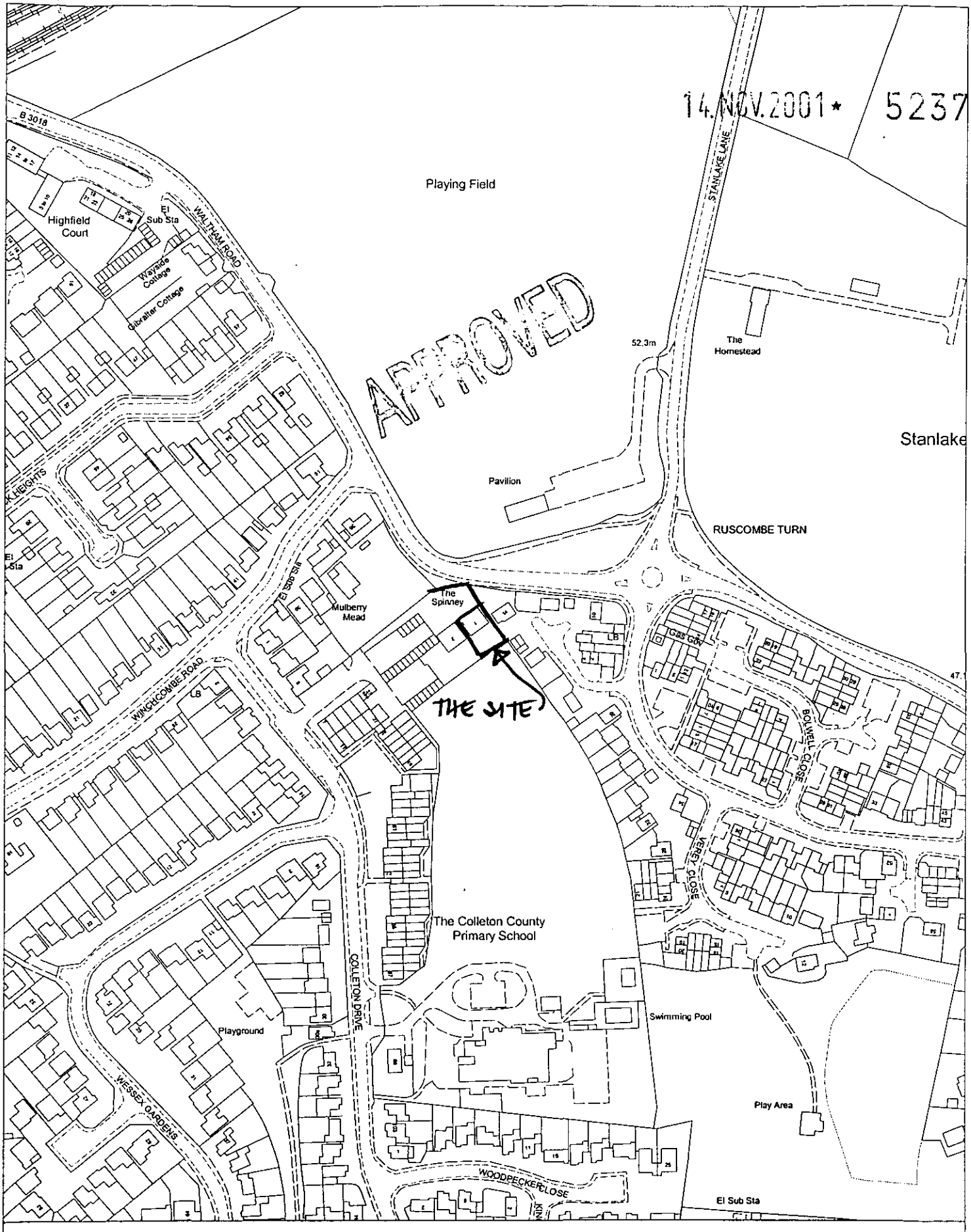
Householder planning application form

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 I. WATTERSON. 1, THE SPINNEY WALTHAM ROAD, TWYFORD BERKS.
2	Agent's Name Address and postcode Phone number	GENE TAVENER 'CARRINGTON' WOKINGHAM ROAD HURST. BERKS RG10 0RU 0770 2054128
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.	1, THE SPINNEY, WALTHAM ROAD.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION / APPROVAL REQUIRED FOR: CONSENT 39350 } CONDITION 10 } NO WINDOWS 1st FLOOR LEVEL IN ANY ELEVATION CONSENT 41390 } CONDITION 4 }
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 ☐ N/A No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A
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.	N/A 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



Site Plan, Scale: 1 to 2500

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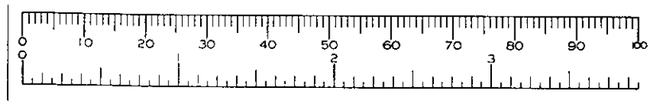
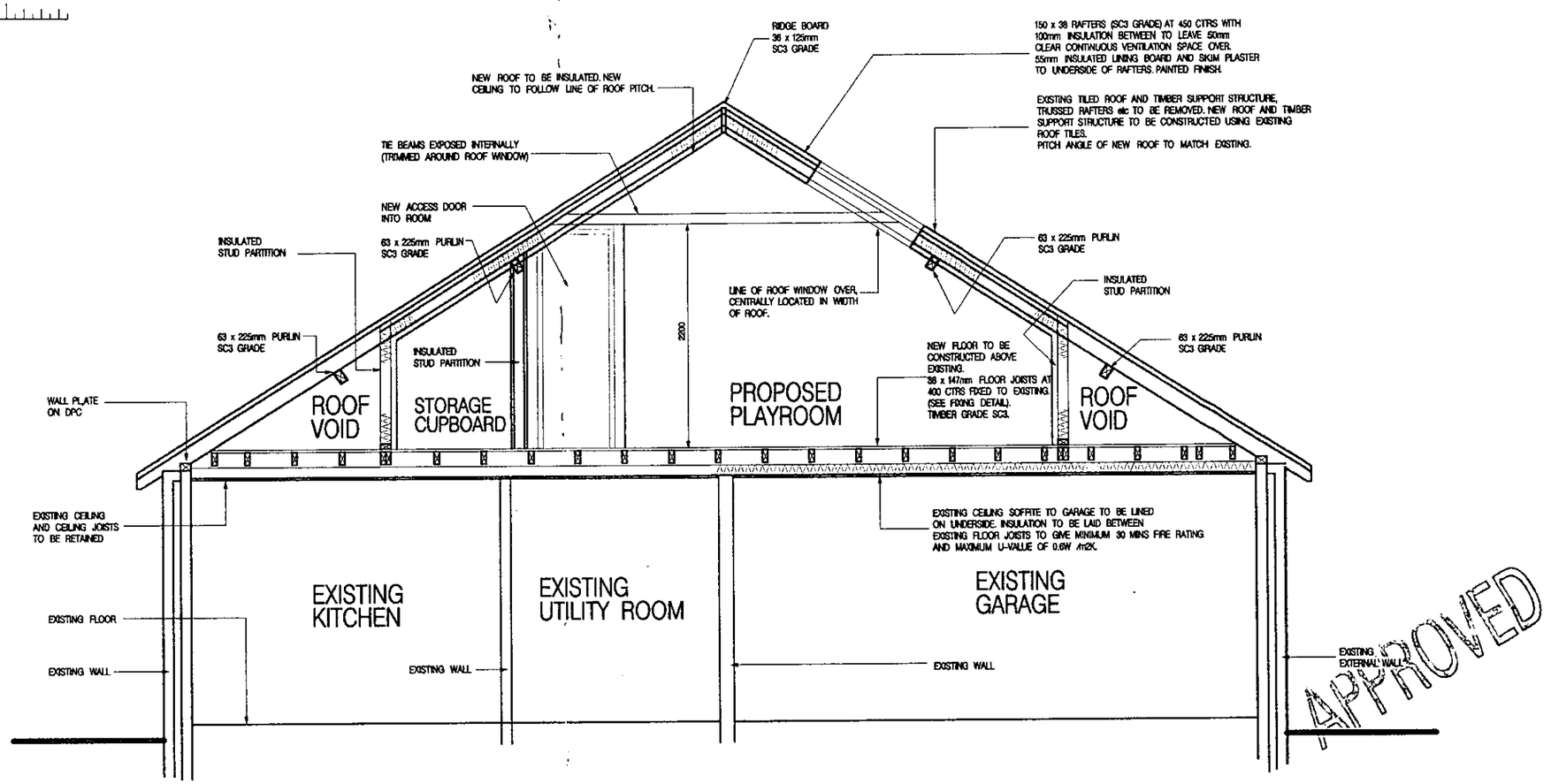




APPROVED

TYPICAL SECTION

REVISED PLAN
5237 - 1

CONSTRUCTION NOTES

ALL DIMENSIONS ARE IN MILLIMETRES.

THIS SET OF DRAWINGS MAY BE SUBJECT TO MODIFICATION TO COMPLY WITH THE REQUIREMENTS OF LOCAL AUTHORITIES. MATTERS IN CONFLICT TO BE REFERRED TO THE ARCHITECT.

DIMENSIONS AND DATA RELATING TO THE EXISTING BUILDING ARE GIVEN FOR GUIDANCE AND ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL CARRY OUT THEIR OWN SITE INSPECTIONS AND TAKE SITE DIMENSIONS.

CONTRACTORS SHALL TAKE ALL NECESSARY SITE DIMENSIONS BEFORE ORDERING ANY COMPONENTS FOR THE WORKS eg DOORS, WINDOWS.

FIRST FLOOR CONSTRUCTION.
22mm T /G FLOORING GRADE CHIPBOARD, MOISTURE RESISTANT TYPE C4 TO BS 5669, FIXED WITH MIN 63mm X 10g ANNULAR RING SHANK NAILS TO 38 X 147 JOISTS AT 400 CTRS. PROVIDE SOLID NOGGINS AROUND PERIMETER WHERE UNSUPPORTED EDGES ABUT A WALL, AND TO ALL JOINTS WHICH MUST BE STAGGERED.
PROVIDE 1 No CENTRAL ROW OF 'CULLEN' GALV STEEL HERRINGBONE JOIST STRUTS.
PROVIDE LATERAL RESTRAINT STRAPS TO ALL JOISTS SPANNING PARALLEL WITH EXTERNAL WALLS USING 32 X 6 X 1000 LONG MS STRAPS AT MAX 2000 CTRS., FIXED TO INNER LEAF OF EXTERNAL WALLS AND 3 No JOISTS.
PROVIDE TIMBER BLOCKING OR STRUTTING BETWEEN JOISTS AT STRAP POSITIONS WITH PACKING BETWEEN WALL AND JOISTS AS BS 5628 PART 1, 1978
CEILING TO BE 12.5mm PLASTERBOARD AND SKIM.
JOISTS TO BE BUILT INTO WALLS AND ENDS TREATED WITH CUPRINOL.
DOUBLE JOISTS BOLTED AT 600mm CENTRES OR NOGGINGS UNDER LINE OF PARTITIONING BEARING ONTO FLOOR.

CATNIC LINTOLS OVER OPENINGS WITH MINIMUM BEARING OF 200mm. LINTOLS TO BE INSULATED.
PROVIDE PROPRIETARY INSULATED CAVITY CLOSERS eg 'THERMABATE' OR SIMILAR AT ALL NEW WINDOW AND DOOR JAMBS /CILLS, TO PREVENT COLD BRIDGING.

INTERNAL DOOR OPENINGS IN BLOCKWORK WALLS TO HAVE 100 x 150mm PRECAST REINFORCED CONCRETE LINTOL OVER, WITH 150mm MIN BEARING.

PITCHED ROOF.
ROOF COVERING TO BE ROOF TILES TO MATCH EXISTING ON 38 x 50mm TANALISED SW BATTENS ON SARKING FELT ON RAFTERS. VERGE TILING TO BE BEDDED IN MORTAR AND WATERPROOF ADDITIVE IN MIX. SUPALUX UNDERCLOAK.

ROOF INSULATION AND VENTILATION.
PROVIDE CROSS VENTILATION TO ROOF SPACE AT EAVES WITH PERMANENT SOFFITE VENTS INCORPORATING WIRE MESH FLY SCREENS GIVING AN AREA EQUIVALENT TO A CONTINUOUS GAP OF NOT LESS THAN 25mm BETWEEN FASCIA BOARD AND SOFFITE. PROVIDE CLEAR MIN 50mm CONTINUOUS AIR SPACE ABOVE INSULATION.

RIDGE VENTS TO BE PROVIDED AT 1 METRE INTERVALS TO GIVE A VENTILATION AREA EQUIVALENT TO NOT LESS THAN A CONTINUOUS STRIP 5mm WIDE.

INSULATION TO NEW PITCHED ROOF AND INSULATED STUD PARTITIONS TO BE BRITISH GYPSUM 100mm THICK 'ISOWOOL', WITH BRITISH GYPSUM 55mm THICK 'THERMAL BOARD PLUS' (INCORPORATING VAPOUR BARRIER) FIXED TO UNDERSIDE OF JOISTS /RAFTERS, AND SKIM COAT PLASTER FINISH, ALL TO ACHIEVE 0.35 W/m2K.
INSULATION TO INTERNAL FACE OF EXTERNAL WALL TO NEW ROOM TO BE BRITISH GYPSUM 100mm THICK 'ISOWOOL', WITH BRITISH GYPSUM 65mm THICK 'THERMAL BOARD PLUS' (INCORPORATING VAPOUR BARRIER) FIXED TO 6W BATTENS AT 400mm CENTRES, AND SKIM COAT PLASTER FINISH, ALL TO ACHIEVE 0.45 W/m2K.
600 GUAGE POLYTHENE DPM BETWEEN INTERNAL WALL FACE AND NEW BATTENS.
GABLE END OF ROOF.
GALVANISED STEEL STRAPS ON SOLID BRIDGING PIECES FIXED TO FIRST THREE RAFTERS, SPACING OF STRAPS NOT TO EXCEED 2 METRES. END RAFTER INSTALLED TO SUPPORT BARGEBOARD. RAFTER TIED TO NEW ROOF WITH 100 x 50mm LADDER TIES BUILT INTO GABLE END WALL.

SURFACE WATER DRAINAGE.
EXISTING RWPS AND GUTTERS TO BE RETAINED.

ROOM VENTILATION.
WINDOWS TO BE DOUBLE GLAZED AND TO PROVIDE MIN 5% OF THE ROOM FLOOR AREA OPENABLE. 8000mm2 AREA OF NIGHT VENTS TO BE PROVIDED.

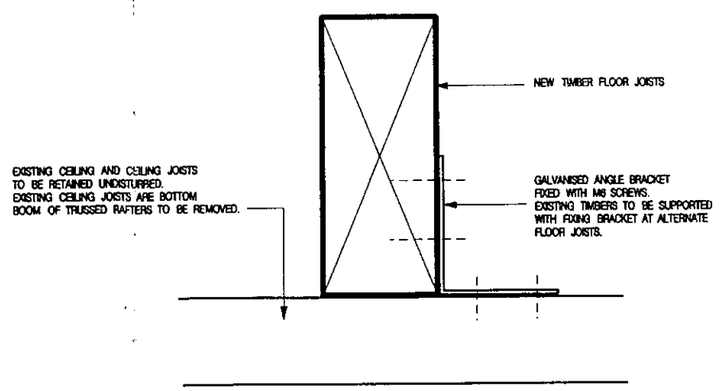
ALL DIMENSIONS RELATING TO WORKS WITHIN THE ROOF SPACE ARE STRICTLY APPROXIMATE. FINAL DIMENSIONS WILL DEPEND ON ROOF STRUCTURE AND ANGLE OF SLOPE ETC.

ALL STRUCTURAL TIMBER, JOISTS etc, TO BE STRENGTH CLASS SC3, AND TO BE PRE – TREATED IN ACCORDANCE WITH BS 4072 1973, AND TO BE REGULARISED SIZES.

ROOF TIMBER SIZES TO BE AS SHOWN ON DRAWINGS AND IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCULATIONS.

FORM NEW TIMBER STUDWORK PARTITIONS IN 50 X 100 VERTICAL STUDS AT 450 CTRS, NOGGINS AT 1200 CTRS, WITH CROSS BRACING, AND FACED BOTH SIDES WITH 9.5mm PLASTERBOARD AND SKIM FINISH.
PROVIDE DOUBLE FLOOR JOISTS UNDER ALL FIRST FLOOR STUDWORK PARTITIONS.

EXISTING GARAGE CEILING TO BE LINED ON UNDERSIDE WITH BRITISH GYPSUM 12.5mm MOISTURE RESISTANT 'FIRELINE' BOARD.
60mm THICK BRITISH GYPSUM 'ISOWOOL 1000' TO BE LAID BETWEEN EXISTING FLOOR JOISTS.



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scale : 1 : 50 date : DEC 2001

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

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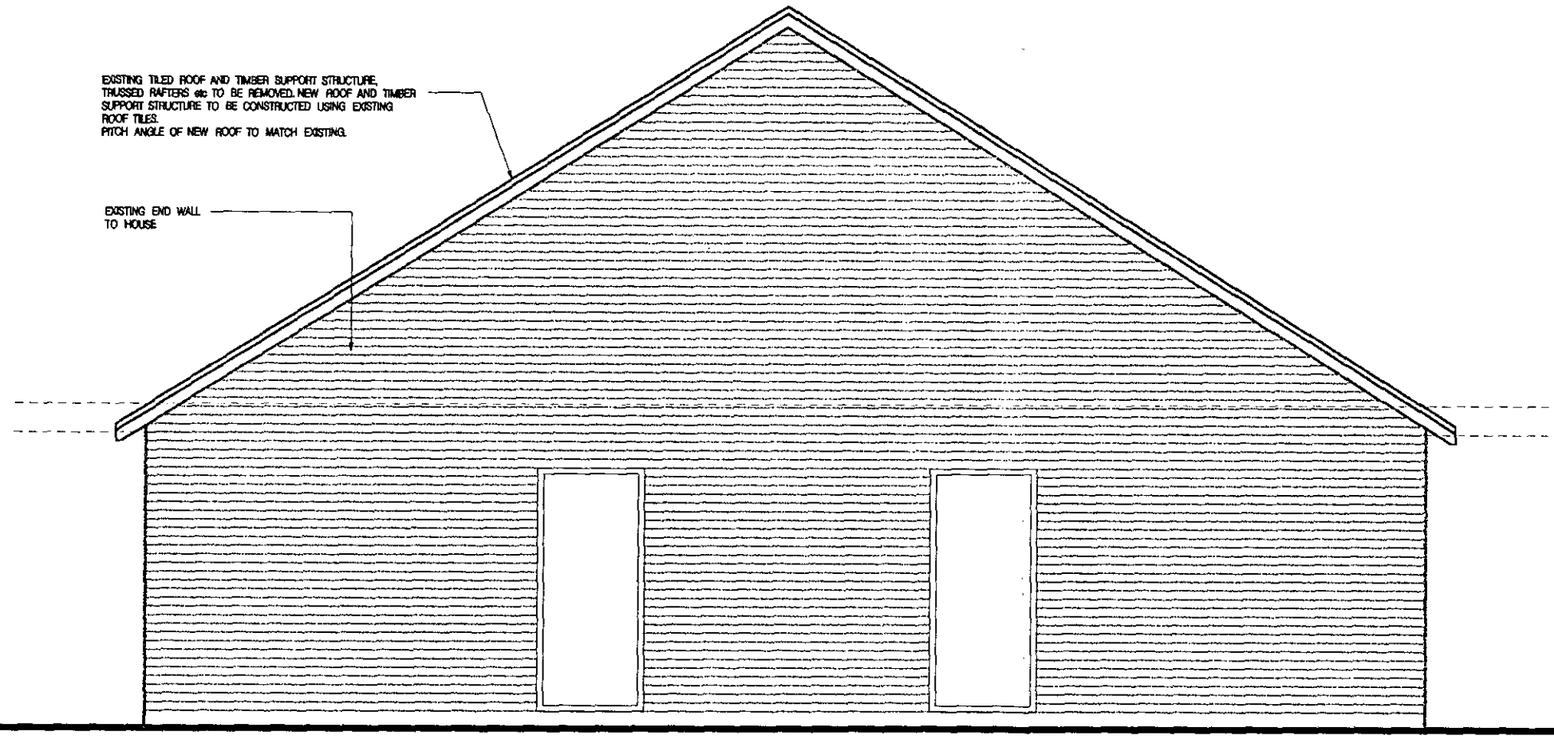

SIDE ELEVATION

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REVISED PLAN

5237

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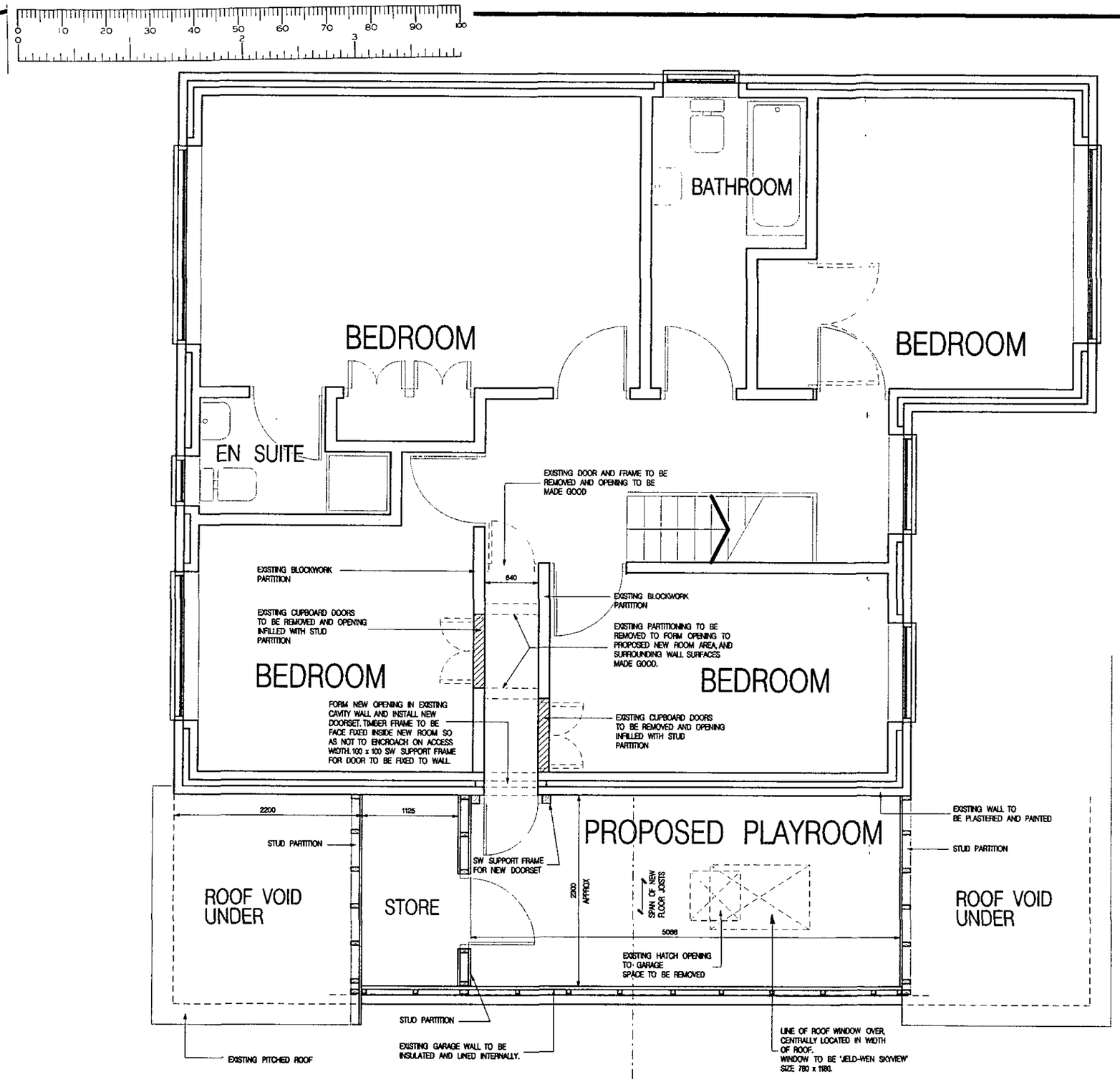

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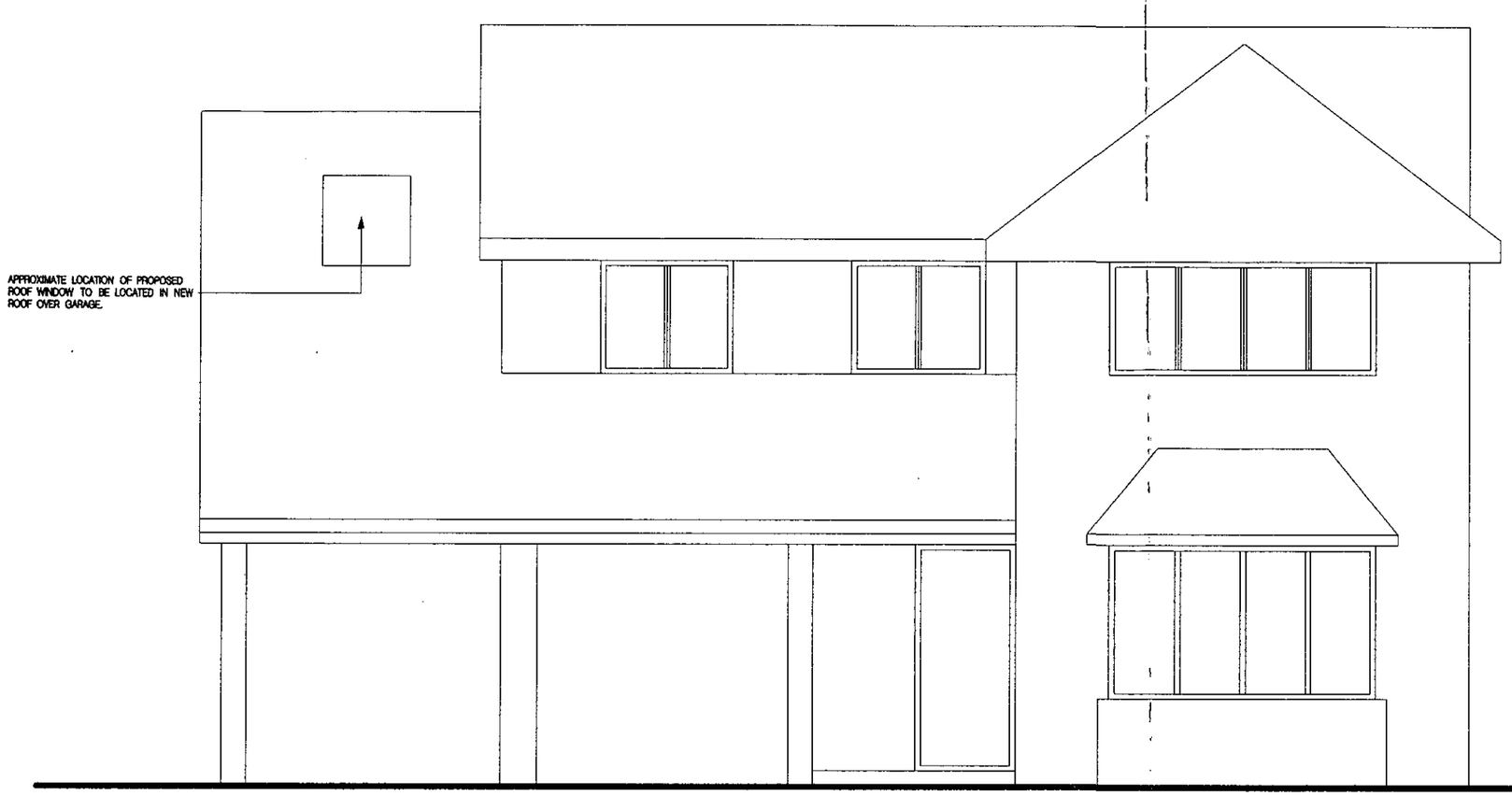

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FRONT ELEVATION

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