APPLICATION NO:
F/2002/6022

LOCATION:
96 Hurst Road, Twyford Reading.

APPLICANT:
Mr/Mrs G Coster

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

EARLIEST DATE FOR DECISION: **21/04/2002**
28 day expiry 25/4/02
APPLICATION WILL HAVE EXPIRED ON:
15/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

D1 1139

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Coster
96 Hurst Road
Twyford
Berks
RG10 0AN

Application Number: F/2002/6022

Parish: **TWYFORD**

Location: **96, Hurst Road, Twyford, Reading.**

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

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

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

Condition
2. All new 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of highway safety and convenience.

Informative
1. The applicant is advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
2. The applicant is advised that no spoil or materials should be deposited or stored on that part of the site lying within the area of land liable to flood.

Informative
3. The applicant is advised that no building or raising of ground levels should take place on that part of the site lying within the area of land liable to flood.

Informative
4. The applicant is advised that any walls or fencing constructed within or around the area of land liable to flood should be designed to be permeable to flood water.

Informative
5. 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 Ian Doyle on 01276 454365 for further details.

Informative
6. The applicant is advised that in view of the nature of the waste and its distance from this site it is unlikely that landfill gas will present a risk to this proposal.

Informative
7. 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 EN1 and EN3.
Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WIC16.

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6022 PL
BUILDING CONTROL NUMBER	FX 2002/3627 North
APPLICANT/AGENT	Mr Bob Parker
ADDRESS OF SITE	96 Hurst Road TWICKENHAM
DESCRIPTION OF PROPOSED WORK	2 storey side + rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd 30/10/02	KJ0202.006 rev A
FLOOR PLANS	KJ0202.007 rev 0	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	12/11/02	

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	

Applicationo	Name & Address
F/2002/6022	Mr & Mrs M Stacey 98 Hurst Road TWYFORD RG10 0AN
APPLICATION APPROVED	Letters sent 17.05.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6022

Applicant : Mr/Mrs G Coster .

Location : 96, Hurst Road, Twyford, Reading.
Proposal : Proposed two storey side and rear extension to dwelling.

but removed after consultation expiry.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 20/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 15/05/2002. 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 :

Env Health : no objection
Env Agency : no objections.
Highways : approval with condition
Twyford Parish Consultation : Object on grounds of unneighbourly to No 98. loss of light. adverse impact to street scene.
Neighbour 98 : loss of light to kitchen. too large for plot.

Planning Issues : I/d Sett

LBE1, LBE2, LPS2, LPS3,
WOS3, WBE1, WIC16
EN1, EN3.

Application Number: F/2002/6022 **Officer : Francis Leo**
96 Hurst Road, Twyford, Reading

Appraisal :

Development
Proposed two storey side and rear extension to dwelling.

The site is a semi-detached property located in the identified settlement of Twyford within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The depth of the proposed first floor rear extension is 3.15m A 45 degree angle drawn from the first floor window of adjoining property no 94 indicates that the proposal would not obstruct light or have a overbearing effect on the neighbouring property.

The owner of No 98, adjoining property to the south, has objected on grounds that the proposed first floor would obstruct light to their kitchen. A 45 degree angle drawn from the end of the proposed first floor extension demonstrates that there would be no obstruction of light to the rear windows at no 98. There would however be some loss of light to the first floor landing window on flank wall and window to kitchen at ground floor. Not being habitable rooms any adverse impact would only be minimal. However, both windows would receive some sunlight in the afternoon from the southerly sun because the rear of the properties face west. In view of this it is felt there would be no adverse impact upon neighbouring properties.

Impact upon the character of the area
It is proposed to align the front wall of the two storey extension with the front building line and to extend the existing ridge over to a new gable wall and to continue the pitched roof to the front and rear in the same profile as the main roof..

Although such a scheme would alter the front elevation considerably it is felt that the scheme can be accepted because Hurst Road comprises of varied design and styles. For example no 96 has a pitched roof with a front gable with no 94 set-back by 70mm, whereas no such gable or set-back exists at no 98 and no100. The properties opposite are also of different styles in their elevational treatment. In view of this it is felt the proposal would have no adverse upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6022

Appraisal :

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

Application Number F/2002/6022
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C137	R137	insert 'extension'.
			(1) ENV Agents conditions as informative
			(2) Ground water protection Zone, Conrad Moore guidance
			(3) landfill site
Informative for approvals			~~[illegible]~~
N16			
LODDON AREA LOCAL PLAN POLICIES:			~~LBE1~~ LBE2, LPS2, LPS3.
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WDS3, WBE1, WIC16
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			EN1, EN3.
~~MINERALS LOCAL PLAN POLICIES:~~			

(4)

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

Date: 14.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 96 Hurst Road Twyford Reading. APPLICATION NUMBER: F/2002/6022	OFFICER: Francis Leo DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey; ~~[illegible]~~ semi-di. red bricks. garage to side

3. DESCRIPTION OF SITE/BUILDING 2 storey, parking at front court single storey rear extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

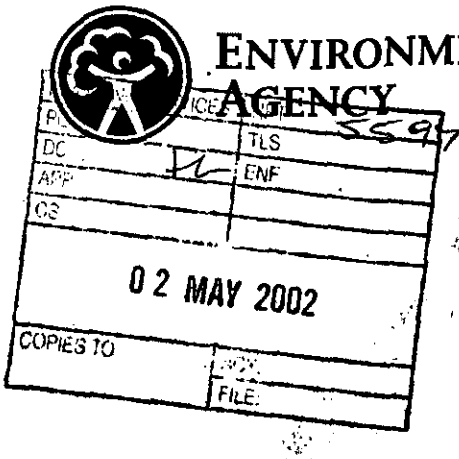
No 98. has a landing window at 1st FL.
Kitchen window at ground floor. Single storey extn at rear.

5. SITE CONSTRAINTS

TREES	
ACCESS/PARKING	at front
LEVELS	
BOUNDARY TREATMENT	1.5m ~~to~~ timber fence bet 98 and 98
OTHERS	Bushes and creepers on both sides.

~~102~~ : a 2 storey extn has been permitted at No 102. but it is extended from the exts flank-wall.

ENVIRONMENT AGENCY



Our Ref : SP/2002/005532-1/1
Your Ref : FRANCIS LEO/2002/6022

Date : 29 April 2002

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

FAO: Francis Leo

Dear Sir/Madam

2 STOREY SIDE/REAR EXTENSION.
96 HURST ROAD TWYFORD READING

Thank you for your letter dated 28 March 2002, received on 2 April 2002. Please quote the following reference in any correspondence: SU77NE/5/31. The Environment Agency has the following comments:

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:

The applicant is advised that

CONDITION: No soakaways ~~shall~~ should be constructed such that they penetrate the water table, and they ~~shall~~ should not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No spoil or materials ~~shall~~ should be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No building or raising of ground levels ~~shall~~ should take place on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the area of land liable to flood ~~shall~~ should be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent

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

increased risk of flooding.

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 Ian Doyle on 01276 454365 for further details.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Flooding Information

The bottom boundary if this site is within the indicative floodplain of the Twyford Brook. I have enclosed a copy of the indicative flood map with this letter. As the floodplain only passes through the bottom of the section it should have no effect on the proposed development.

Wildlife Conservation

Wildlife Enhancement

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

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 also help to prevent the spread of invasive, alien species within the region.

Natural Drainage

The development should incorporate Sustainable Drainage Systems (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.

Environment Protection
Surface water from hard surfaced 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.

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 applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Mr & Mrs Graham Coster

Agency disclaimer

You should note that this information is based on that currently available to the Agency. The Agency and its officers accept no liability whatsoever for any loss or damage arising from interpretation or use of this information.

This information is provided subject to the enclosed notice which you should read.

Indicative Floodplain Map Macro

The Environment Agency Indicative Floodplain Maps use the best information currently available. They are based on both historical flood records and geographical models, and indicate where flooding from rivers, streams and watercourses is possible. If a site is indicated on these maps as lying within the indicative flood plain, it is considered to have a 1 in 100 (or 1 per cent) chance of flooding in any year. In coastal areas, this chance is 1 in 200 (or 0.5 per cent) in any year.

These flood plain maps are also available on the Environment Agency website, in the "What's in your Backyard" section. The address for this website is: www.environment-agency.gov.uk.

For more information regarding the Indicative Flood Plain Maps please see the information on the website, under the "Tell Me More" section. Alternatively please contact your local Agency office for a copy.

NOTICE

GENERAL

1. Nothing in this notice will in any way restrict your statutory or any other rights of access to the Data.

2. All intellectual property rights in this data and information supplied to you ("Data") whether owned by the Agency ("Agency Data") or third parties ("Third Party Data") will continue to be owned by the parties.

3. The Data have not been prepared to meet your or anyone else's individual requirements and it is your responsibility to ensure that the Data meet your needs.

4. The Agency cannot ensure that the Data in its possession will always be accurate, complete, up to date or valid but the Agency will use reasonable care to ensure that you are provided with an accurate copy of that Data that is in its possession.. The Agency gives no warranty that the copy of the Data that it provides is accurate. This does not restrict your statutory rights.

5. Any charge you may pay us reflects only reasonable cost of supplying the Data to you.

6. If you have asked for the Data to be supplied in an electronic format we cannot guarantee that the medium is free of any defects and you should undertake the appropriate virus checks.

7. Third Party data use, including copying, must be limited to statutory rights.

8. Internal Business or Personal Use You may use Agency Data for your own private use or for use within your business without restriction.

9. Giving Copies to Others. You may do this without restriction in respect of Agency Data provided that you make no charge and attach a copy of this notice. Recipients should also comply with the notice . Whenever possible and appropriate any authorised copying of Agency Data shall acknowledge the Agency's ownership of Agency Data. One way of doing this is by adding the words **"Copyright Environment Agency"** to the information or copy.

10. Other Use. If you wish to use Ageny Data in any way other thatn as set out above (including in particular for commercial gain, for example by the way of rental, licence, sale or providing services for consideration) you should contact us with details of what you are proposing to do. **UNLESS** we have already indicated to you that your proposed use is agreed **OR** you are satisfied that such use would not infringe our intellectual rights.

11. Use by Solicitors, Surveyors etc. If you are a solicitor, a chartered surveyor or other professional body has an arrangement with the Agency you may use Agency Data in accordance with with these arrangements ("Professional Body Arrangements") in which case paragraphs 1 to 8 above and the Professional Body Arrangements shall apply. Paragraphs 1 to 10 above shall apply in respect of all uses not covered by Professional Body Arrangements.

Jan Cooper

From: Tom Payne
Sent: 14 May 2002 11:47
To: Jan Cooper
Subject: FW: Planning consultation F/2002/6022

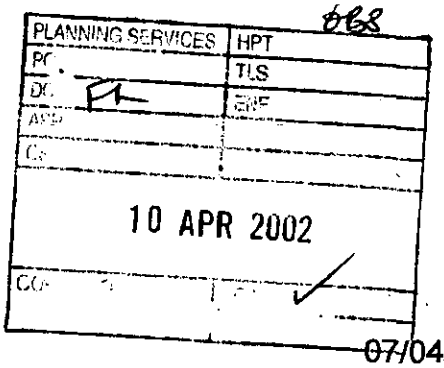
-----Original Message-----
From: Tom Payne
Sent: Tuesday, May 14, 2002 11:26 AM
To: Francis Leo
Subject: Planning consultation F/2002/6022

Francis, apologies. While I had written the response I had forgotten to email it to you!



000695.doc

Tom Payne
Senior Environmental Health Officer
Environmental Protection & Housing
Wokingham District Council
tel. 0118 974 6361
fax. 0118 974 6401
tom.payne@wokingham.gov.uk
www.wokingham.gov.uk



Francis Leo
Development Control Officer
Wokingham Unitary Council
PO Box 157
Shute end, Wokingham, Berks RG40 1WR.

07/04/02

Planning application number: F/2002/6022
Site Address: 96, Hurst Road Twyford Reading Berks RG10 0AN.
Proposal; Proposed two storey side and rear extension to dwelling.

Dear Sir,
We would like the following issues to be considered by the planning committee concerning the above proposal, the project we object to and wish it to be blocked.

1. **Design Appearance and Layout.**
   This design is far too large for the mother plot on which it is proposed. The plan of the extension distracts from the original design of the houses creating an appearance out of character with the original housing theme. Design will prevent any rear access to the original property.

2. **Effect on Daylight and Privacy.**
   The closeness to the boundary will seriously affect daylight into our kitchen and the view we may have from that window will be a large brick wall. Our kitchen will also need electric light all day in order to be safe, which will be inconvenient and costly to us.

3. **Highway Safety and Traffic.**
   Hurst Road in particular is a busy and a fast entrance into Twyford. Given the poor access to the site, supply vehicles will have to park/rotate in the road and offload with difficulty. This will create potential hazards and hold-ups giving rise to poor visibility and potential dangers to road users and pedestrians alike.

4. **Noise, Smells and Disturbance.**
   As old age pensioners this development will make its toll on our lifestyle as we occupy the property most of the daytime. The work will create 6 months or more of noise, debris, dust, and inconvenience. As there is to be no rear access and the building very close to our boundary, materials will be stored and concrete processed in the front. This will mean potential safety hazards for us and a possibility that our vehicle (which is parked in the front) could be harmed.
   In the past our kitchen drainage has suffered many times due to the fact the pipes are old and drain into and under the proposed extension site. This will cause problems should the situation not be remedied causing future disturbance to us.
   The design of the property means that it is very close to our boundary. This suggests that scaffolding will be required on our side and our fence will suffer from either being demolished or damaged. Scaffolding erected on our side of the boundary will prevent us from having access to our back garden during building works, which will have an adverse effect on our vegetable and flower beds. Neither of these aspects have been mentioned in the planning proposal or conversation with our neighbour.

Moreover the closeness to the boundary means that debris could fall into our property or builders may need access to our side. Permission would have to be sought from the landlord (WDC) and this we would vehemently object to.

Whilst we respect our neighbours' wish to improve their lifestyle, and have no malice towards them, nevertheless believe that this proposal has been prematurely put forward and issues not considered.

Yours sincerely,

M. E. Stacey M B Stacey

Mr & Mrs M Stacey
98 Hurst Road
Twyford Reading Berks RG10 0AN
Tel: (0118) 9345481

Tel. 0118 974 6502
Date: 28 March 2002
Your Ref:
My Ref:Francis Leo
F/2002/6022

PLANNING SERVICES	RPT
PC	
DC	
APP	
CS	

10 APR 2002

COPIES TO	ACK:
	FILE

The Owner / Occupier
98
HURST ROAD
TWYFORD
READING
RG100AN

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam
Application Number: F/2002/6022
Site Address: 96, Hurst Road, Twyford Reading.
Proposal: Proposed two storey side and rear extension to dwelling..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6022 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6022.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Francis Leo on 0118 974 6502.

Yours faithfully,

Francis Leo

Development Control Officer

ORL

PLANNING SERVICES	HPT
POL	TLS
DC	BNF
APP	
CS	

08 APR 2002

COPIES TO ✓

FILE

Francis Leo
Development Control Officer
Wokingham Unitary Council
PO Box 157
Shute end, Wokingham, Berks RG40 1WR.

07/04/02

Planning application number: **F/2002/6022**
Site Address: 96, Hurst Road Twyford Reading Berks RG10 0AN.
Proposal; Proposed two storey side and rear extension to dwelling.

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   The closeness to the boundary will seriously affect daylight into our kitchen and the view we may have from that window will be a large brick wall. Our kitchen will also need electric light all day in order to be safe, which will be inconvenient and costly to us.

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   Hurst Road in particular is a busy and a fast entrance into Twyford. Given the poor access to the site, supply vehicles will have to park/rotate in the road and offload with difficulty. This will create potential hazards and hold-ups giving rise to poor visibility and potential dangers to road users and pedestrians alike.

4. **Noise, Smells and Disturbance.**
   As old age pensioners this development will make its toll on our lifestyle as we occupy the property most of the daytime. The work will create 6 months or more of noise, debris, dust, and inconvenience. As there is to be no rear access and the building very close to our boundary, materials will be stored and concrete processed in the front. This will mean potential safety hazards for us and a possibility that our vehicle (which is parked in the front) could be harmed.
   In the past our kitchen drainage has suffered many times due to the fact the pipes are old and drain into and under the proposed extension site. This will cause problems should the situation not be remedied causing future disturbance to us.
   The design of the property means that it is very close to our boundary. This suggests that scaffolding will be required on our side and our fence will suffer from either being demolished or damaged. Scaffolding erected on our side of the boundary will prevent us from having access to our back garden during building works, which will have an adverse effect on our vegetable and flower beds. Neither of these aspects have been mentioned in the planning proposal or conversation with our neighbour.

Moreover the closeness to the boundary means that debris could fall into our property or builders may need access to our side. Permission would have to be sought from the landlord (WDC) and this we would vehemently object to.

Whilst we respect our neighbours' wish to improve their lifestyle, and have no malice towards them, nevertheless believe that this proposal has been prematurely put forward and issues not considered.

Yours sincerely,

M. E. Stacey M. B. Stacey

Mr & Mrs M Stacey
98 Hurst Road
Twyford Reading Berks RG10 0AN
Tel: (0118) 9345481

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Francis Leo, Development Control — Your Ref: F/2002/6022

From: Tom Payne, Environmental Health — My Ref: 000695

Date: 8 April 2002

PROPOSED TWO STOREY SIDE AND REAR EXTENSION TO DWELLING.

96 HURST ROAD, TWYFORD.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 789 747	200 m	Redland Broadwater (1)	Inert

The applicant is advised that
In view of nature of the waste and its distance from this site it is unlikely that landfill gas will present a risk to this proposal.

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

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 March 2002

Application Number: F/2002/6022

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

Parish: TWYFORD PARISH

Site Address:
96, Hurst Road, Twyford, Reading.

Applicant:
Mr/Mrs G Coster .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122, R122
C137 (INSERT : EXTENSION), R137.

Signed: _____ **Print name:** Adam 10/04/02

FROM: Francis Leo

DATE: 28 March 2002

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/6022

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

Site Address: 96, Hurst Road, Twyford, Reading.

Applicant: Mr/Mrs G Coster .

Your observations are required in respect of this application **by 21/04/2002** .

PLANNING SERVICES	HPT
POL	TLS
DC	EDP
CS	
05 APR 2002	
COPIES TO	ACK
	FILE

My Council comments,
The side extension is unneighbourly to number 98 and likely to block out their light. The proposal would also have an adverse impact on the street scene.

SIGNED: [signature]

DATE: 4/4/02

Clerk To Twyford Parish/Town Council.

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

Tel: 0118 974 6502

Date: 28 March 2002

My ref: F/2002/6022

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/2002/6022
96, Hurst Road, Twyford, Reading.
Proposed two storey side and rear 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6022**
96, Hurst Road, Twyford, Reading.
Proposed two storey side and rear 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 6502

Date: 28 March 2002

My ref: F/2002/6022

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/2002/6022
96, Hurst Road, Twyford, Reading.
Proposed two storey side and rear 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6022**
96, Hurst Road, Twyford, Reading.
Proposed two storey side and rear 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 6502

Date: 28 March 2002

My ref: F/2002/6022

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/2002/6022
96, Hurst Road, Twyford, Reading.
Proposed two storey side and rear 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6022**
96, Hurst Road, Twyford, Reading.
Proposed two storey side and rear 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/2002/6022

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

Location:
96, Hurst 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/2002/6022 to enable the library staff to locate the correct information.

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, *Wokingham Berkshire, RG40 1WR to arrive on or before* 21/04/2002. 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 March 2002

Tel. (0118) 974 6429 or 6433

Date: 14 March 2002

Your Ref:

My Ref: F/2002/6022

Mr/Mrs G Coster
96
Hurst Road
Twyford
Berks
RG10 0AN

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 Sir/Madam

Reference Number: 2002/6022

Site Address: 96, Hurst Road, Twyford, Reading.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

6 copies of the elevational drawings and floor plans are required. Only one set has been submitted. Also include the other side elevation. All elevations are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

ADDRESS 96 HURST ROAD PARISH TWYFORD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/134/62	MRC DAVIES	GARAGE & ALT. TO ACCESS	12.7.62	APP. Cl
1432/71	NDC	MOD. & IMPROVEMENTS	27.1.72	Cl
F/2002/6022	Mr. & Mrs. Coster	2 St/S & R Exctn.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

6022

Environmental Services

For office use only.
Application number: 20 MAR 2002 6022

Householder planning application form

DELEGATED

WOKINGHAM UNITARY
Aiming for Excellence

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 GRAHAM COSTER 96 HURST ROAD TWYFORD BERKS RG10 0AN 01189 342233
2	Agent's Name Address and postcode Phone number	PLA
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: TWO STOREY SIDE AND PART 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.	PART RED BRICK PART PAINTED RENDERING
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 English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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: G Coster

on behalf of GRAHAM COSTER

Date 18-02-2002

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 FEB 2002	20 MAR 2002
Officer: FL	Application No. F/2002/6022

Map No. 33 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE & REAR EXTENSION TO DWELLING

Location: 96 HURST ROAD

Parish: TWYFORD Ward: .....

Applicant: MR/MRS G COSTER

Fee (G) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	OTHER SIDE ELEVATION ONE COPY	13/3	
6	Floor plans	ONE COPY		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health - LANDFILL SITE ✓ .....
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 - FLOOD ZONE - LANDFILL SITE - GROUNDWATER PROTECTION ZONE ✓ : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

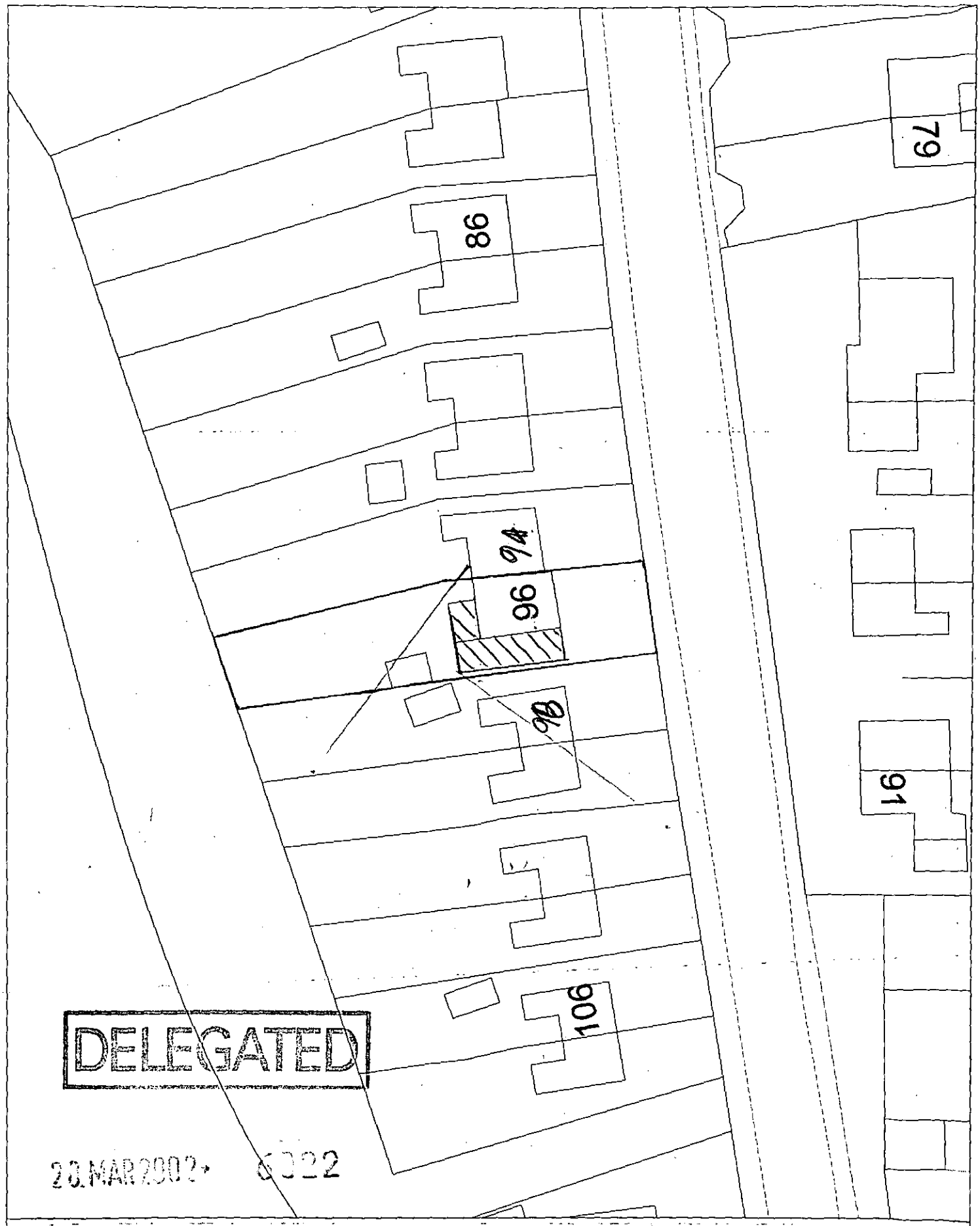
OTHERS:

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

NEIGHBOURS:

.....
.....S/N.t. see map.....
.....
.....
.....
.....
.....
.....
.....

Organisation_Name	Building_Name	address1	Postcode
		85HURST ROADREADING	RG100AH
		87HURST ROADREADING	RG100AH
		89HURST ROADREADING	RG100AH
		94HURST ROADREADING	RG100AN
		96HURST ROADREADING	RG100AN
		98HURST ROADREADING	RG100AN



DELEGATED

20 MAR 2002 6022

Site Plan, Scale: 1 to 500

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Date: 14 February 2002

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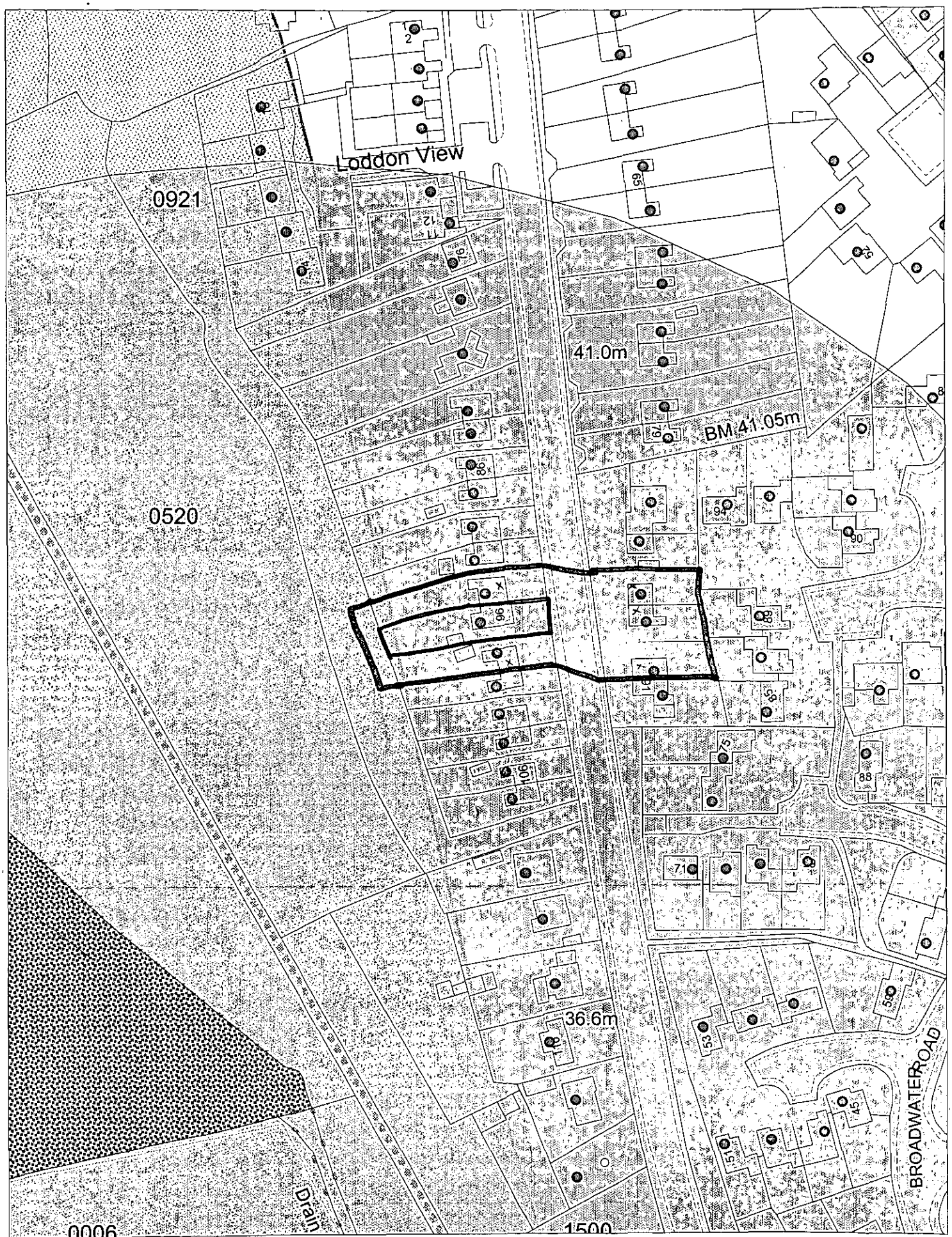

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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2002

Scale: 1 : 1250

N W E S