SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0406

LOCATION:
26 Cotterell Gardens, Twyford Reading.

APPLICANT:
Mr & Mrs C Cross C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed two storey side/rear extension to dwelling plus detached garage.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **16/03/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs C Cross
C/O Richard Fenn Designs Ltd
11 Harrier Close
WOODLEY
Berkshire

Application Number: F/2000/0406

Parish: **TWYFORD**

Location: **26 Cotterell Gardens, Twyford, Reading**

Proposal: **Proposed two storey side/rear extension to dwelling plus detached garage**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. The proposed two storey side extension and the front detached garage, by reason of their bulk, massing and locations would form obtrusive features, to the detriment of the character and appearance of the surrounding street scene. As such, the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

Reason
2. The proposed detached garage, by reason of its bulk and location, would significantly obscure the visibility of both pedestrians and drivers exiting the shared driveway. As such the proposal is contrary to Policy LT5 of the Loddon Area Local Plan and Policy WT7 of the Wokingham District Local Plan.

Head of Planning and Transportation
Date: 22 March 2000

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.

ADDRESS 26 COTTERELL GARDENS PARISH TWYFORD

PLOT No. 33 ORD. SHEET No. SU 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15335	LAING	O/L.	6.5.81	REF
33344	"	O/L.	27.4.89	CIAC
33345	"	O/L.	W/DR.	
37962	"	RES DEV.	W/DR.	
38401	"	"	13.11.81	CIAC
39554	"	ALT. HOUSE & GARAGE	29.7.92	CIAC

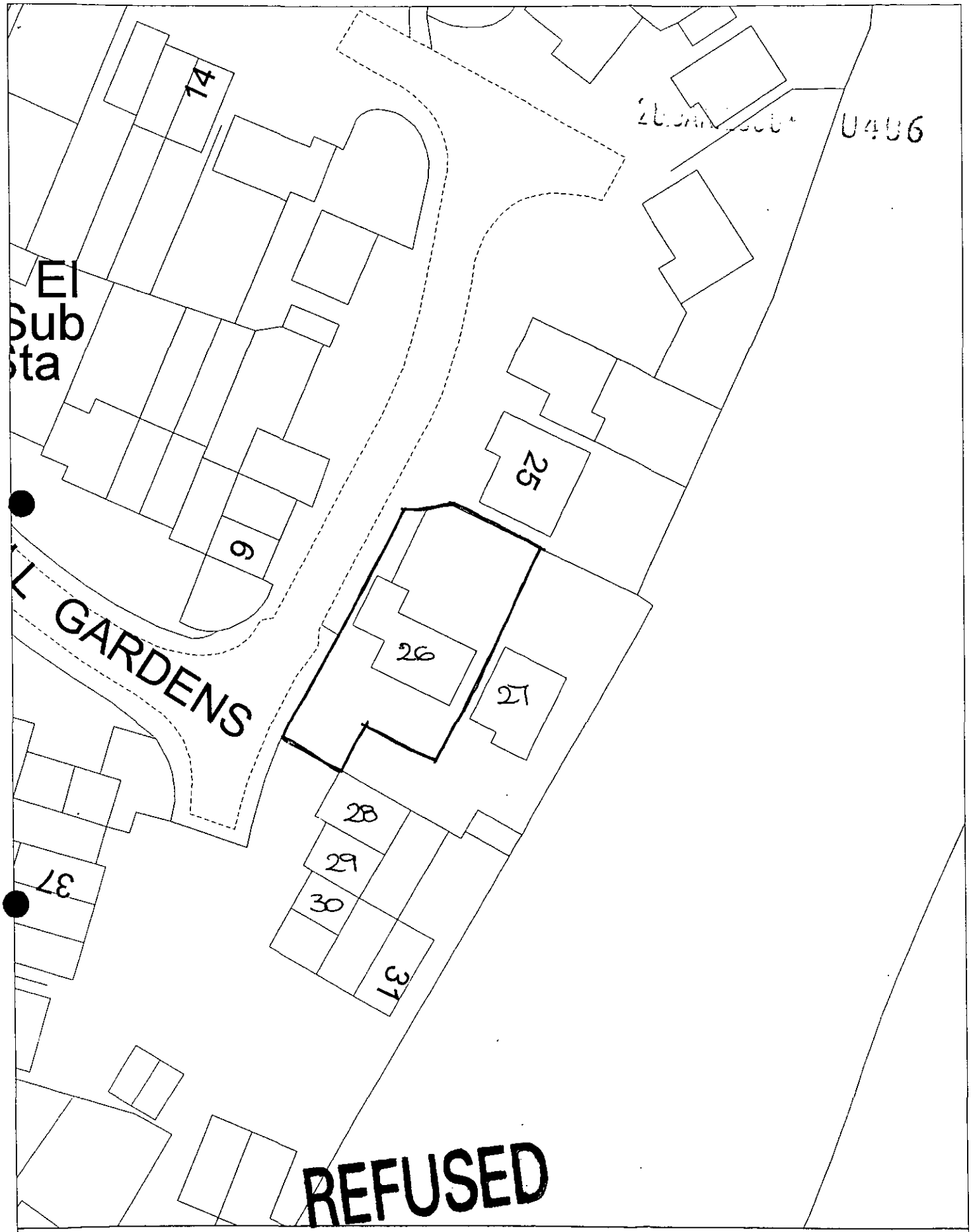
DATE OF COMPLETION

MINISTRY DECISION 15335 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38401 - PD RIGHTS REMOVED TPO 212/82 370/88 ON DEV.

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 7 December 1999

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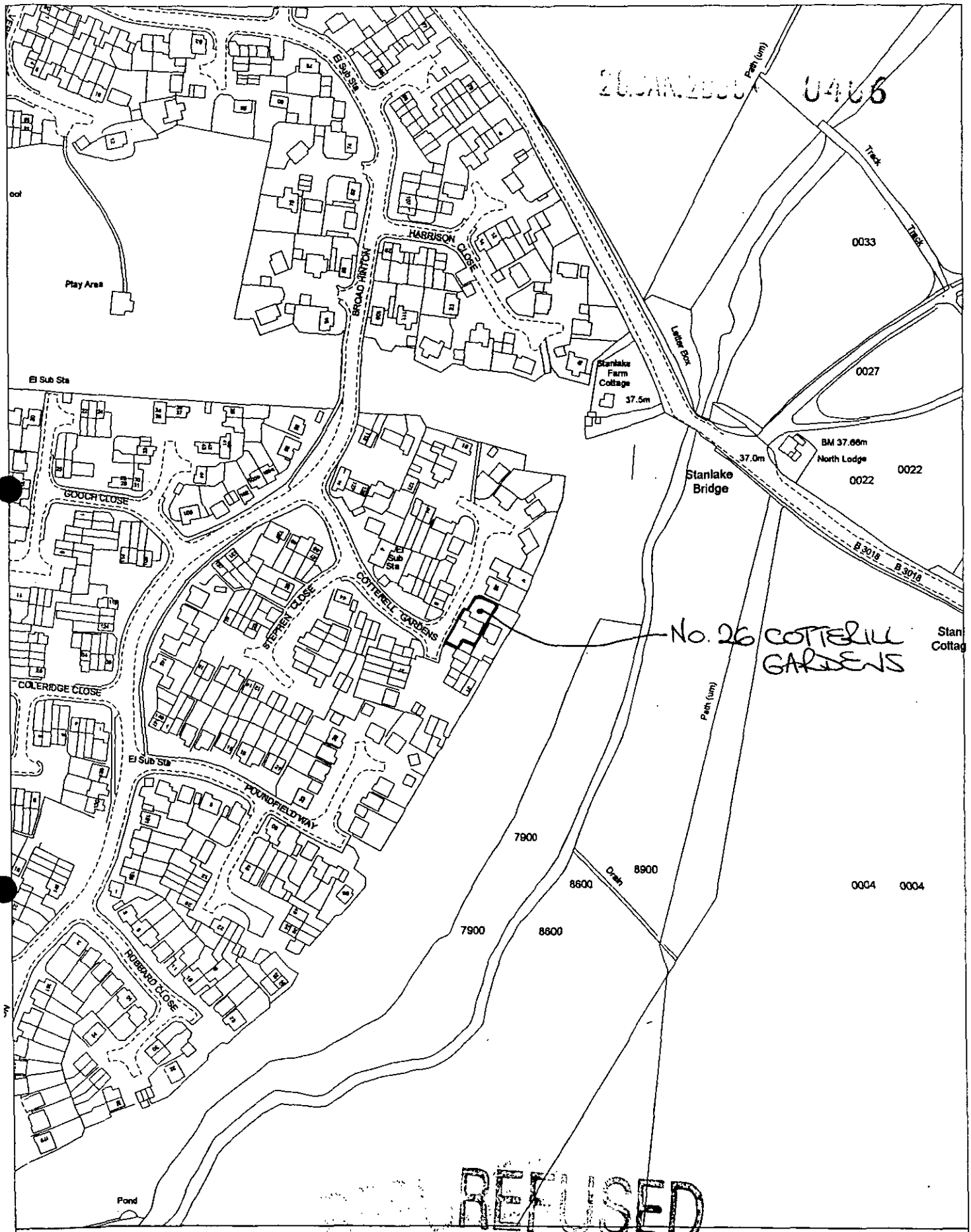

26 JAN 2000 0466

REFUSED

Site Plan, Scale: 1 to 2500

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Date: 7 December 1999

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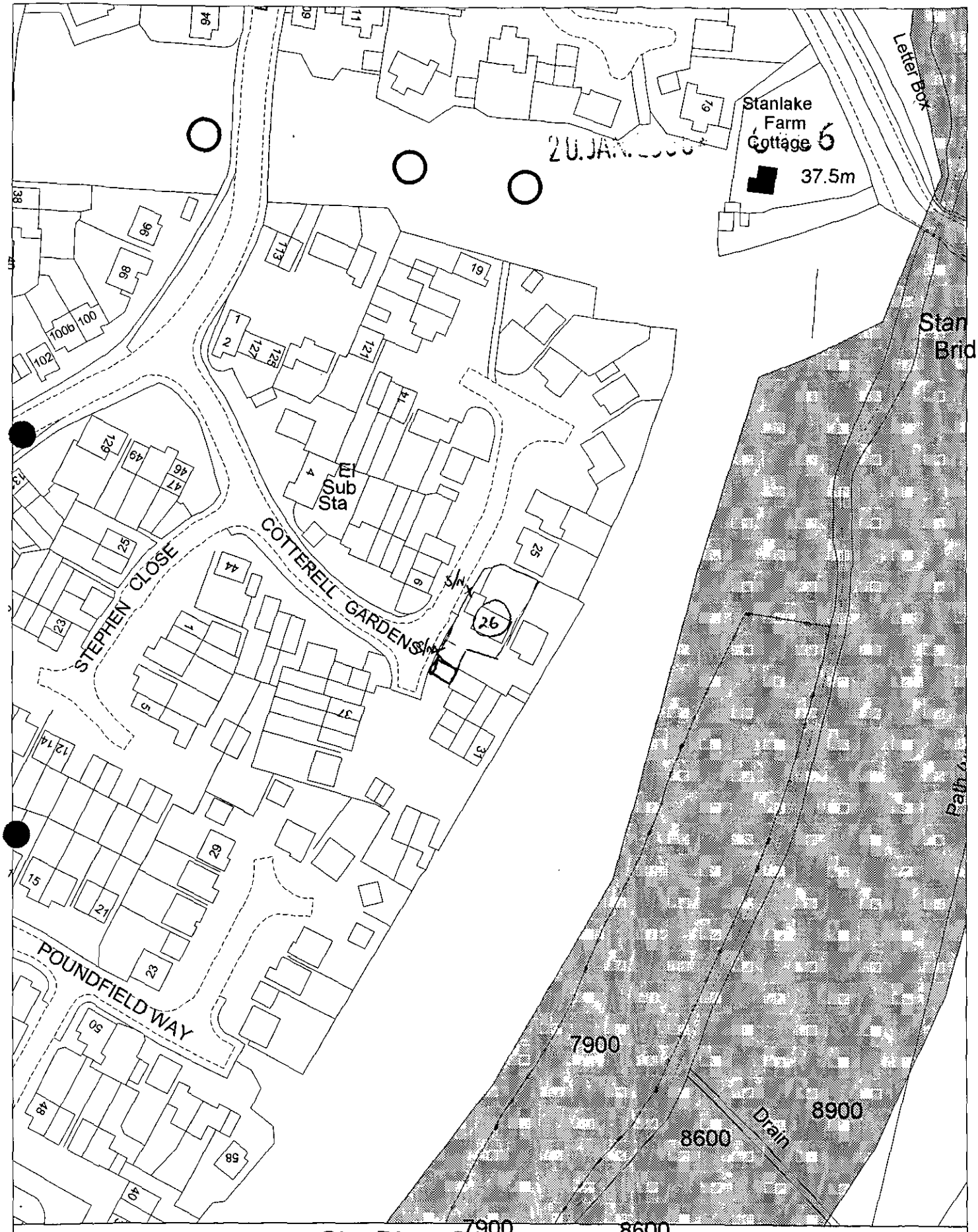

Site Plan, Scale: 1 to 1250

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Date: 24 January 2000

Received by Wokingham District Council

Application No: F/2000/0406

Proposal:
Proposed two storey side/rear extension to dwelling plus detached garage.

Location:
26 , Cotterell 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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 normally be possible for an individual reply 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

Application Number F/2000/0406
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~→~~		~~The proposed development of the two storey side extension and reason of their bulk, massing and location would form obtrusive~~
1	→		The proposed two storey side extension and the front detached garage by reason of their bulk, massing and locations would form obtrusive features, ~~[illegible]~~ to the detriment of the character and appearance of the surrounding street scene. As such, the proposal is contrary to policy LBE2 of the Hedden Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan.
2	→		The proposed detached garage ~~[illegible]~~ by reason of its bulk and location would significantly obscure the visibility of both Pedestrians and Drivers exiting the shared driveway. As such the proposal is contrary to policy LT5 of the Hedden Area Local Plan and Policy WT7 of the Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: 26 Cotterell Gardens Twyford Reading. APPLICATION NUMBER: F/2000/0406	OFFICER: Nicola Lake DATE OF SITE VISIT: 11.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - side fence.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES for sizable 2/5 side and near east with detached front double garage - Proposal is set down and set back No 27 projects this far back and has a front single garage check sun - Double garage would project in the street Shore on two sides when viewed from the right outside

See it would appear less prominent.
The walls on the curves of the road are 2m - The Double garage would make the junction very inclosed
The adjacent property is in line with the back the garage of this property about 3 m infront of main dwelling. The back of the flanking property is in line with the side of 26.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0406

CONFIDENTIAL

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/2000/0406
26 , Cotterell Gardens, Twyford, Reading.
Proposed two storey side/rear extension to dwelling plus detached garage.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL~~: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22 March 2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0406**
26 , Cotterell Gardens, Twyford, Reading.
Proposed two storey side/rear extension to dwelling plus detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0406

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
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Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 8 march 2000

My ref: F/2000/0406

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

WOKINGHAM DISTRICT COUNCIL
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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Yours faithfully

Chris Ward

Head of Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0406

Applicant : Mr & Mrs C Cross C/O Richard Fenn Designs Ltd.

Location : 26 , Cotterell Gardens, Twyford, Reading.
Proposal : Proposed two storey side/rear extension to dwelling plus detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....11.2.2000.....

Date Registered : 20/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 16/03/2000

Consultation Responses :

Twyford P.C – Have 3 comments.
Highways – concerned about proposal.
Letters – One letter from letters agency who deal with 28. loss of value.

Planning Issues :

Site Designation - within the identified Settlement.

1.) Impact upon the amenity of the neighbouring dwellings.

2.) Impact upon the street scene.

3.) Impact upon highway Safety.

Application Number: F/2000/0406

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a 2/s side ext with a detached front garage and conversion of existing garage to accomodation.
The proposal would have only one side facing window, which would be for a bathroom. The proposed extension would not extend as far as No 27 with No 25 being to the rear of the dwelling.
As such there will be no overlooking / overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the street scene.
The proposed development would build above and infront of the existing garage. The garage is currently the furthest forward feature within the street pattern. The garage currently is single storey with a hipped roof into towards the dwelling, which reduces its massing within the street. The current proposal for a full 2/s extension would project well into the street scene. This is also true of the proposed detached garage, which would be on the opposite side of the road and up tight to the highway. Both these structures would form detrimental features to the detriment of the character and amenity of the surrounding area.

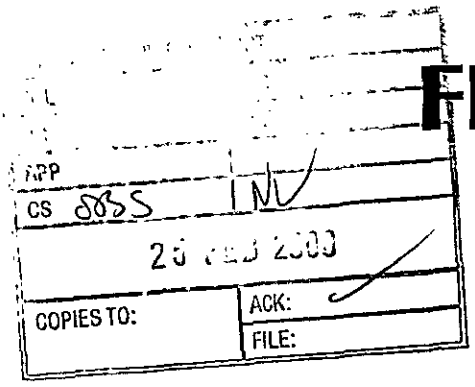
3.) Impact upon highway safety.
If the proposed garage were to be built where shown. It would seriously obscure the pedestrians and drivers exiting the shared driveway to the detriment of the safety of the highway.

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

Parish Council Comments :-
1.) Both 28 and 29 were notified by letter and were properly notified.
2.) There would be no overlooking, overshadowing or overbearing.
3.) The applicants have signed the certificate that they own the land.

Applicationo	Name & Address
F/2000/0406	A Cooke FPD Savills 4 St Peters Gate Nottingham NG1 2JG

App refused letter sent
24/03/00



FPDSavills
INTERNATIONAL PROPERTY CONSULTANTS

4 St Peters Gate
Nottingham NG1 2JG

Tel: +44 (0) 115 934 8000

Fax: +44 90) 115 934 8001

FPDSavills International

23rd February 2000

Planning Dept
Wokingham District Council
P.O.Box 157
Wokingham
RG40 1WR

Dear Sirs

RE: 28 Cotterell Gardens,Twyford,Berkshire,RG10 0XP

Your Application No: F/2000/0406

I refer to the above application to erect a garage at 26 Cotterell Gardens.

FPDSavills manage 28 Cotterell Gardens on behalf of our client A Priori Growth Ltd.

We object to this application as it likely to adversley affect the value of 28 Cotterell Gardens, which would be unacceptable to our client.

Yours faithfully

Andrew Cooke

To:
Highways

From: Nicola Lake

Date: 31 January 2000

Application Number: F/2000/0406

Proposal: Proposed two storey side/rear extension to dwelling plus detached garage..

Site Address:
26 , Cotterell Gardens, Twyford, Reading.

Applicant:
Mr & Mrs C Cross C/O Richard Fenn Designs Ltd.

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

COMMENT

IN ORDER FOR THE HIGHWAY AUTHORITY TO LOOK MORE FAVOURABLY UPON THIS APPLICATION, WE WOULD SUGGEST OMMITTING THE PROPOSED GARAGE FROM THE SCHEME AND PROVIDING AN ADDITIONAL SPACE ON THE FRONT GARDEN. THE NEW GARAGE OBSCURES VISIBILITY OF PEDESTRIANS USING THE FOOTPATH ~~By~~ FOR DRIVERS EXITING THE SHARED DRIVEWAY AND THE DRIVE OF No. 28. THE GARAGE ALSO OBSCURES VISIBILITY UP THE ROAD (TO THE RIGHT) FOR No's - 28, 29 & 30.

N.S.T

22-2-00

FROM: Nicola Lake

DATE: 31 January 2000

DELEGATED

DEAD SERVICES	HPT 257 Q/
PCI	TLS
DC	DNF
APP	
CS	
01 FEB 2000	
COPIES TO:	ACK:
	FILE:

Twyford Parish Council Consultation Sheet

Application Number: F/2000/0406

Proposal: Proposed two storey side/rear extension to dwelling plus detached garage.

Site Address: 26 , Cotterell Gardens, Twyford, Reading.

Applicant: Mr & Mrs C Cross C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 24/02/2000** .

The Council would like to make the following comments:-

i) Numbers 28 & 29 are rented properties have the owners been properly informed?
ii) The Council is concerned about the effect on these two properties.
iii) The area shown appears to be community land.

The Clerk will ask Mr Conway what areas on Waltham Chase are owned by the District Council.

The garage does not have a proper turning area in front of it to enable cars to enter the garage.

SIGNED: [signature] DATE: 8-2-00

CLERK TO Twyford Parish Council

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.

Telephone : READING (0118) 9691684

Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

PLANNING SERVICES | HPT

DC NL	ENF 25650
APP	
CS	
08 FEB 2000	
COPIES TO:	ACK:
	FILE:

4th February 2000.

Dear Miss Lake,

REF : Proposed two storey side/rear extension to dwelling plus detached garage at 26 Cotterill Gardens, Broadhinton, Twyford.
Planning Application No. F/2000/0406.

Further to your letter dated 31st January 2000 we write to confirm that the foundations on the proposal will be eccentrically formed so that no part of the new construction encroaches onto the adjoining owners property.

Would you please also note that the applicants names are Mr and Mrs C.Ross and not Mr and Mrs C.Cross and we would appreciate it if you could amend your records accordingly.

Yours Sincerely

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Miss Nicola Lake.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 JAN 2000	
Officer: NL	Application No. F/2000/0406

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 PLUS DETACHED GARAGE

Location: 26 COTTERELL GARDENS

Parish: TWYFORD Ward: Twyford & Remscombe
31.1.2000

Applicant: MR/MRS CROSS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (3)

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	Encroachment onto footpath of Side extension?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS: S/N x 2 – one next to existing garage ✓

– one at position of proposed garage

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

18th January 2000.

Dear Sir/Madam,

20 JAN 2000 0406

REF : Proposed two storey rear/side extension plus new detached garage at 26 Cotterill Gardens, Broadhinton, Twyford for Mr and Mrs C.Ross.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Ross which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. 99-325-01 and 99-325-02.
3. Six copies of 1:500 and 1:1250 O/S extracts as block and location plans recently purchased from your department.
4. A copy of the ownership certificate Part A duly filled out and signed.
5. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs Chris Ross.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

ADDRESS 26 COTTERELL GARDENS PARISH TWYFORD

PLOT No. 53 ORD. SHEET No. SU 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15335	LAING	O/L.	8.5.81	Ref
33344	"	O/L.	27.4.89	C/A
33345	"	O/L.	W/DR.	
37962	"	RES DEV.	W/DR.	
38401	"	"	13.11.81	C/A
39554	"	AMT. HOUSE & GARAGE	29.7.92	C/A

DATE OF COMPLETION

MINISTRY DECISION 15335 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38401 - PD RIGHTS REMOVED TPO 212/82 370/88 ON DEV.

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
20.JAN.2006 0106

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	MR AND MRS C ROSS
	Address and postcode	26 COTTERILL GARDENS BROADHINTON TWYFORD BERKSHIRE.
	Phone number	0118-9344852
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING BERKSHIRE.
	Phone number	0118-9691684
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.	26 COTTERILL GARDENS BROADHINTON TWYFORD BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE/REAR EXTENSION PLUS NEW DETACHED GARAGE.

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.	ALL AS EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑	No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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.

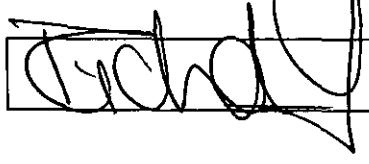
Certificate B

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: 

on behalf of MR & MRS C. ROSS.

Date 18/01/00

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