SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0422

LOCATION:
176 Broad Hinton, Twyford Reading.

APPLICANT:
Mr & Mrs Skidmore Richard Fenn Designs Ltd

PROPOSAL:
Proposed two storey side and front extensions to dwelling.

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

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Skidmore
Richard Fenn Designs Ltd
11 Harrier Close
WOODLEY
Berkshire
RG5 4PE

Application Number: F/2000/0422

Parish: **TWYFORD**

Location: **176 Broad Hinton, Twyford, Reading**

Proposal: **Proposed two storey side and front extensions 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the roof or first floor level of the hereby approved extension.

Condition
5. The first floor bedroom 2 and ensuite bathroom windows in the north elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation
Date: 28 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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0422	NC
BUILDING CONTROL NUMBER.	FP 2000/0500	Andy
APPLICANT/AGENT	Richard Fern Designs Ltd.	
ADDRESS OF SITE	176. Broadhurston TW4FORD.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PS 03A	PS 03 A
ELEVATIONS	PS 02B	PS 02B
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/4/00	

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	

1933

ADDRESS 176 BROAD HINTON PARISH TWYFORD

PLOT No. 238 PT 2D ORD. SHEET No. SU 7974 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
15555	LAING	O/L.	8.5.81	REF
43335	"	AFF. HOUSE & GARAGE	22.9.95	CIA
A/95/0025	"	"	11.7.95	APP
99/76586/F	W/DRAWN			

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS TPO 139/T8 PD. ENQ - FENCING - 13.6.97

Received by Wokingham District Council

Application No: F/2000/0422

Proposal:
Proposed two storey side and front extensions to dwelling.

Location:
176 , Broad Hinton, Twyford, Reading.

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

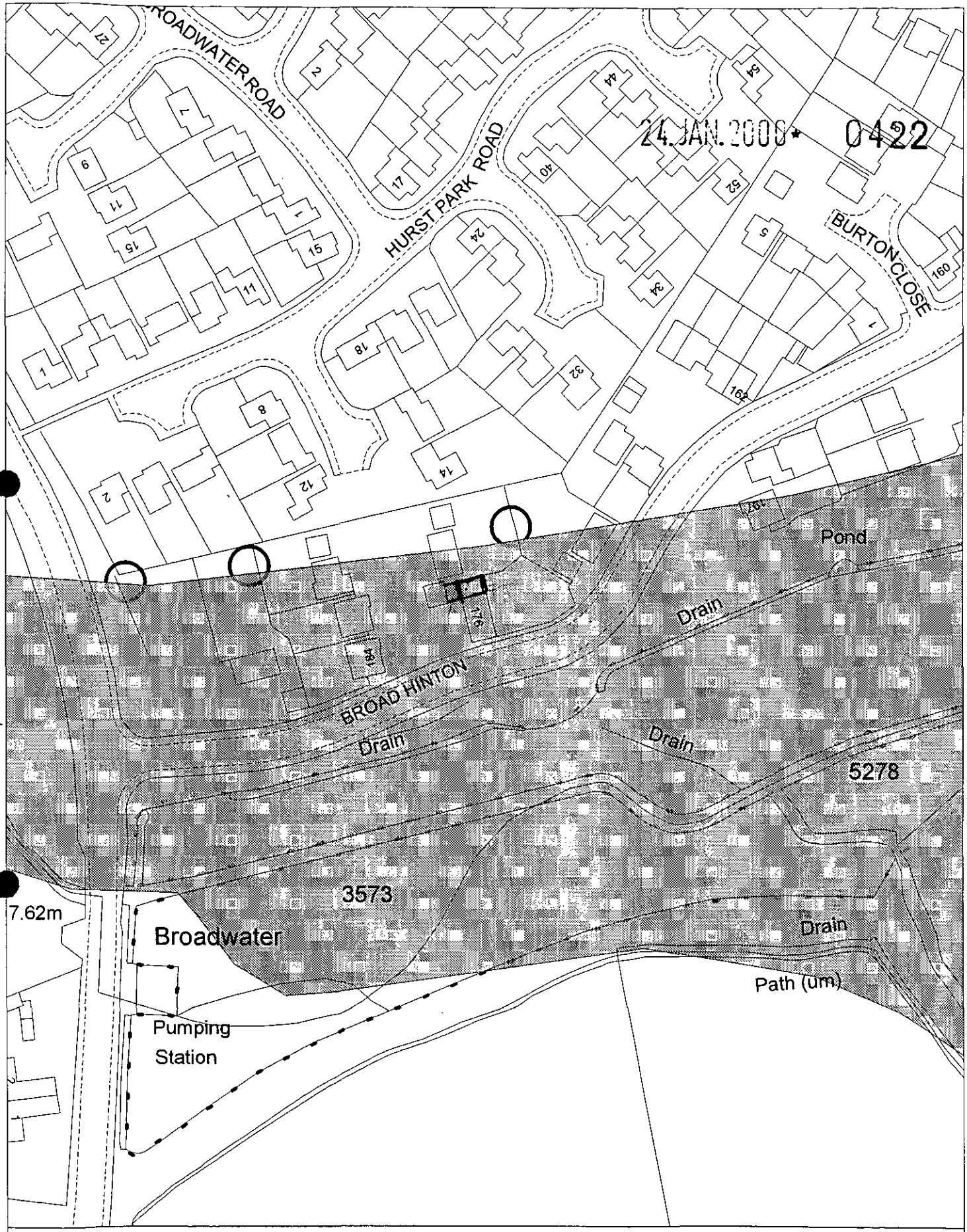
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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



Site Plan, Scale: 1 to 1250

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Date: 26 January 2000

709

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 17 Jan ~~1999~~ 00
My ref: NL/99/70586/F/pre-apps
Your ref:

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

Mr R H Fenn
Richard Fenn Design Limited
11 Harrier Close
Woodley
Reading
Berkshire
RG5 4PE

Dear Mr Fenn,

PROPOSED TWO STOREY SIDE EXTENSION AT 176 BROAD HINTON, TWYFORD. APPLICATION NUMBER 99/70586/F.

Thank you for your letter of the 3 December ~~2000~~ 1999, regarding the above stated development.

I have considered the proposed development as outlined in your letter and the accompanying plans, drawing number PS.02a. The proposed development has as 2m set back at first floor from the rear building line of the dwelling. This in an improvement over the previously withdrawn application. I am unable to foresee any likely officer objection to the proposed development.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application which maybe submitted.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

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

POL	LS
APP	23688
CS	
03 DEC 1999	
COPIES TO:	ACK:
	FILE:

2nd December 1999.

Our Ref : 99 – 315 – L11

Dear Miss Lake,

REF : Proposed two-storey side extension to 176 Broadhinton, Twyford.
Planning Application No. 99/70586/F.

Further to our letter dated 24/11/99 we would like to confirm that we have been looking at the proposal in an effort to address your concerns which resulted in us withdrawing the present planning application.

Please therefore find enclosed four copies of our latest drawing no. PS.02a which has been revised to incorporate your recommendations and we hope you find the drawing acceptable.

We hope you may be in a position to support the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

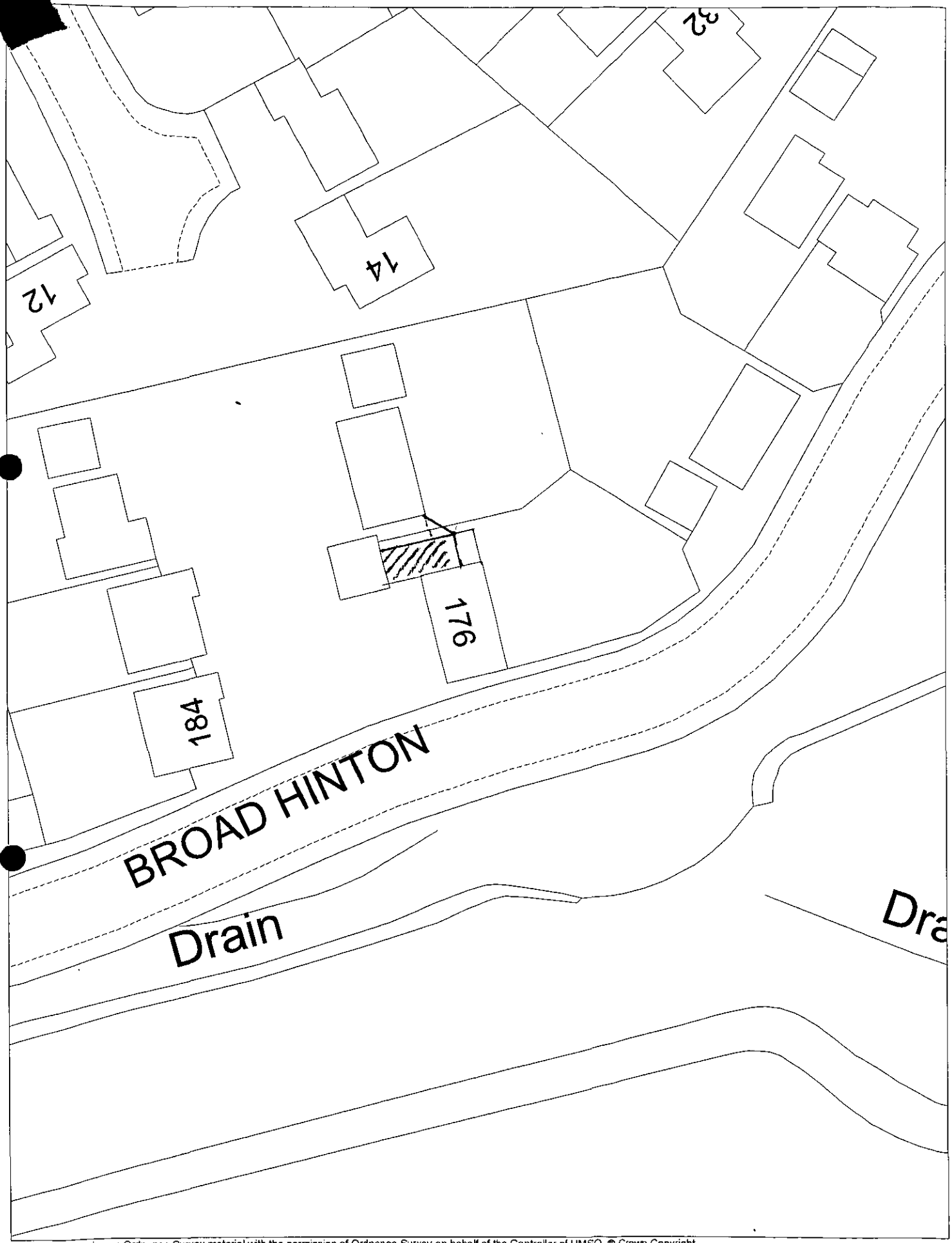
Yours Sincerely

Richard H.Fenn

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

COPY : Mr and Mrs Skidmore

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



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Development Control Section, Environmental Services, Wokingham District Council.

17 January 2000

Scale: 1 : 500

N
W E
S

Application Number F/2000/0422
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR13	Landscaping '
3	SC23	SR06	Parking, Garaging and turning '
4	SC08	SR05	roof of first floor level of the hereby approved extension '
5	SC30	SR24	first floor ' Bedroom 2 and en-suite bathroom windows in the north elevation '

RECORD OF SITE VISIT

SITE ADDRESS: 176 Broad Hinton Twyford Reading.

APPLICATION NUMBER: F/2000/0422

OFFICER: Nicola Lake

DATE OF SITE VISIT: 11.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. on the side facing fence.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached Dwelling with detached front Double Garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposed 2/S front and side ext connecting with the garage; proposal is set down No 178 has no side facing windows and stands forward of No 176. No overshadowing, overlooking or overbearing. Next door has a section of trellis to the side of their house - check near distance - set back at near will provide step to neighbours.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft wooden fence.

OTHERS

Tel: (0118) 974 6481

Date: 8 march 2000

My ref: F/2000/0422

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0422
176 , Broad Hinton, Twyford, Reading.
Proposed two storey side and front extensions to dwelling..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0422

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

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

Application Number: F/2000/0422
176 , Broad Hinton, Twyford, Reading.
Proposed two storey side and front extensions to dwelling..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0422

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0422
176 , Broad Hinton, Twyford, Reading.
Proposed two storey side and front extensions to dwelling.

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 30 March 2000

Yours faithfully

Chris Lewis
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0422**
176 , Broad Hinton, Twyford, Reading.
Proposed two storey side and front extensions to dwelling.

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.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0422

Applicant : Mr & Mrs Skidmore Richard Fenn Designs Ltd.

Location : 176 , Broad Hinton, Twyford, Reading.
Proposal : Proposed two storey side and front extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11-2-2000

Date of Neighbour Notifications : .....

Date of Site Visit : 11.2.2000

Date Registered : 24/01/2000

Earliest Date for Decision : 24/02/2000

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

Application Expiry Date: 20/03/2000

Consultation Responses :
Highways - No objection subject to conditions
Twyford P.C. - Concerned about the proposal.

Planning Issues :
Site Description - within the identified settlement.
1.) Impact upon the neighbouring dwelling.
2.) Impact upon the street scene.

Application Number: F/2000/0422

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a two storey side extension, which will project forward the current the front garage with the dwelling. There will be a 1m gap between the proposed development and the boundary. No 178 has no side facing windows on this side of their house. No 178 currently stands forward of No 176, thereby where No 176's garage ends. However, 176, does stand further back than 178. The proposed extension at the rear is set 2m back from the rear of 176. This will create a break in the development and will overcome any possible overshadowing or overbearing. The proposed development does have two first floor side facing windows, both of which are small and towards the front of the property. However, as the windows are for a bathroom and a secondary bedroom windows obscure glazing would help to overcome any possible perception of overlooking.

Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings

2.) Impact upon the street scene

While the proposed development does project forward of the existing 2.1 frontage of the dwelling. This is already a significant sizable bay fronted roof garage. The proposal is also set down from the ridge line of the existing dwelling. As such the proposed development is seen in keeping with the character of the existing dwelling and the wider area. Therefore there will be no detrimental impact upon the street scene.

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

Parish Council Comments :- 1.) The proposal would create a 5 bedroom house, not a 4 bedroom dwelling. The other additional space is shown to be a study. The requirement for a 5 bedroom house for parking is 4 spaces, which are provided within the existing garage and driveway.

2.) The proposed increase in footprint, would have no detrimental impact upon the amenity of the adjacent dwellings or the street scene.

3.) There are only two first floor side facing windows which are both towards the front of the property and have blank elevation

P.T.O

4.) None of the proposed windows would overlook any existing windows.

5.) The front projecting element of the extension, would not be further forward than the front of 178 (next door)

6.) It would be difficult for the applicants to convert the garage as they would have difficulty incorporating two further parking spaces within their curtilage in an acceptable manner.

Our ref: SP\2000\001277\002
Your ref: F/2000/0422

Date: 8th March 2000

ENVIRONMENT AGENCY

27037

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 [illegible]	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End, PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

PROPOSAL: Side & front extensions to dwelling
LOCATION: 176 Broad Hinton, Twyford

Thank you for your letter dated 31 January 2000 which was received on 3 February 2000. You are asked to quote the following reference in any correspondence: **SU77NE/5/1** .The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1968 floodplain of the Twyford Brook.

Circular 30/92 advises that Local Authorities make decisions based on the greater of the 1 in 100 year flood event or the highest known water level. In this case the highest known level occurred during the 1968 flood, which was a 1 in 200 year event. On this basis we advise as follows:

Although this extension is less than 50 square metres, this property has been built within the floodplain after the 1968 flood. Therefore the Agency would object to any further increase in footprint at this site.

Please note that in our letter dated 6 December 1999 in response to the previous application for an extension at this site (your ref 99/70586/F), we stated that although the Environment Agency objects in principle to any increase in ground covered area, the matter would be left to the Local Planning Authority to determine, as we understood the new development to be only a small extension to the existing property. However, we have since become aware that the property itself was built after 1968, hence the above objection.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

WITHOUT PREJUDICE

If, notwithstanding the above objection, the Borough Council were minded to permit this proposal, then we ask that account is taken of the advice given below, and that the conditions set out below are imposed on any planning permission granted. We emphasise that the conditions and other measures specified below would only partly mitigate the adverse effects of development on the flood plain, and we would emphatically not regard them as justifying such development.

PLANNING CONDITIONS

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: The extension shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1968 flood water level of 35.44 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall 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.

PLANNING INFORMATIVES

Cont/d..

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Andrea Szabados on 01276 454373 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

Environment Planning: contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	SU 789 747
Distance from site	140 m
Landfill name	***Broadwater Hurst***
Details	Inert waste

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Environment Protection: contact Nick Weddell on 01276 454405

Surface water from hardstanding 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.

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC Richard Fenn Designs Ltd, 11 Harrier Close, Woodley, Berks RG5 4PE

To:
Highways

From: Nicola Lake

Date: 31 January 2000

Application Number: F/2000/0422

Proposal: Proposed two storey side and front extensions to dwelling..

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

Applicant:
Mr & Mrs Skidmore Richard Fenn Designs Ltd.

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

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SR 06)

N.S.T

11-2-00

FROM: Nicola Lake

DATE: 31 January 2000

Twyford Parish Council Consultation Sheet

Application Number: F/2000/0422

Proposal: Proposed two storey side and front extensions to dwelling.

Site Address: 176 , Broad Hinton, Twyford, Reading.

Applicant: Mr & Mrs Skidmore Richard Fenn Designs Ltd.

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

DELEGATED
25743
DC
APP
CS
COPIES TO:
ACK:

The Council would like to comment as follows:-

i) The extension is too large with no additional parking. The house will effectively be 6 bedrooms.
ii) Joining the house to the garage makes too large a footprint.
iii) There are too many windows on the side overlooking the neighbour's property.
iv) One of the new bedroom windows will look into an existing bedroom window.
v) The extension should not come further forward than the existing house front.
vi) The Council is concerned that there will be pressure later to convert the garage to living accommodation.

SIGNED: _____ DATE: 8-2-00

CLERK TO Twyford Parish Council

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000

Officer: NL | Application No. F/2000/0422.

Map No. ~~33/34~~ 38 .. Site ... 0.04 ...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE AND FRONT EXTENSIONS TO DWELLING

Location: 176 BROADHINTON

Parish: TWYFORD Ward: Twyford & Ruscombe

Applicant: MR/MRS SKIDMORE

re-submission - 99/70586 withdrawn

Fee Received 00-00 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	Parking for 4 vehicles.	31.1.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 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 (Flood zone)	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:

.....

.....

..... Pre-app attached. .....

NEIGHBOURS:

..... S/N to front of property .....

..... + M4 Broad Hinton ✓ .....

RICHARD FENN DESIGN PARTNERSHIP LIMITED

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

22nd January 2000.

Your Ref : NL/99/70586/F/pre-apps

Dear Miss Lake,

24 JAN 2000 * 0422

REF : Proposed two storey side extension to 176 Broadhinton, Twyford, Berkshire for Mr and Mrs P.Skidmore.

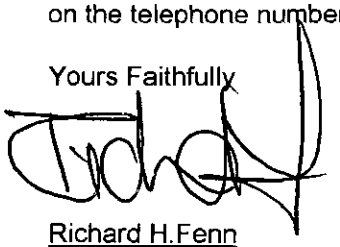
Following receipt of your letter dated 17th January 2000 please find enclosed a second planning application which has been prepared on behalf of our clients Mr and Mrs Skidmore which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. PS.02a, PS.03a and PS.04.
3. A copy of the ownership certificate Part A duly filled out and signed.

We have not enclosed a planning fee as this scheme is following on as a result of the withdrawal of the previous planning application.

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.
Attention : Miss Nicola Lake.

1933

ADDRESS 176 BROAD HINTON PARISH TWYFORD

PLOT No. 238 PT 2D ORD. SHEET No. SU 7974 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
15555	LAING	O/L.	8.5.81	REF
43335	"	ALT. HOUSE & GARAGE	22.9.95	CIA
A/95/0025	"	"	11.7.95	APP
99/70586/F	W/DRAWN			

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS TPO 139/78 PO. ENQ - FENCING - 13.6.97

Environmental Services

For office use only.
Application number:

24 JAN 2000 * 0422

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 SKINNER
	Address	176 BROADHINTON
	and postcode	TWYFORD
		BERKSHIRE
		RG10 0XH
	Phone number	0118-9342528
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address	11 HARRIER CLOSE
	and postcode	WOODLEY
		BERKSHIRE
		RG5 4PE
	Phone number	0118-9691684
3	Site	176 BROADHINTON
	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.	TWYFORD
		BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE / FRONT
		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.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR AND MRS SKIDMORE

Date 23/1/2000

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