APPLICATION NO:
F/2000/1327

LOCATION:
86 London Road, Twyford Reading.

APPLICANT:
Mrs Jones C/O Andesign

PROPOSAL:
Proposed conversion of garage to family room

EARLIEST DATE FOR DECISION: **04/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Jones
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1327

Parish: **TWYFORD**

Location: **86, London Road, Twyford, Reading.**

Proposal: **Proposed conversion of garage to family room**

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. The area shown on the permitted drawings for vehicle parking 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.

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

Reason

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

John Mitchell
Development Control Manager
Date: 14/06/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1327	NL
BUILDING CONTROL NUMBER	FP 2000/0575	Andy
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	86 London Road TWYFORD.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2971	AH/E/2971
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/7/00.	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1327

Applicant : Mrs Jones C/O Andesign.

Location : 86, London Road, Twyford, Reading.
Proposal : Proposed conversion of garage to family room

Site Notice Displayed ? :

YES	NO	DATE
✓		25.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25.5.2000

Date Registered : 20/04/2000

Earliest Date for Decision : 04/06/2000

Latest Consultation Date/Site Notice Expiry Date : 04/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

Twyford P.C - no comment subject to parking
Highways - no objection subject to condition

Planning Issues :

Site Designation - within identified settlement.

1.) Impact upon the character of the street scene.

Application Number: F/2000/1327

Appraisal :

1.) Impact upon the character of the Street Scene.

The proposal development is to convert the existing Garage to a playroom. The parking space for the dwelling is 3 as it is a 4 bedroom house. There is currently 3 parking spaces on the existing drive way.

The proposal alterations to the front of the dwelling are in keeping with the character of the house and the wider area and the parking Scheme meets the current highway standards. As such, there will be no detrimental impact upon the character of the Street Scene.

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

Application Number F/2000/1327
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC23	SR06	Parking

John Mitchell
14/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 86 London Road
Twyford Reading.

APPLICATION NUMBER: F/2000/1327

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

detached building with private side and rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES Replacement of garage
clear with two small indoor parking area on the front of the site.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

SITE VISIT.

16

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 11 May 2000

Application Number: F/2000/1327

Proposal: Proposed conversion of garage to family room

Parish: TWYFORD PARISH

Site Address:
86, London Road, Twyford, Reading.

Applicant:
Mrs Jones C/O Andesign.

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).

There is insufficient room within the curtilage to provide the three spaces shown for car parking. In addition, loss of the existing turning area would mean that vehicles would not enter/leave the A3032 in a forward gear to the detriment of highway safety.

AMENDED RECOMMENDATION :-

I UNDERSTAND THAT THERE IS CURRENTLY 3 CARS PARKED ON THE SITE WHICH CURRENTLY HAVE TO REVERSE FROM THE SITE ONTO THE LONDON ROAD. THEREFORE, WHILST THE CONCERNS ARE VALID IT WOULD BE DIFFICULT TO SUSTAIN A HIGHWAY OBJECTION AT APPEAL. - SC 23 'RANKING'.

Signed: A. Lidwell **Print name:** A LIDWELL

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

Tel: (0118) 974 6481

Date: **11 May 2000**

My ref: F/2000/1327

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1327
86, London Road, Twyford, Reading.
Proposed conversion of garage to family room

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1327**
86, London Road, Twyford, Reading.
Proposed conversion of garage to family room
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **11 May 2000**

My ref: F/2000/1327

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Nicola Lake** Application Number: **F/2000/1327**
86, London Road, Twyford, Reading.
Proposed conversion of garage to family room
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **11 May 2000**

My ref: F/2000/1327

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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86, London Road, Twyford, Reading.
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1327**
86, London Road, Twyford, Reading.
Proposed conversion of garage to family room
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/1327

Proposal:
Proposed conversion of garage to family room

Location:
86, London 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 04/06/2000. Written comments submitted will become available for public inspection.

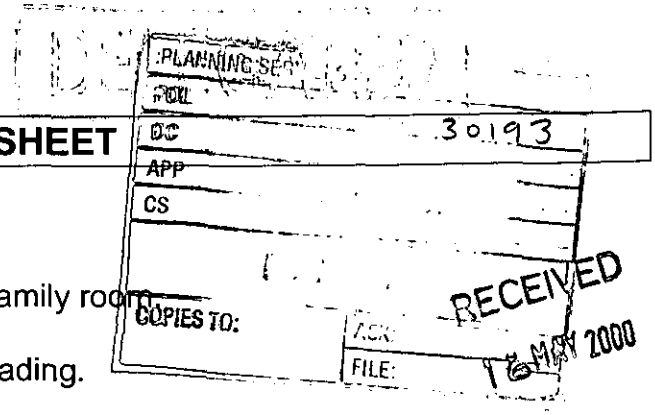
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

11 May 2000

FROM: Nicola Lake

DATE: 11 May 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1327

Proposal: Proposed conversion of garage to family room.

Site Address: 86, London Road, Twyford, Reading.

Applicant: Mrs Jones C/O Andesign.

Your observations are required in respect of this application **by 04/06/2000** .

The Council has no objection provided it is possible to get three parking spaces on the frontage.

SIGNED: _____ DATE: 1-6-00

Clerk To Twyford Parish/Town Council.

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/.1327 relates.

Address of site 'CLEMATIS' 86 LONDON ROAD
TWYFORD BERKS RG10 9EY

Signed [signature]

Date 22nd. MAY 2000.

Postage will be paid by Licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 APR 2000	Map No 29 Site 0.05
Officer: NL	Application No. F/2000/1327
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO FAMILY ROOM

Location: 86 LONDON ROAD

Parish: TWYFORD Ward: Twyford 14.5.2000

Applicant: MRS JONES

PD rights removed?

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

(8)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.5.2000 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	EP .....
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:

NDO pre-apps .....

.....

.....

NEIGHBOURS:

S/N + 84 + 88 London Rd ✓

Twyford Health Centre - London Hall Rd

Orchard Cottage - Ruscombe Lane

.....

.....

.....

.....

.....

.....

CLEMATIS 20.APR.2000* 1327 E

ADDRESS 86 LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/133/58	MR. M. COLE	ADDITIONS	14.10.58	APP. AP
585/72	MR. J. HOULTON	EXTENSIONS	13.4.72.	APP. CR
03347 -	"	2/STOREY EXTENSION	2.10.75	N/A CR
BR4079	"	"	4.2.76	APP N/
43285	MRS. JONES	2 x S/S. EXTS.	19.9.94	CR
FP94/2861	"	"	6.10.94	APP
96/63950/F	"	CONSERVATORY	1-8-96	CR
96/64814/F.	"	S/S. EXTENSION	4.02.97	CR
FP96/6020	"	"	20.01.97	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ - CONSERVATORY / FR. PORCH - 14-5-96

DRAINAGE

091

Environmental Services

For office use only.
Application number: 20 APR 2000 ☆ 1327

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	MRS M.A. JONES
	Address and postcode	86 LONDON ROAD TWYFORD, BERKS RG10 9EY
	Phone number	9342492
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
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	GARAGE CONVERSION

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

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? *If yes, please show the route and any proposed alternative on the plans.*	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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.

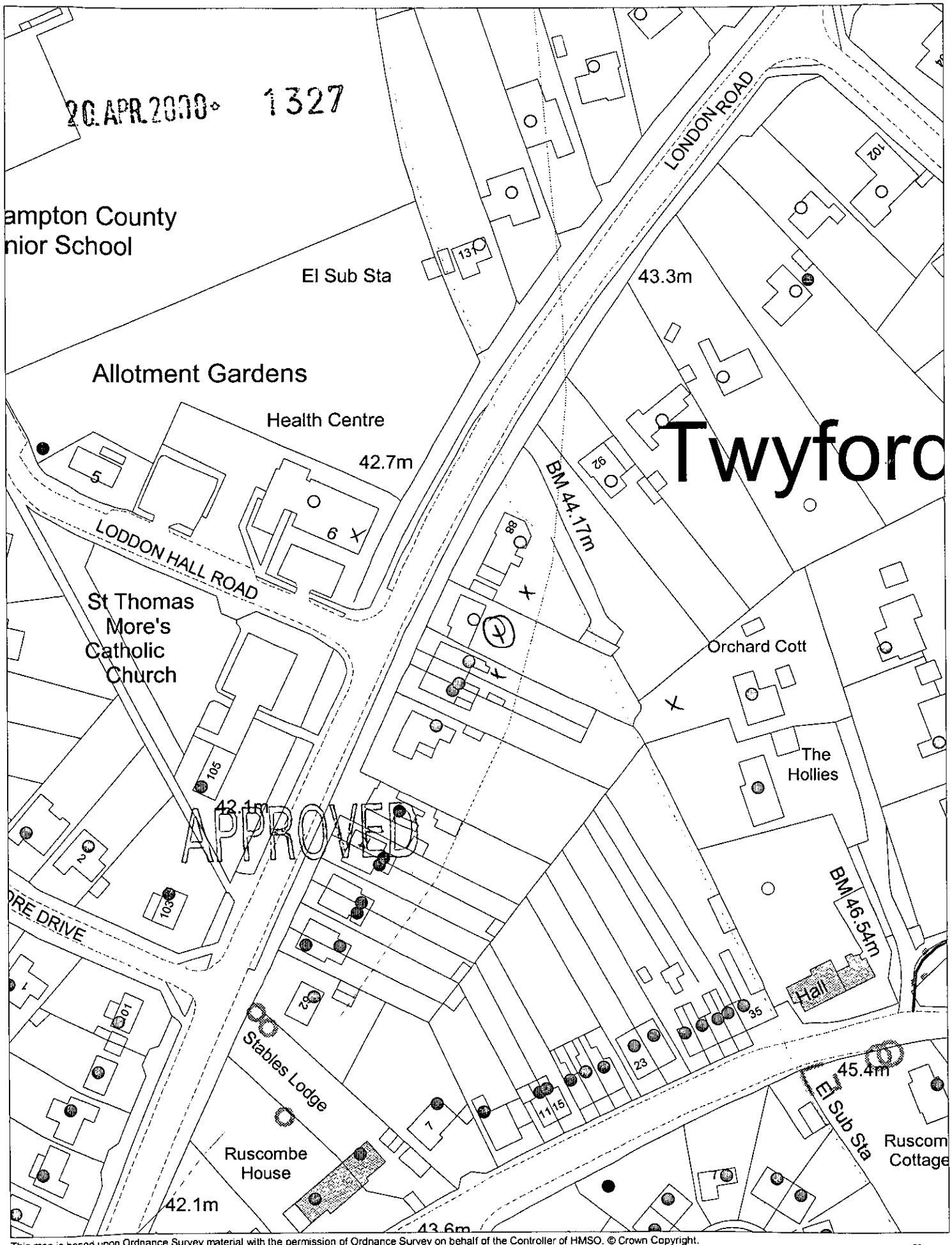
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MRS M.A. JONES

Date 19/4/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.
4 May 2000

Scale: 1 : 1250