2/4

APPLICATION NO:
F/2002/6074

LOCATION:
19 Winchcombe Road, Twyford Reading.

APPLICANT:
Mr J Stallard C/O Brian Laver

PROPOSAL:
Proposed single storey rear extension to dwelling and front porch extension.

EARLIEST DATE FOR DECISION: **18/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

1172
D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Stallard
C/O Brian Laver
62 Wycombe Lane
Wooburn Green
Bucks
HP10 0HE

Application Number: F/2002/6074

Parish: **TWYFORD**

Location: **19, Winchcombe Road, Twyford, Reading.**

Proposal: ***Proposed single storey rear extension to dwelling and front porch extension.***

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.

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

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

Anna Cronin
Head of Planning & Transportation
Date: 25/04/2002

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.

Relised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6074	LS
BUILDING CONTROL NUMBER	FX 2002/3241	North
~~APPLICANT~~/AGENT	Brian Laves	
ADDRESS OF SITE	19 Winchcombe Rd TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + front porch ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	JS 2002/1	JS 2002/1
ELEVATIONS	JS 2002/3	STLD 2001 Rev3
FLOOR PLANS	JS 2002/1	JS 2002/1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/7/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6074

Applicant : Mr J Stallard C/O Brian Laver.

Location : 19, Winchcombe Road, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling and front porch extension.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 8/4.

Date Registered : 07/03/2002

Earliest Date for Decision : 18/04/2002

Latest Consultation Date/Site Notice Expiry Date : 18/04/2002

This application will have expired on: 02/05/2002. 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 :
Environment Agency - no objection

Planning Issues :
Identified settlement
Impact on Neighbouring Properties
" " Street Scene

Application Number: F/2002/6074 - 19 Winchcombe Road
Appraisal

Development
The site is a detached dwelling with integral side garage, situated within the identified settlement of Twyford.

The application proposes alterations to an earlier application for a two storey rear extension and single storey front porch extension (F/2001/4354) which was refused for its adverse impact on neighbouring properties..

This new application proposes a flat roofed, single storey rear extension projecting 5m from the rear building wall (2.1m from the garage) and covering the entire width of the dwelling. The height would match that of the existing garage (2.7m high).
The front extension involves an increase of 0.6m to the depth of the porch with a pitched roof to replace the existing flat roof. There would be a gable end in the front elevation, measuring 2.1m to the eaves and 3.5m to the ridge. A 0.5m lower monopitch roof canopy would extend from this point across the dwelling and garage.

1) Impact upon Neighbouring Properties
No overlooking would result from the development. Ground floor windows are proposed in the rear elevation of the development, however, there is sufficient distance to neighbouring properties at the rear (over 50m).

The rear extension would project 1m to the rear of No 19's single storey rear extension and 2.5m to the rear of No 21's single storey rear extension and a distance of 3m away. Where the boundary treatment is not provided by side garages is replaced by 2m close boarded fencing. As such it is not considered that any adverse effects would result in terms of overshadowing or overbearing.
Although the proposed porch roof would be 3.5m high and project 3m forward of No 21's ground floor lounge window, it would not subtend the 45° overshadowing angle with respect to this window.

2) Impact upon the Character of the Area
Along Winchcombe Road two predominant housing styles are found. However in recent years, developments and modifications have taken place to destabilise this balance. Rear extensions are not uncommon, various porch designs and small front extensions are visible and first floor extensions over garages have been developed (notably at No 17). It is not considered that the proposed alterations to the front of No 19 would detract from the character of the street scene, and the rear development would be screened from the road.

Approved ✓ **Refused**

Application Number F/2002/6074
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 19 Winchcombe Road Twyford Reading.

APPLICATION NUMBER: F/2002/6074

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - lampost in front of gdn.

2. DESCRIPTION OF SURROUNDINGS
Residential Road - unity in housing design - 2 styles repeated - 2 storey detached dwellings - integral gges (side) + projecting front porches.
red brick + render
porched - flat / pitched, no nopitch variety

Some houses have porches adjacent to gges



3. DESCRIPTION OF SITE/BUILDING
Detached. flat roof porch + gge.
red brick + cream render.
greenhouse to rear boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set to similar front + rear levels as adjoining properties



No canopies projects all the way across the width of the dwelling - but this wouldn't detract from str. sc.

5. SITE CONSTRAINTS

TREES n/A

ACCESS/PARKING N/A.

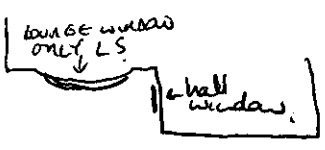
LEVELS No 21 c. 0-2m higher ground.

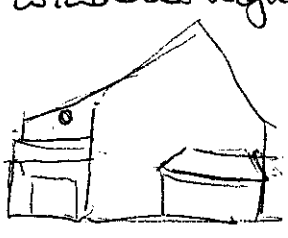
BOUNDARY TREATMENT side 2m cb fence + rear. (right) left double length gge of No 19 then 2m cb fence + trees on applicants curtilage. c. 3m.

OTHERS
Lots of modifications to houses
- original unity of str. scene gone.

No 21 - s/s flat roof rear ext side windows high level.
No 17 - first floor ext over gge.

No 21





PLANNING SERVICES	HPT 55169
POL	TL:
DC LB	ENF
APP	
CS	
11 APR 2002	
COPIES TO	
	FILE:

BRIAN LAVER

RESIDENTIAL DESIGN & PLANNING

62 Wycombe Lane
Wooburn Green
Bucks
HP10 0HE
01628 530246
Mobile 0790 5352193
design@brianlaver.fsbusiness.co.uk

10 April 2002

WOKINGHAM DISTRICT COUNCIL
Planning Services
PO Box 157
Shute End

FAO: Louise Smith

Dear Madam

Re:Planning Application Plans F/2002/6074 19 Winchcombe Rd Twyford

Our client has confirmed that the flat roof will overhang the neighbours land therefore we have sent notice to the neighbour and completed the enclosed certificates for your records.

Yours sincerely,

Brian Laver.

1769/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's(a) name	Address at which notice was served	Date on which notice was served
Peter & Rosemary	17 Winchcombe Rd Twyford RG10 0AS	10/4/2002

* See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

(c) Name of local newspaper circulating in the area where the land is situated.

● Notice of the application as attached to this Certificate, has been published in the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application)

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application)

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

On behalf of Mr & Mrs Stallard

Date 11/4/2002

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

FROM: Louise Smith

DATE: 25 March 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/6074

Proposal: Proposed single storey rear extension to dwelling and front porch extension..

Site Address: 19, Winchcombe Road, Twyford, Reading

Applicant: Mr J Stallard C/O Brian Laver.

Your observations are required in respect of this application **by 18/04/2002**

PLANNING SERVICES	HPT
POL	TJS
DC	ENF
APP	
CS	

05 APR 2002

COPIES TO	ACK:
	FILE:

NO COMMENT

SIGNED: _____ DATE: 4/4/02

Clerk To Twyford Parish/Town Council.

BRIAN LAVER

RESIDENTIAL DESIGN & PLANNING

54844
POL
DC 18
APP
GS
03 APR 2002
COPIES TO
ACK

62 Wycombe Lane
Wooburn Green
Bucks
HP10 0HE
01628 530246
Mobile 0790 5352193
design@brianlaver.fsbusiness.co.uk

1 April 2002

WOKINGHAM DISTRICT COUNCIL
Planning Services
PO Box 157
Shute End

FAO: Louise Smith

Dear Madam

Re:Planning Application Plans F/2002/6074 19 Winchcombe Road Twyford

We would like to confirm that the development does not encroach onto, over or under the neighbouring property.

Yours sincerely,

Brian Laver.

cc Mr & Mrs Stallard

Our Ref : SP/2002/005504-1/1
Your Ref : F/2002/6074

Date : 18 April 2002

PLANNING SERVICES	55560
FOL	TL2
DC LS	ENF
APP	
CS	
22 APR 2002	
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ENVIRONMENT AGENCY

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

Dear Sir/Madam

PROPOSAL: **SINGLE STOREY REAR EXTENSION REAR EXTENSION TO DWELLING AND FRONT PORCH**
LOCATION: **19 WINCHCOMBE ROAD, TWYFORD, READING, RG10 0AS**

Thank you for your letter dated 25 March 2002, received on 27 March 2002. Please quote the following reference in any correspondence: SU77NE/5/24. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

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

Grid reference	Distance from site	Landfill name
SU794755	190 metres	Ruscombe Turn, Twyford

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

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.

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

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.

WaterCourses

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) 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.

ADVICE TO APPLICANT

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.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

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

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

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

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr Brian Laver

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 25 March 2002

Application Number: F/2002/6074

Proposal: Proposed single storey rear extension to dwelling and front porch extension.

Parish: TWYFORD PARISH

Site Address:
19, Winchcombe Road, Twyford, Reading.

Applicant:
Mr J Stallard C/O Brian Laver.

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).

Signed: _____ **Print name:** AC 26/03/02.

Application Number : F/2002/6074	**Map No.:** 33
Case Officer : LS	**Site Area :** 0.05
Valid Date : 7/03/02	**Received Date: 07/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and front porch extension.

Location : 19, Winchcombe Road, Twyford, Reading.

Parish : TW Ward : TWY

Applicant : Mr J Stallard C/O Brian Laver.

Fee Required: £0 00 ~~[illegible]~~ **Fee Received: £0** resubmission ~~No cheque with application~~

Additional: ~~[illegible]~~ ..... **or Refund:** .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~REAR ELEVATION TO SHOW GARAGE SLOPING ROOF PROTRUDING ROUND THE SIDE AND PORCH ROOF PROTRUDING.~~		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	~~(EXISTING FLOOR PLAN NO SCALE).~~		
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT. ✓	26/03	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - LANDFILL SITE 250M CONSULTATION - GROUNDWATER PROTECTION ZONE

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

...No pre-app.....

.....

.....

.....

.....

.....

NEIGHBOURS

...S/W + see maps.....

.....+ addresses attached.....

.....

07 MAR 2002 6074

Applicationo	Name & Address
F/2001/4354	Andrew Felton 21 Winchcombe Road Twyford Reading Berks RG10 0AS
F/2001/4354	Mr and Mrs P Chapman 17 Winchcombe Road Twyford Reading Berks RG10 0AS
Application Refused	Letters sent 15/11/01

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

Tel: (0118) 974 6463

Date: 25 March 2002

My ref: F/2002/6074

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/2002/6074
19, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and front porch extension.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6074**
19, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and front porch extension.
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**********

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

Tel: (0118) 974 6463

Date: 25 March 2002

My ref: F/2002/6074

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/2002/6074
19, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and front porch extension.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6074**
19, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and front porch extension.
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 6463

Date: 25 March 2002

My ref: F/2002/6074

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/2002/6074
19, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and front porch extension.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6074**
19, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and front porch extension.
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**********

Received by Wokingham District Council

Application No: F/2002/6074

Proposal:
Proposed single storey rear extension to dwelling and front porch extension.

Location:
19, Winchcombe 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/2002/6074 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/04/2002. 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

25 March 2002

Organisation_Name	Building_Name	address1	Postcode
		12PADDOCK HEIGHTSREADING	RG100AR
		14PADDOCK HEIGHTSREADING	RG100AR
		16PADDOCK HEIGHTSREADING	RG100AR
		17WINCHCOMBE ROADREADING	RG100AS
		~~19WINCHCOMBE ROADREADING~~	~~RG100AS~~
		21WINCHCOMBE ROADREADING	RG100AS
		16WINCHCOMBE ROADREADING	RG100AT
		18WINCHCOMBE ROADREADING	RG100AT
		20WINCHCOMBE ROADREADING	RG100AT

neighbour consultation list

F/2002/6074

Environmental Services

For office use only
Application number 07 MAR 2002* 6074

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 J Stallard
	Address and postcode	19 Winchcombe Road Twyford RG10 0AS
	Phone number	07979 498880
2	Agent's Name	Brian Laver
	Address and postcode	62 Wycombe Lane Wooburn Green Bucks HP10 0HE
	Phone number	01628 530246
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.	
4	Give brief details of the proposal for example, two storey side extension.	About the application Single Storey Rear And Porch
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.	Brickwork tio match existing Tiles to match at front
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

07 MAR 2002* 6074

9	How many bedrooms does the property have?	Existing: 3	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.		
	resubmission		
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 J Stallard

Date 4/3/2002

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

ADDRESS 19 WINCHCOMBE ROAD PARISH TWYFORD

PLOT No. 12 ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/86/59	T. DUNN	O/APP RES. DEV.	14.7.60	N/A C/A
O/154/61	LANCASTERS	"	13.7.61	N/A C/A
R/180/61	"	ROADS & SEWERS	7.9.61	APP
118/64	"	DETACHED HOUSE & GARAGE	9.7.64	APP. C/A
PO/143/68	MR. MARRINGTON	ADDITIONS	1.4.68	APP. N/A
759/73	MR. R. BRIDGER	FRONT PORCH & W.C.	10.5.73	C/A
F/2001/4354	Mr. Stallard	2 St/R, S/St/f - porch will peak roof over & extending to garage + insert 1st fl window	8.11.01	REF

DATE OF COMPLETION

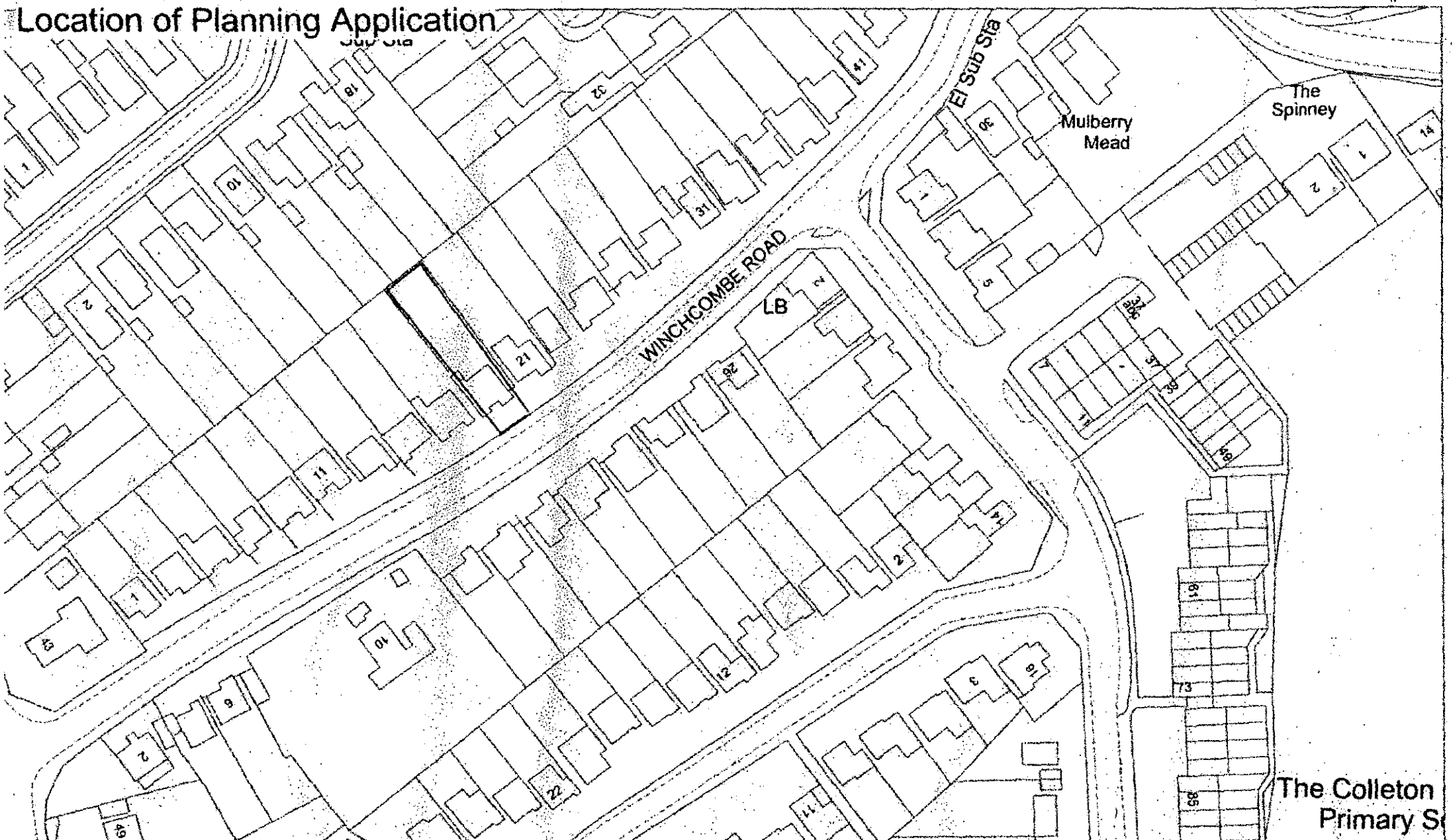
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Location of Planning Application



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Site Plan
Scale: 1 to 1250
Date: 20 February 2001

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07 MAR 2002 * 607/4

07.MAR2002* 6074



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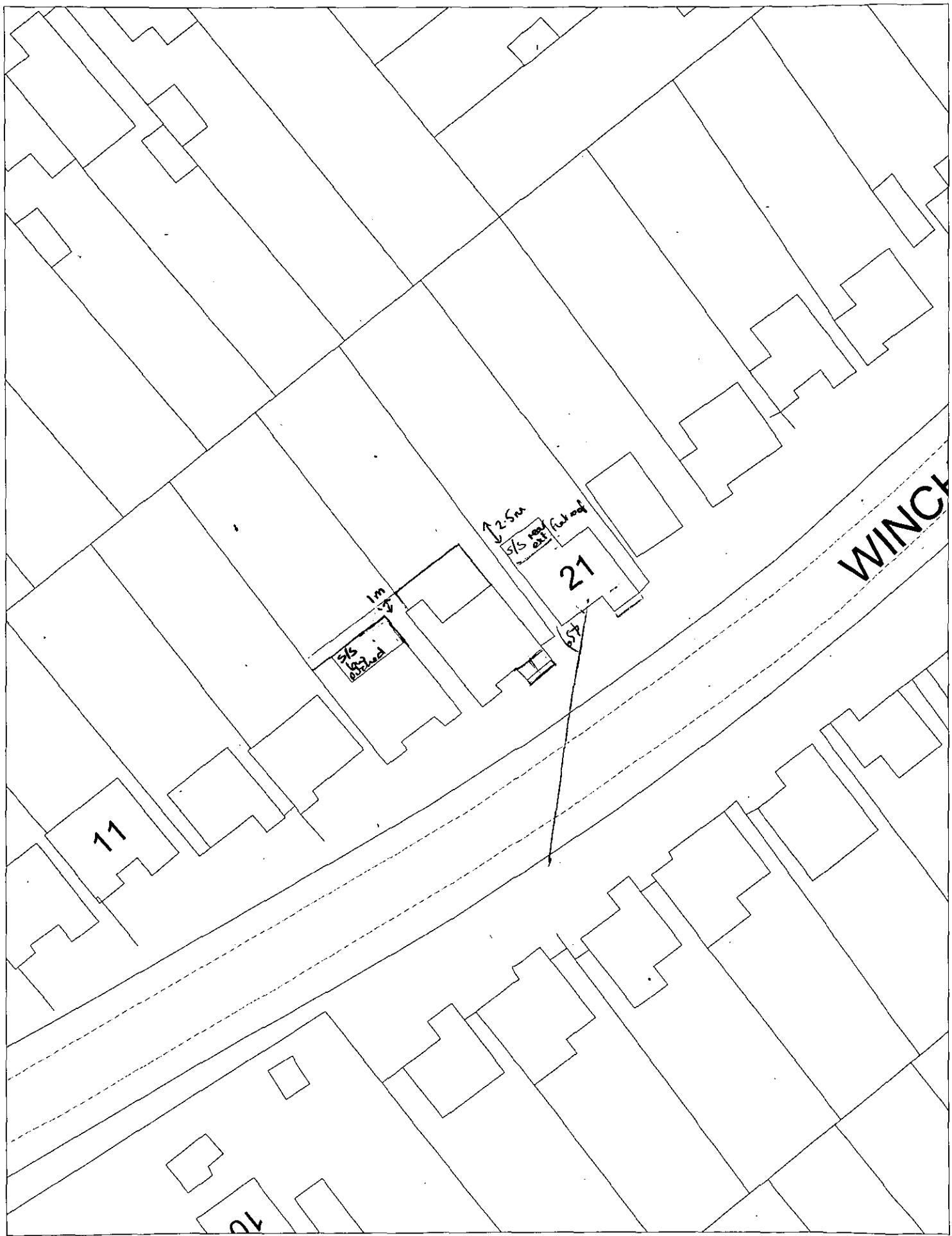
Development Control Section, Environmental Services, Wokingham District Council.

13 March 2002 Scale: 1 : 1250



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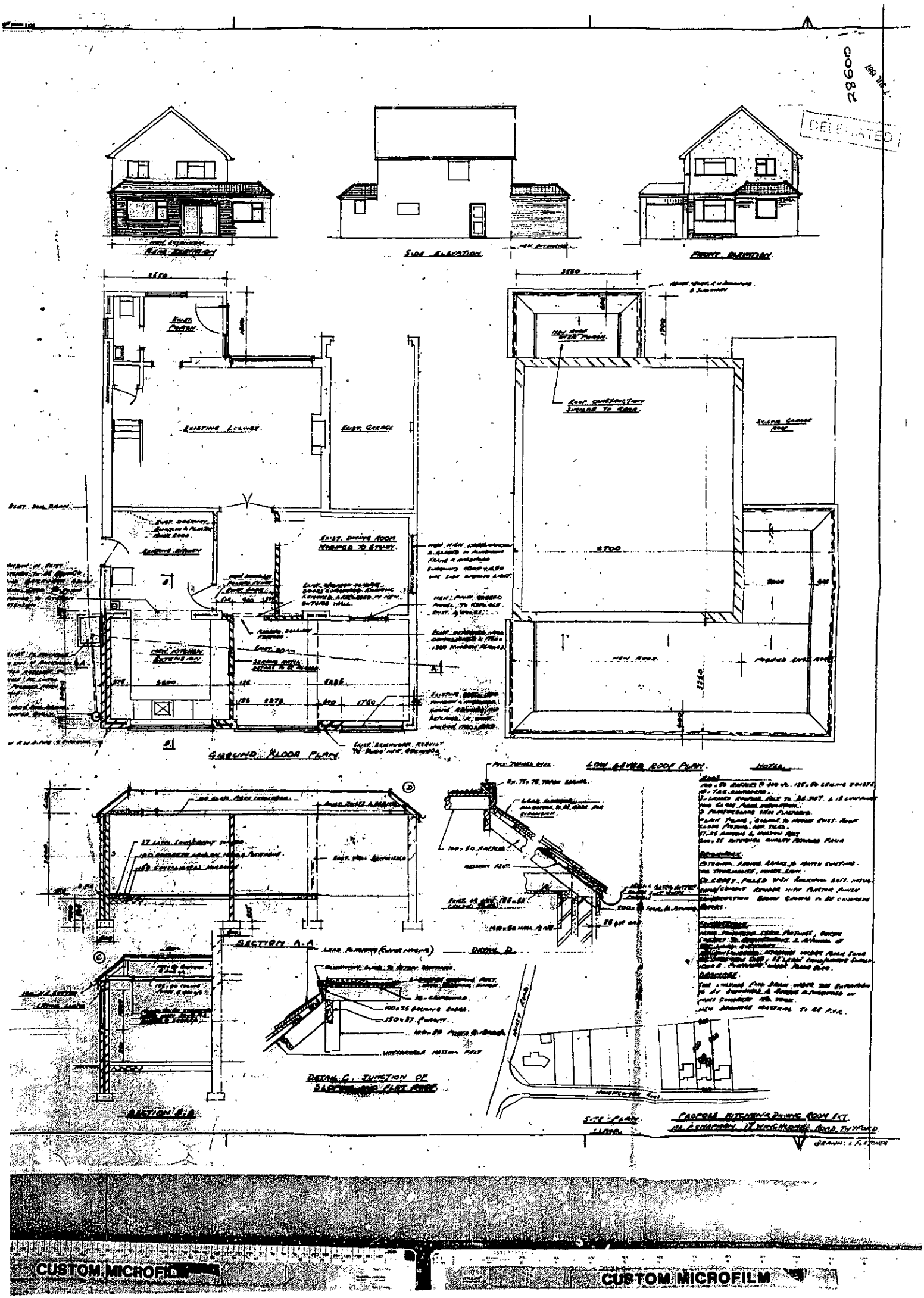
Development Control Section, Environmental Services, Wokingham District Council.

8 April 2002

Scale: 1 : 500

N
W E
S

19 WINCHCOMBE RD.



28600
DELEGATED
REAR ELEVATION
SIDE ELEVATION
FRONT ELEVATION
EXISTING LOUNGE
EXIST. GARAGE
EXIST. DINING ROOM MODIFIED TO STUDY
NEW KITCHEN EXTENSION
GROUND FLOOR PLAN
LOW LEVEL ROOF PLAN
NOTES
SECTION A-A
DETAIL D
DETAIL C. JUNCTION OF SLOPING AND FLAT ROOF
SECTION B-B
SITE PLAN
PROPOSE KITCHEN & DINING ROOM EXT.
CUSTOM MICROFILM
CUSTOM MICROFILM