SOUTHPORT LONDON OFFIC

SYSTEMS LTD

APPLICATION NO:
F/2001/3397

LOCATION:
22 Winchcombe Road, Twyford Reading.

APPLICANT:
Mr Hird C/O Kate Henning

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Hird
C/O Kate Henning
27 The Alders
Hanworth
Middx
TW13 6NU

Application Number: F/2001/3397

Parish: **TWYFORD**

Location: **22, Winchcombe Road, Twyford, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall in the south west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The high level conservatory windows in the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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
3. 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 Policy EN1.

Loddon Area Local Plan Policies LBE1, LTV1 and LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3397

Applicant : Mr Hird C/O Kate Henning.

Location : 22, Winchcombe Road, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 29/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application will have expired on: 16/04/2001. 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

Twyford Council: No comments received

Neighbours: No comments received.

Planning Issues : (Identified settlement)

1) Neighbours

2) Street scene.

Application Number: F/2001/3397

Appraisal:

The proposal is for a single storey rear/side extension to a 2 storey detached house to form a conservatory, to replace an existing open outhouse structure measuring 2.9 m wide x 3m deep x 2.9m high.

The single storey rear extension will be located in the gap between the existing garage and the rear elevation of the house. The existing garage wall and roof will be projected forward by a metre so to form the rear wall of the conservatory. It will be 3.4 metres wide (maximum) and will project 5.1 metres towards the rear garden. The rear elevation of the house will see a 3.2 metre projection.

It will have a glazed pitched roof with an eaves height of 2.4 metres with a ridge height of 3.5 metres. To be constructed with brick to below window level and to a height of 1.9 metres on the south west elevation.

1) Impact on neighbouring properties

No. 20, to the south west, 175 mm lower, is a 2 storey detached house. Extended to the rear with a single storey flat roofed extension, which projects beyond proposal. Obscured glazed kitchen door, cloakroom window and a garage door on flank elevation. Located approximately a metre away behind a 1.84 metre high fence and a 2.4 metre high conifer hedge. Therefore it is considered that the occupants of this property will not be affected – no adverse impact.

No. 24, to the north east, 175 mm higher, is a 2 storey detached house. Extended to the rear with a single storey flat roofed extension. No windows or doors on flank elevation. Located approximately 9 metres away behind a 1.84 metre high fence and a 2.4 metre high conifer hedge. Therefore it is considered that the occupants of this property will not be affected – no adverse impact.

The neighbouring properties to the rear will not be affected by the proposal due to the 2.4 metre high boundary treatment.

2) Impact on street scene /visual impact.

The roof of the conservatory will be visible from Winchcombe Road. The design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

Application Number F/2001/3397
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	**No Windows To Be Inserted "flank wall" in the "south west elevation" of the extension**
4.	CO45	RO45	**Obscure Glazing The "high level conservatory" windows in the "south west elevation"**

INFORMATIVES

NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage
N16 Relevant Policies

WDLP: WBE1, WOS2/3,
~~SEALP: GBE1, STV1, STV6.~~
LALP: LBE1, LTV1, LTV6.
BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 3/4/05

RECORD OF SITE VISIT

SITE ADDRESS: 22 Winchcombe Road Twyford Reading.

APPLICATION NUMBER: F/2001/3397

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS 'Residential'
No 20, 2 storey detached house integral garage at front. open plan front garden S. Extended to rear with single storey ext.
No. 24, 2 storey detached house with integral garage at front.
extended to rear with single storey ext, whole width of house.

3. DESCRIPTION OF SITE/BUILDING open plan frontage.
2 storey detached house, orange brick with cream coloured painted render at first floor, white * UPVC windows, door, fascia boards, black guttering and brown plantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site/plans

5. SITE CONSTRAINTS

TREES — ~~None affected~~ / it may affect conifer hedge on boundary

ACCESS/PARKING — As existing at front with garage at side + driveway

LEVELS — No. 20 175mm lower + No. 24, approx 175mm higher.

BOUNDARY TREATMENT — No 20, 1.84m high fence and 2.4m conifer hedge.

OTHERS — No 24, 1.8m high fence + 2.4m conifer hedge
— Rear boundary 2.4m high conifer hedge.

* conservatory will replace existing flat roof open shelter measuring 2.9m x 3m x 2.4m high.

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

Tel: 0118 974 6441

Date: **27 February 2001**

My ref: F/2001/3397

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

Dear Councillor

Application Number: F/2001/3397
22, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3397**
22, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6441

Date: **27 February 2001**

My ref: F/2001/3397

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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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 6441

Date: **27 February 2001**

My ref: F/2001/3397

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
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John Mitchell

John Mitchell
Development Control Manager

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22, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2001/3397

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
22, 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2001. 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

27 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3397
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~05 FEB 2001~~ 19 FEB 2001	
Officer: AT	Application No. F/2001/3397

Map No. 33 .. Site ..0.06.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 22 WINCHCOMBE ROAD

Parish: TWYFORD Ward: Twyford. 27.2.01 JB

Applicant: MR HIRD

Fee Received 95-00 (8) 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			19 FEB 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	1:500 block plan showing proposed dev. + adj. property.	13/2 ✓	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Front elevation (roof showing over garage)	13/2 ✓	
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 : 27.2.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline ✓
Transco .....
Environment Agency 250m landfill site

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + see map

Our ref: SP\2001\003275\001
Your ref: F/2001/3397

Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Andrew Thorley

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

DC
APP
CS
09 MAR 2001
COPIES TO: ACK:

Dear Sir/Madam

SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY
22 WINCHCOMBE ROAD, TWYFORD, READING

Thank you for your letter dated 27 February 2001 which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: SU77NE/5/19.

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : 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	Distance from site	Landfill name	Details
SU 794 755	185m	Ruscombe Turn, Twyford	Unknown

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

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: Kate Henning 27 The Alders, Hanworth, Middx, TW 6NV.

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

ADDRESS 22 WINCHCOMBE ROAD PARISH TAYLORD

PLOT No. 31 ORD. SHEET No. SU 7976 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/60/59	T. QUINN	O/APP. ALL DEV.	9.6.59	N/A CIA
0/154/61	LANCASTER	"	13.7.61	N/A CIA
R/150/61	"	ROADS & SEWERS	7.9.61	APP.
204/64	"	EXTENDED HOUSE & GARAGE	13.12.64	APP. CIA
97/64933/F	MR. S. HIRD	PORCH	12.03.97	CIA
TP97/6454	"	F/St. Ht.	7.5.97	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 19.FEB.2001* 3397

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 S. HIRD.
	Address and postcode	22 WINCHCOMBE ROAD TWYFORD BERKS. RG10 0HT.
	Phone number	
	Agent's Name	KATE HENNING.
	Address and postcode	27 THE ALDERS HANWORTH MIDDX. TW13 6NU
	Phone number	020 8893 9609.
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.	22 WINCHCOMBE RD. TWYFORD. BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	VICTORIAN STYLE CONSERVATORY TO REAR.
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.	BRICK TO MATCH EXTG. UPVC FRAMEWORK.
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: NIL.	Proposed: NIL
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 S. HIRD.

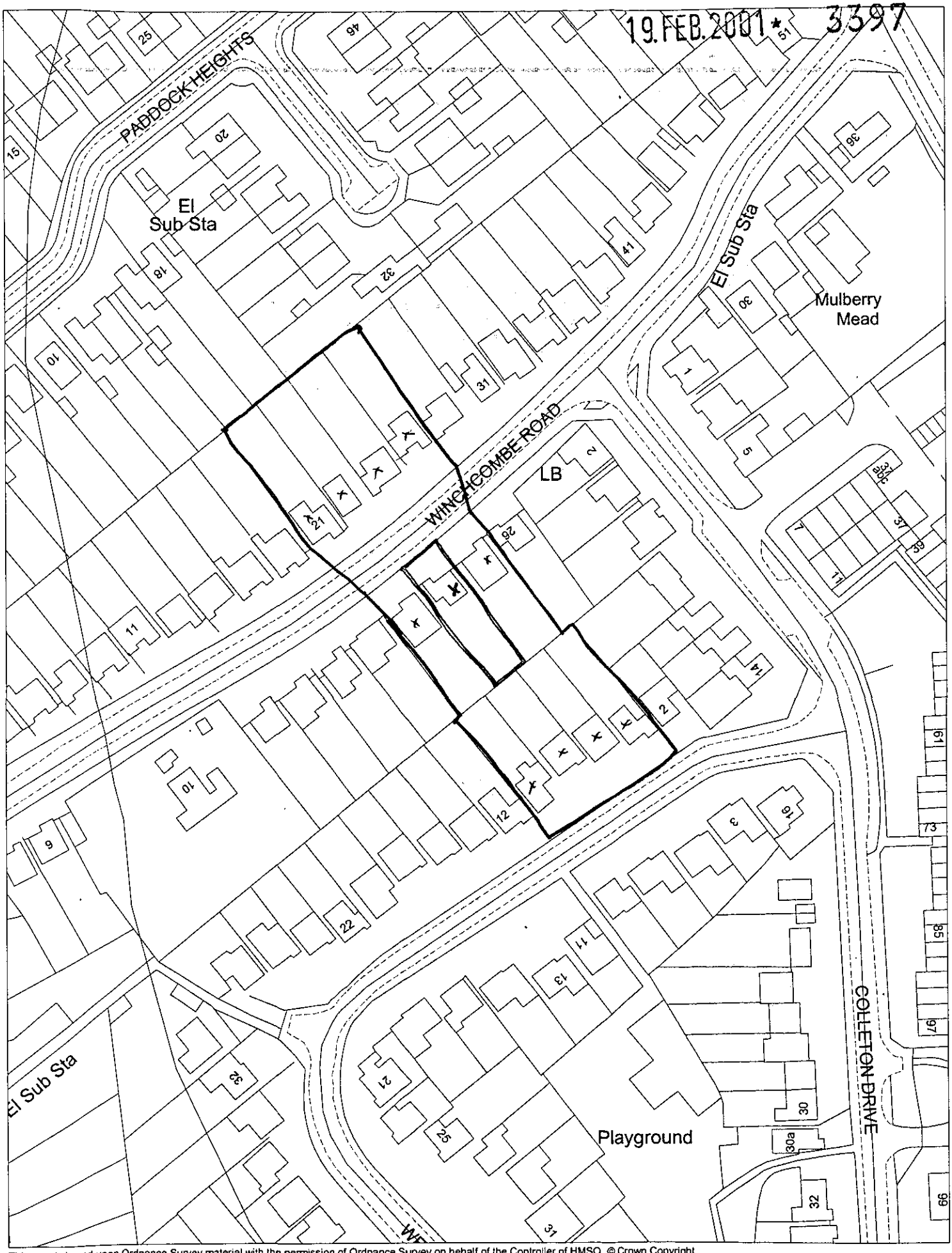
Date 30/01/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3397**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
9 February 2001 Scale: 1 : 1250