APPLICATION NO:
F/2001/5329

LOCATION:
25 Poundfield Way, Twyford Reading.

APPLICANT:
Mr Cohen C/O Allseasons Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.
Corr letter appr. 27/12/01

EARLIEST DATE FOR DECISION: **23/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

443

Do

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Cohen
C/O Allseasons Conservatories
Mitchellson House
Stanwell Road
Horton
Slough
Berkshire SL3 9PF

Application Number: F/2001/5329

Parish:	**TWYFORD**
Location:	**25, Poundfield Way, 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.

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. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 11/01/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5329

Applicant : Mr Cohen C/O Allseasons Conservatories.

Location : 25, Poundfield Way, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	3/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 3/12/01

Date Registered : 23/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 18/01/2002. 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 :

Twyford Parish Council - No comment

Planning Issues :

1.) Impact on neighbouring properties

2). Impact upon character of the area

Policy Area:
WBE1, SDWOSS
LBE1, LBE2
LD3

Application Number: F/2001/5329 – 25 Poundfield Way, Twyford

Appraisal :

Development

The application property is a detached house located on the north side of Poundfield Way and is within the identified settlement of Twyford. The property has not had any previous extensions.

The proposal is for a single storey rear extension to form a conservatory. It would be 3.3m in length, 5.7m in width and be 2.9m to the eaves and 3.5m to the ridge (excluding decorative ridge). It is glazed all around with double doors on the side facing No.23. It has a dwarf brick wall around the base.

1. Impact upon the neighbouring properties

The proposed conservatory would be set away from the boundary fences (1.7m) on either side (1.2m to No.27 and 2.8m to No. 23). As the proposed conservatory is single storey and set away from the boundaries, it is considered there would be no adverse impacts in terms of overlooking, overshadowing and being overbearing.

2. Impact upon the character of the area

No part of the conservatory can be seen from the front of the dwelling thus its impact on the areas character would be negligible. In terms of similar extensions in the area, No. 27 has a similarly proportioned conservatory attached to the rear of the dwelling.

Recomendation : Approval: √ **Refusal: □**
(tick appropriate box)

Application Number F/2001/5329
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	FULL PERMISSION – 5 YEARS
2	D014	R014	Extent materials to match brickwork - colour at base of overlay.

RECORD OF SITE VISIT

SITE ADDRESS: 25 Poundfield Way Twyford Reading. APPLICATION NUMBER: F/2001/5329	OFFICER: Phillip Taylor DATE OF SITE VISIT: 3/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS No 27 has large white conservatory
4.5 deep
3.5 wide (similar dimensions)
3.5 high

Brick detached
gazes other conservatory.

3. DESCRIPTION OF SITE/BUILDING Red brick detached
3/4 bedrooms.

dark red brick - white PVC? conservatory!
White upvc windows

4. RELATIONSHIP TO ADJOINING PROPERTIES Close park 1m - [illegible].
distance between No 25 + nearest properties

5. SITE CONSTRAINTS Closely packed

TREES large bushes — tree on near boundary

ACCESS/PARKING

LEVELS steep slope 1m ↕ — but flat side [illegible] ext.

BOUNDARY TREATMENT 1.7m fencing all very [illegible].

OTHERS 1m between No 25 → 23
" " " 25 → 27

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 NOV 2001
Officer: PT.	Application No. F/2001/5329

Map No. 33 Site 005
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: 25 POUNDFIELD WAY

Parish: TWYFORD Ward: Twyford. 29.11.01

Applicant: MR COHEN

PD rights removed.

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*			
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 : 29.10.13 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 .....

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

HERITAGE BODIES

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

OTHERS:

(Note to Officer: Site is in a Groundwater Protection Zone - See guidance notes from Conrad Moore re. planning informatives...) .....
No pre-apps

NEIGHBOURS:

..... S/N.T. see map .....

ADDRESS 25 POUNDFIELD WAY PARISH TWYFORD

PLOT No. 51 ORD. SHEET No. SU.797633

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	O/L	8.5.91	REF
37703	McALPINE	RES. DEV.	18.9.91	C/A w/ISSUED LA
38187	"	DET. HOUSE & GARAGE	18.9.91	C/A
38391	LAING	ROADS	31.10.91	C/A

DATE OF COMPLETION

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38187 - REMOVAL PD RIGHTS TPO 370/88 & 212/88 ON DEV.

DRAINAGE PD Enq - Conservatory - Mr J Somerfield 6/11/01 - PP req

091074

Environmental Services

For office use only.
Application number: 23.NOV.2001 * 5529

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 M COHEN
	Address and postcode	25 POUNDFIELD WAY TWYFORD BERKSHIRE RG10 0XR
	Phone number	0118 934 4598
	Agent's Name	ALL SEASONS CONSERVATORIES
	Address and postcode	WINDSOR HOUSE 18-18a STRAIGHT ROAD WORKS OLD WINDSOR BERKSHIRE SL4 2SA
	Phone number	01753 855777
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.	25 POUNDFIELD WAY TWYFORD BERKSHIRE RG10 0XR
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY AT THE REAR OF THE DWELLING
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.	WHITE PVCu FRAMEWORK WITH CLEAR SAFETY GLASS GLAZING ON NEAREST MATCHING BRICK DWARF WALL
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: NO CHANGE
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.		
	CONDITION 10 OF CONSENT 58187 (PDA WITHELD)		
	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.

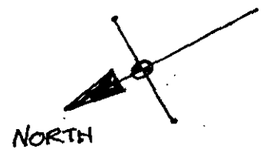
Your signature: [signature]

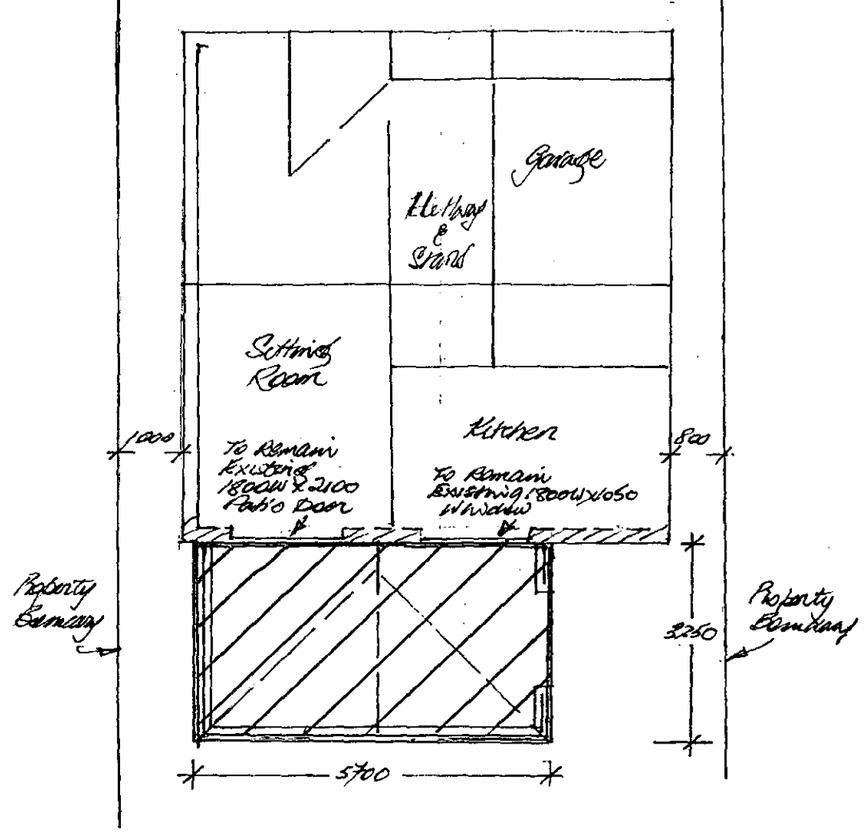
on behalf of MR M. COHEN

Date 21/11/2001

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

23.NOV.2001 5529





Proposed Conservatory for Mr & Mrs M Cohen,
25, Poundfield Way,
Twyford
Berkshire GH10 OXR

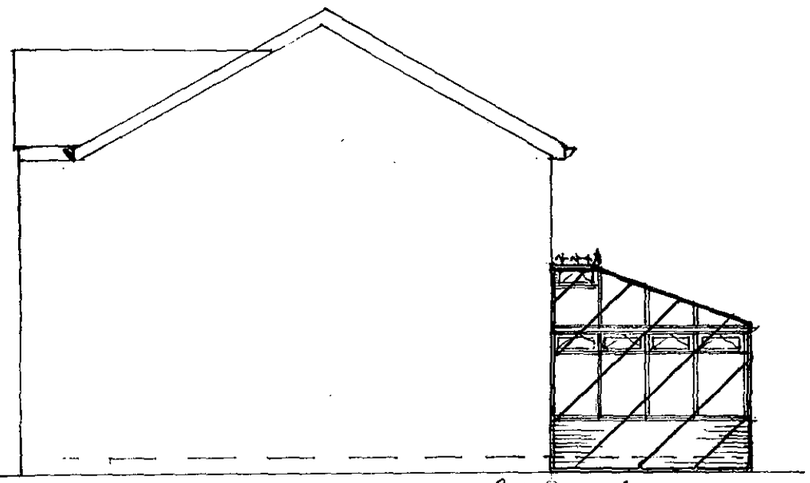
Reinforced White PVCu Framework
Clear Toughened Safety Glass Double Glazing
Nearest Matching Cavity Brick Dwarf Wall
Trowelled Concrete Floor
Standard Perimeter Foundations

Plans & Elevations 1:100 Scale

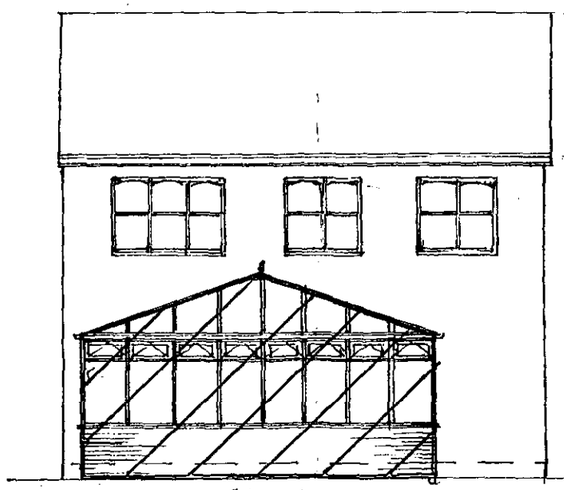
Planning Application Reference.

NB/MLT/Twyford-1B

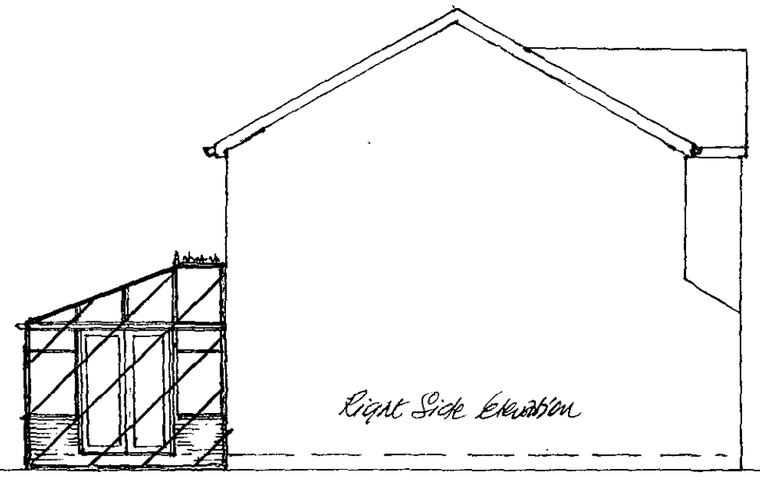
APPROVED



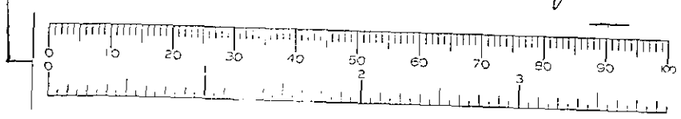
Left Side Elevation



Rear Elevation



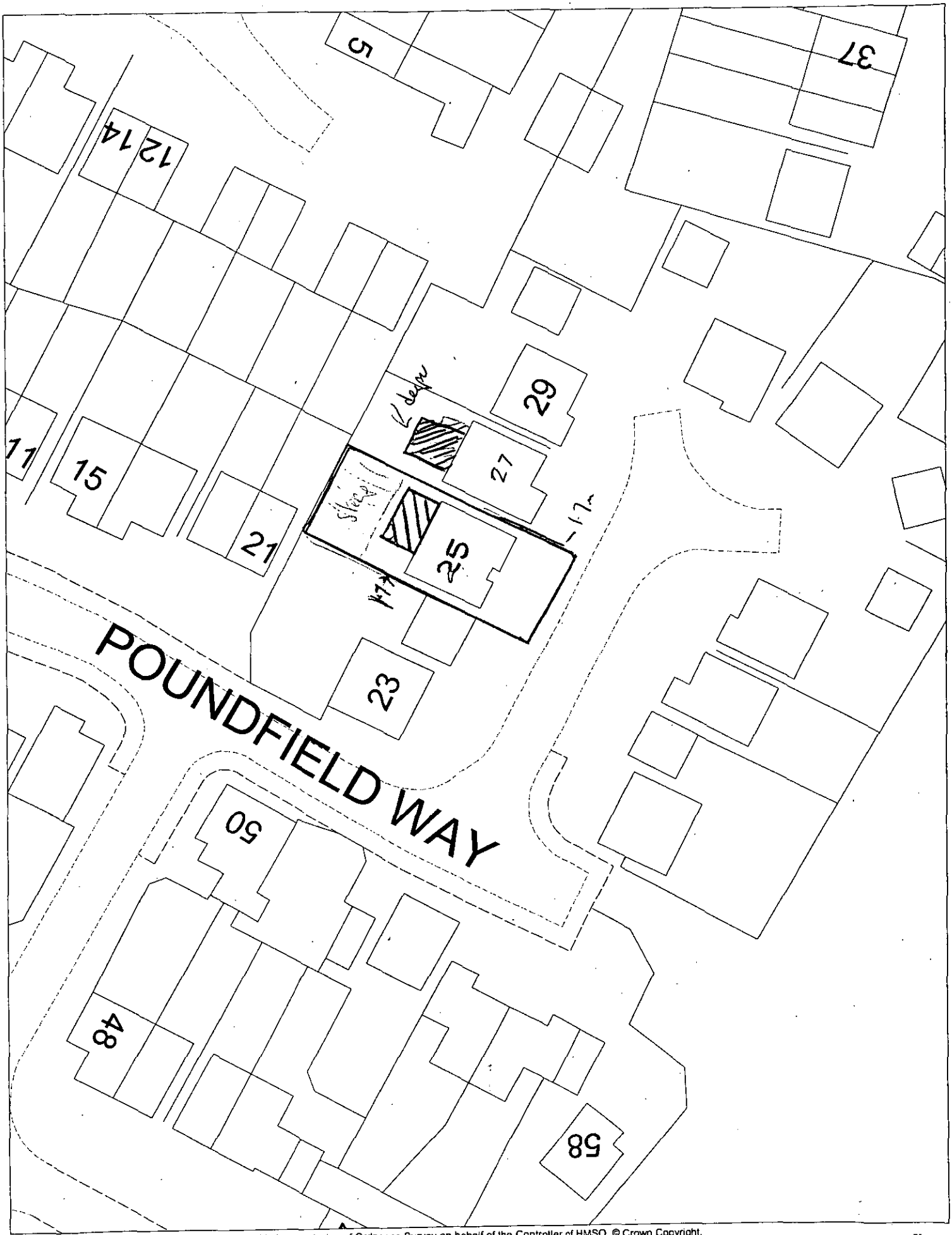
Right Side Elevation



Plan & Elevations Scale 1:100

REC 18/11/2001

23.NOV.2001 * 5329



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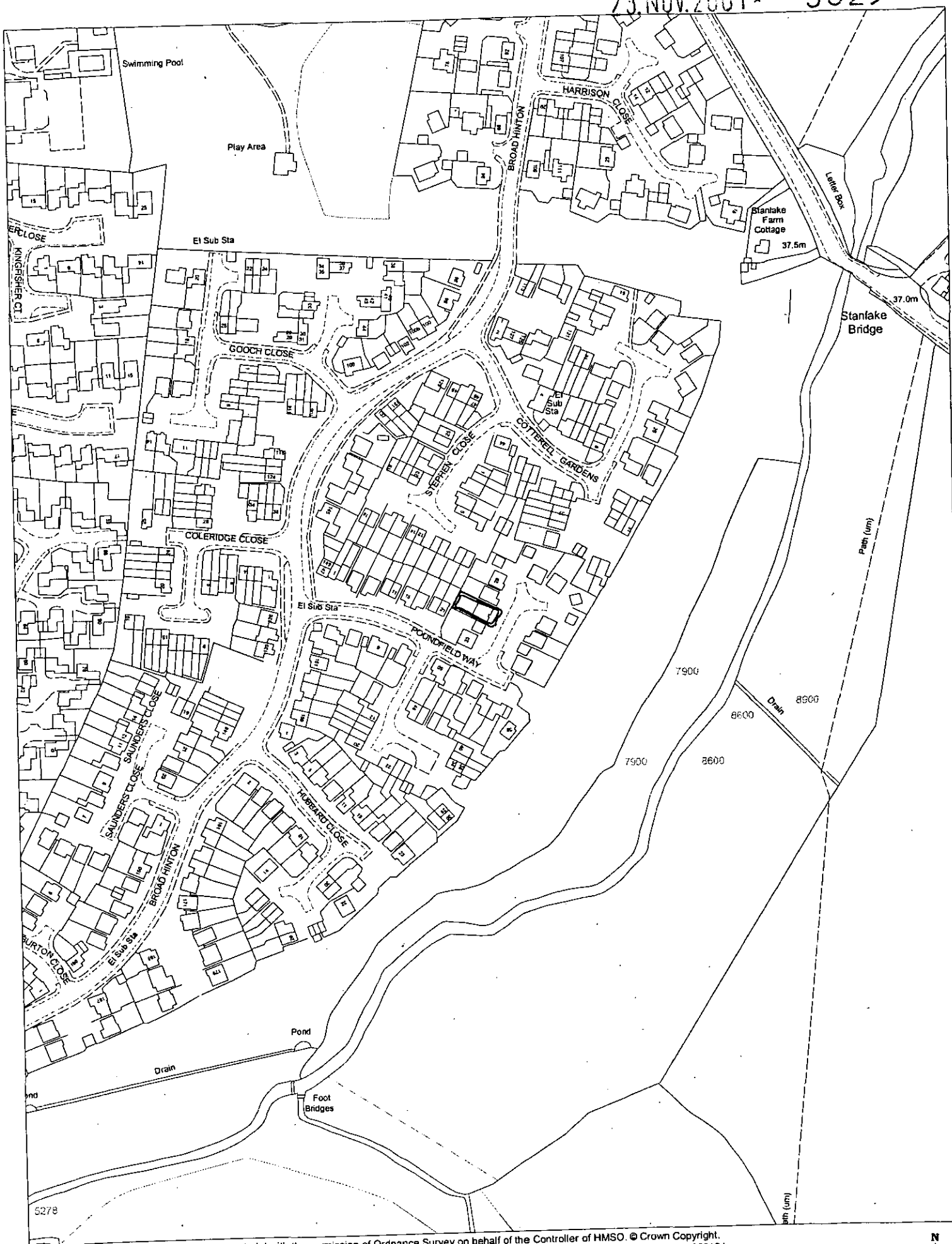
Development Control Section, Environmental Services, Wokingham District Council.
15 November 2001

Scale: 1 : 500

N
W E
S

23.NOV.2001* 5329



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Development Control Section, Environmental Services, Wokingham District Council.
15 November 2001

Scale: 1 : 2500

N
W E
S

FROM: Phillip Taylor

DATE: 29 November 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5329

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

Site Address: 25, Poundfield Way, Twyford, Reading.

Applicant: Mr Cohen C/O Allseasons Conservatories.

Your observations are required in respect of this application **by 23/12/2001** .

No Comment

[illegible] SERVICES	HPT
	TLS
	PMC
05 DEC 2001	
	AUX
	FILE:

SIGNED: [signature]

DATE: 4/12/01

Clerk To Twyford Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5329

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

Location:
25, Poundfield Way, 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/2001/5329 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/12/2001. 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 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.

Head Planning and Transportation

29 November 2001

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

Tel: (0118) 974 6444

Date: **29 November 2001**

My ref: F/2001/5329

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/2001/5329
25, Poundfield Way, 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5329**
25, Poundfield Way, 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**********

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

Tel: (0118) 974 6444

Date: **29 November 2001**

My ref: F/2001/5329

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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Phillip Taylor

Development Control Officer

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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 6444

Date: **29 November 2001**

My ref: F/2001/5329

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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