APPLICATION NO:
F/2001/5437

LOCATION:
5 Willow Drive, Twyford Reading.

APPLICANT:
Mr Agar C/O Romar Building Designs

PROPOSAL:
Proposed two storey side extension to dwelling.

Initial exp: 07/01/02

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

550

02

RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-25888 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Agar
C/O Romar Building Designs
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Application Number: F/2001/5437

Parish: **TWYFORD**

Location: **5, Willow Drive, Twyford, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

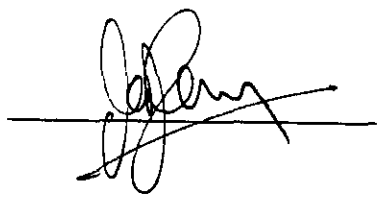
1. The proposed 2-storey side extension, by virtue of its design, siting and bulk would have an overbearing and overshadowing impact on No. 3 Willow Drive to the detriment of the amenity of the occupier. As such it is therefore contrary to policies LD3 and EN1 of the Berkshire Structure Plan, policies LBE2 and LBE5 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 10 December 2001

Application Number: F/2001/5437

Proposal: Proposed two storey side extension to dwelling.

Parish: TWYFORD PARISH

Site Address:
5, Willow Drive, Twyford, Reading.

Applicant:
Mr Agar C/O Romar Building Designs.

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).

1, Driveway to be a minimum of 4.8 metres wide.

2, C4Q9, R4Q9

3, C122, R122.

Signed: _____ **Print name:** AC 13/12/01

1959/a

28 NOV 1991 5437

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. R. Agar
	ADDRESS	5 Willow Drive
		Twyford
		Berks
	POST CODE	RG10 9DD Tel. No. 9342384
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Romar Building Design
	ADDRESS	67 Lashmere Road
		Emmbrook
		Wokingham Berks
	POST CODE	RG41 1JB Tel. No. 07939 280209
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	5 Willow Drive
		Twyford
		Berks
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Two storey side extension

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — All to match existing

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. R. Acar

DATE 26.11.01.

29.NOV.2001 0437

1933

ADDRESS 5 Willow Drive PARISH Twyford

PLOT No. 92 ORD. SHEET No. SU 787629

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
58/66	REED & CO	S/DET. HOUSE & GARAGE	13.5.66	APP C/A
BR 7803	MR. M. BAKER	GARAGE	30.1.78	APP
BR 19368	"	PORCH & CLOAKROOM	13.9.82	APP
18265	"	"	21.10.82	C/A

MINISTRY DECISION

SPECIAL ORDERS

Our Ref : SP/2001/005016-1/1
Your Ref : F/2001/5437

Date : 15 January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 51972
POL	TLS
DC PT	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

Dear Mr Taylor

TWO STOREY SIDE EXTENSION TO DWELLING AT 5 WILLOW DRIVE, TWYFORD, READING

Thank you for your letter dated 10th December 2001, received on 11th December 2001. Please quote the following reference in any correspondence: **SU77NE/9/55**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

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

Presence of a Watercourse

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

Pollution Control

Clean Surface and Roof Water
The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water
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.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation

of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Romar Building Design

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Phillip Taylor
Development Control

From: Tom Payne
Environmental Health

Your Ref: F/2001/5437

My Ref: 20015871

Date: 17 December 2001

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

5 WILLOW DRIVE NORTH, TWYFORD.

These proposals have been evaluated and I have the following comments:

According to our records there is one landfill site within 250 metres of the site.

NGR	Landfill Distance	Landfill Name	Landfill Description
SU 788 742	175 metres	King George's Field	Putrescible/household

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

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Received by Wokingham District Council

Application No: F/2001/5437

Proposal:
Proposed two storey side extension to dwelling.

Location:
5, Willow Drive, 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/2001/5437 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 31/12/2001. 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

10 December 2001

1933

ADDRESS 5 Willow Drive PARISH Twyford

PLOT No. 92 ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
58/66	RLED & CO	S/DET. HOUSE & GARAGE	13.5.66	APP C/A
BR 7803	MR. M. BAKER	GARAGE	30.1.78	APP
BR 19368	"	PORCH & CLOAKROOM	13.9.82	APP
18265	"	"	21.10.82	C/A
F/2001/5437	Mr. Agar	2 St/S ext.	23.01.02	REF

MINISTRY DECISION

SPECIAL ORDERS

No. 4 — Gage Conversion

Study / Utility

1 side door with window

Hinkwell front +

other side window

Bathroom window on Rear on

Right hand side

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5437

Applicant : Mr Agar C/O Romar Building Designs.

Location : 5, Willow Drive, Twyford, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 29/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 24/01/2002. 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 :

Highways - driveway must be 4.8m in width along its length.

Twyford Parish Council - Want to be sure the party wall between the garages is made good and to a standard of an external wall.
The neighbours have unobstructed access to their garage at all times, except by prior agreement with the neighbours
The works would not affect the foundations of the garage at No. 3.

Env Protection/Housing - no risk of landfill gas affecting the proposal.

Planning Issues :

Impact on Neighbouring Properties
Impact on Character of the area
Highways

Policy Used

LBE5, LBE1, LBE2

Application Number: F/2001/ 5437 – 5, Willow Drive, Twyford

Appraisal

Development

The proposal is for a two-storey side extension to the dwelling to provide on the ground floor, a breakfast room, utility room and garage and a bedroom with en-suite on the first floor. The side extension will bring the building line across by 2.9m while the porch extension will bring the building line out by 1.5m. The extension will also run to the full depth of the house. The pitched roof is proposed to run at ridge height (8.0m) and has a gable end.

The dwelling is a semi-detached house with a garage attached to the garage of No.3. It is located within the identified settlement of Twyford.

A pre-application enquiry was made, although the recommendations given by the officer to incorporate a lower ridge line and to set the extension back from the front building line have not been observed.

1. Impact upon neighbouring properties

There are two immediate neighbours, No.3 and 7, Willow Drive. Because the houses are positioned in a staggered layout, It is No. 3, which will bear the impact of the development at the rear. The extension runs along the boundary, 1.0 metres away from it. The existing garage and the garage of No.3 lie between the houses.

I have concerns about the extension being overbearing and overshadowing. Having drawn a 45-degree line from rear windows on No.3 the proposed extension would block light to windows, closest to No.5.

The staggered position in relation to No.3 and gable roof end further emphasise the bulk of the extension warranting refusal of the application on the grounds over overbearing.

Due to the location of the buildings, some windows on No.3 would be in the shadow of No.5, for most of the day. This warrants refusal of the application on the grounds of overshadowing.

2. Impact upon the character of the area

The proposal would move the front building line of the garage, outward by 1.5m. It is not considered this front extension would have an adverse impact on the character of the area.

3. Highways

The Highways department would want the driveway to be widened to a minimum of 4.8 metres along its length. This is to accommodate the extra car parking space required with the addition of a fourth bedroom. Also for the garage to be retained for the storage of a vehicle.

□ Approval √ Refusal

Application Number F/2001/5437
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions / Reasons~~ for Refusal
			The proposed 2-storey side extension, by virtue of its design, siting & bulk would have an overbearing impact and overshadowing impact on No. 3 Willow Drive to the detriment of the amenity of the occupier. As such it is therefore, contrary to policy LD3 and EN1 of the Berkshire Structure plan and policies LBE2 ~~of~~ and LBE5 of the Loddon Area Local Plans and policies WBE1 & WO53 of the Wokingham District Local Plan (deposit draft)

RECORD OF SITE VISIT

SITE ADDRESS: 5 Willow Drive Twyford Reading. APPLICATION NUMBER: F/2001/5437	OFFICER: Phillip Taylor DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential medium density detached cul-de-sac

3. DESCRIPTION OF SITE/BUILDING Red brick detached dwelling
presently a study + gage on boundary with No 3 – built 8 over?

4. RELATIONSHIP TO ADJOINING PROPERTIES No 3 at 12 pm overshadowing of side of present. Staggered bound to road. lone window on 15' flow
windows of rear on 15' flow
flat roof outbuilding on boundary
new ext will have 1m gap – No 3

5. SITE CONSTRAINTS

TREES ~~No~~ – at front next to drive

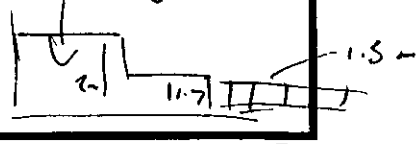
ACCESS/PARKING — window parking area – ~~to~~ onto gap

LEVELS level

BOUNDARY TREATMENT 1.5m long No 3 – No 7 2.2m wall → 6 ft wall
1.5m long

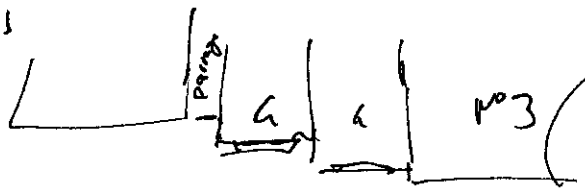
OTHERS

Gage flat roofed



No 1 has done a similar thing – brought ~~[illegible]~~ pitched front along over gage put room above gage.

No 1 also



Tree will have to go! with 4.8m

* Pre-app attached *

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	
Officer: PT	Application No. F/2001/5437

Map No. 29 **Site** 006
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 5 WILLOW DRIVE

Parish: TWYFORD Ward: Twyford 10-12-01 JB

Applicant: MR AGAR

Fee (5) Received 95-00 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 : 10.12.01.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ✓ .....
Environmental Health (LANDFILL SITE 250m CONSULTATION) .....
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 (LANDFILL SITE 250m CONSULTATION - GROUNDWATER PROT. ZONE) .....

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 information.)
Pre-app attached.

NEIGHBOURS:

S/N + see map.

29.NOV.2001 5437

1933

ADDRESS 5 Willow Drive PARISH Twyford

PLOT No. 92 ORD. SHEET No. SU 787629

BUILDER

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18265	"	"	21.10.82	CIA

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION

29 NOV 2001 05437

WOKINGHAM DISTRICT COUNCIL

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		Berks
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5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
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7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. R. Acar

DATE 26.11.01.



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Development Control Section, Environmental Services, Wokingham District Council.

3 December 2001

Scale: 1 : 1250

N W E S

TWYFORD PARISH COUNCIL

Clerk to the Council: Miss F J Penn
Address: 7 Yewhurst Close, Twyford, Berkshire, RG10 9PW
Telephone Number: Twyford (0118) 9345444
E-mail: fpenn@fish.co.uk

APPLICATION 2001/5437

5 WILLOW DRIVE,TWYFORD

My Council has the following comments;

They are concerned that the plans do not make it clear that the exisitng garagre is joined to the garage of no 3.
They feel there should be three conditions attached to any consent granted.

1. That neither the demolition nor the construction works should adversely affect the integrity of the foundations and structure of the garage at no 3.
2. That the party wall between the two garages should be made good and up to a standard commensurate with being an external wall.
3. That uninhibited access to the neighbour's garage should be maintained at all times, except by prior agreement with the neighbours.

27th December

Fiona J Penn
Parish Clerk