APPLICATION NO:
F/2000/1135

LOCATION:
43 Lincoln Gardens, Twyford Reading.

APPLICANT:
Mr B Melizan C/O Colin Dawson And Associates

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

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Melizan
C/O Colin Dawson And Associates
1 Malvern Way
TWYFORD
Berkshire
RG9 10PY

Application Number: F/2000/1135

Parish: **TWYFORD**

Location: **43 Lincoln Gardens, Twyford, Reading**

Proposal: **Proposed first floor rear extension to dwelling and single storey front 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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number D524-02A submitted to the Local Planning Authority on 22 June 2000 showing the reduction of the proposed front extension to projecting only 2.3m out from the front of the dwelling.

Condition
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor, side elevation of the extension.

Condition
5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

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

Reason
6. To prevent pollution of ground water.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1135

Applicant : Mr B Melizan C/O Colin Dawson And Associates.

Location : 43, Lincoln Gardens, Twyford, Reading.
Proposal : Proposed first floor rear extension to dwelling and single storey front extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....27.4.2000.....

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

Environmental Health - No objection
Highways - No objection subject to condition
Twyford - objection to original ~~application~~ proposal.
Environment Agency - No objection subject to conditions

Planning Issues :

Site Description within Established Settlement
1.) Impact upon neighbouring dwellings
2.) Impact upon the street scene.

Application Number: F/2000/1135

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a first floor rear and a single storey front extension. The proposed development would create an additional bedroom by extending out from over an existing ground floor rear The proposal would project further forward than No 45. However there is a 1.7m gap between the two dwellings.

There will be no side facing windows. The proposed front extension would extend 2.3m forward of the existing dwelling. No 45 stands a/m further back than No 43. However, with 1.7m gap between the two dwellings and the single storey nature of the rear ext there will be no overlooking, overshadowing or overbearing issue, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the Street Scene

The proposed development would be in keeping with the character of the existing dwelling and the surrounding area. Hence, there will be no detrimental impact upon the character of the Street Scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1135
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	Permission
			Revised Drawing Number D524-02A
			Submitted 22 June 2000
			Showing the reduction of the proposed
			front extension to projecting only 2.3m
			out from the front of the dwelling
3	SC53	SR12	
4	SC08	SR05	first floor, side elevation of the
			extension
5	SC23	SR06	Parking + Garaging
6	→		No Soakaways shall be constructed
			such that they penetrate the water table
			and they shall not in any event exceed
			3 metres in depth below existing
			ground level
	Reason	→	To prevent pollution of ground water

John Mitchell
11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 43 Lincoln Gardens
Twyford Reading.

APPLICATION NUMBER: F/2000/1135

OFFICER: Nicola Lake

DATE OF SITE VISIT: 27.4.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2½ detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Proposal is for a 1st floor
act to the side of the existing
first floor - To ~~front~~ Ground floor front set projects a
good distance ~~beyond~~ forward, but not as far as the
existing garage. There is a double footpath between the dwellings
but N°47 is already forward of N° 45

N° 45 is front window is for the kitchen - 6 ft boundary fence.
N° 46 rear N° 45 has a large rear lounge window - good rear distance
N° 45 has no side facing windows, just a double door.

x check angle.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

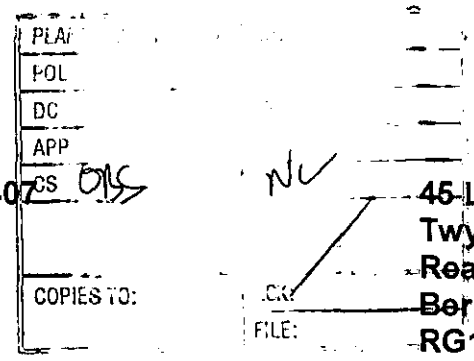
BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1135	C R Dean 45 Lincoln Gardens Twyford Berks RG10 9HU

App approved,
Letter sent 13/07/00

Telephone: 0118 9345407



45 Lincoln Gardens
Twyford
Reading
Berkshire
RG10 9HU

Your Ref: Nicola Lake F/2000/1135

Ms N Lake
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

5th July 2000

Dear Ms Lake,

Ref: Application F/2000/1135

Thank you for your letter of 27th June regarding the amendment to the above application. I live in 45 Lincoln Gardens and wish to object to this revised planning application.

The grounds for objections are:

1. The extension at the front of the house would still take number 43 four meters forward of my property, which I think would be an overbearing development on the front of the property and would result in a loss of light

2. With the pitch roof on the front extension and the scale of the extension, it would constitute a significant increase in the bulk of the building forward of the general building line.

3. The scale and style of the extension at the front will create an over dominant feature in the street.

4. The extension at the front and at the rear of the building given that the house has already been significantly extended constitutes an over development of the site in relation to adjoining properties.

If you would like to discuss this, I would be happy to do so.

Yours sincerely,

C. R. Dean

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	NC
06 JUL 2000	
COPIES TO:	ACK:
	FILE:

Telephone: 0118 9345407

45 Lincoln Gardens
Twyford
Reading
Berkshire
RG10 9HU

Your Ref: Nicola Lake F/2000/1135

Ms N Lake
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

5th July 2000

Dear Ms Lake,

Ref: Application F/2000/1135

Thank you for your letter of 27th June regarding the amendment to the above application. I live in 45 Lincoln Gardens and wish to object to this revised planning application.

The grounds for objections are:

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2. With the pitch roof on the front extension and the scale of the extension, it would constitute a significant increase in the bulk of the building forward of the general building line.

3. The scale and style of the extension at the front will create an over dominant feature in the street.

4. The extension at the front and at the rear of the building given that the house has already been significantly extended constitutes an over development of the site in relation to adjoining properties.

If you would like to discuss this, I would be happy to do so.

Yours sincerely,

C. R. Dean

31480

Date: 27 June 2000

From ~~To~~: Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/1135

Location: 43, Lincoln Gardens, Twyford, Reading.

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

Applicant: Mr B Melizan C/O Colin Dawson And Associates.

Case Officer: Nicola Lake

The new plans show the following: Reduction in the front single storey extension. Drawing no D 524-02A.

Comments are required by 07/07/2000.

To:- **Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.**

The Council's previous comments still apply to this revised application:-

The proposed kitchen extension will be unneighbourly and create a tunnel effect on the next door property.

4th July 2000

Date: 27 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1135

Location: 43, Lincoln Gardens, Twyford, Reading.

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

Applicant: Mr B Melizan C/O Colin Dawson And Associates.

Case Officer: Nicola Lake

The new plans show the following: Reduction in the front single storey extension. Drawing no D 524-02A.

Comments are required by 07/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /F/2000/1135 (Ludhouse) Date Rec. 22 June

Location: 43 Meath Gardens, Twyford.

Parish Twyford.

Applicant: Mr B Meligan.

Description of attached plans Revised plans showing reduction in the front single storey extension

Drawing No's: DS24-02A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Parish Council + ward members.

Drawing No's

1. NK (Landscape & Trees) ____ ☐
2. NK (Env. Design) ____ ☐
3. XA (Highways) ____ ☐
4. NF (Building Control) ____ ☐
5. BC/DC Liaison ____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 41, 45 + 22 Meath Gardens + 36+38 Wargrave Road

Date for Responses 10 Days.

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From ____

New Site Notice Y (N)

New Description ____

CASE OFFICER NC

Consultations Sent by Admin. on 27.06.95.

Yellow - Part One Copy
Green - Officer's Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES
POL
DC
APP
C3
22 JUN
COPIES TO:

The Director of Environmental Services
Wokingham District Council
Environmental Services Dept
Planning Services
Council Offices
Shute End
Wokingham
Berks

30929 1135

For the attention of Ms N Lake

Our Ref; CED/BK/
20th June 2000

REVISED PLAN

Dear Madam

RE; PROPOSED FIRST FLOOR REAR AND SINGLE STOREY FRONT EXTENSION AT 43 LINCOLN GARDENS TWYFORD APPLICATION NO. F/2000/1135

Thank you for your letter of the 13th June and for the opportunity of amending proposals prior to a formal decision on the application.

I have reduced the overall dimension of the front kitchen extension from 3.8 metres to 2.3 metres in front of the existing building as opposed to 2.1 metres as recommended in your letter. I have taken the view that the front entrance should be set back from the main face of the building to break up the front façade and give a little more protection with eaves overhang by setting the existing front door 8" back from the face of the new extension.

I hope the amendments will be acceptable to you and would be pleased if could accept the drawings in lieu of those originally submitted with the application.

If you still have concerns with regards to the proposals, I would very much appreciate the opportunity of talking further with you, however, I believe the removal of the hipped roof and the reduction in overall size significantly improves the visual amenity of the adjacent property.

Yours faithfully

Colin Dawson

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

Received by Wokingham District Council

Application No: F/2000/1135

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

Location:
43, Lincoln Gardens, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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

Tel: (0118) 974 6481

Date: **13 April 2000**

My ref: F/2000/1135

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/1135
43, Lincoln Gardens, Twyford, Reading.
Proposed first floor rear extension to dwelling and single storey front extension.

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

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1135**
43, Lincoln Gardens, Twyford, Reading.
Proposed first floor rear extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **13 April 2000**

My ref: F/2000/1135

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1135
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1135**
43, Lincoln Gardens, Twyford, Reading.
Proposed first floor rear extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **13 April 2000**

My ref: F/2000/1135

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1135**
43, Lincoln Gardens, Twyford, Reading.
Proposed first floor rear extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 13 June 2000
My ref: NL/F/2000/1135
Your ref:

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

Mr Colin Dawson.
Malvern House
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

Dear Mr Dawson,

PROPOSED FIRST FLOOR REAR AND SINGLE STOREY FRONT EXTENSION AT 43 LINCOLN GARDENS, TWYFORD. APPLICATION NUMBER F/2000/1135.

I write regarding the above stated planning application.

I have considered the proposed development and am very concerned that the proposed front extension would have an overbearing impact upon the residential amenity of the neighbouring dwelling. It is therefore suggested that the proposed front extension be reduced in depth from 3.8m to 2.1m, to bring it in line with the existing front lobby area. This will help to limit the impact of the proposed development upon the amenity of the adjacent dwelling, while also improving the visual appearance of the property.

I would ask you to respond to this letter within fourteen days, confirming whether you wish to submit revised plans or not. Failure to comply with this requested would lead to the application being determined on the current submitted plans.

I hope this information is of assistance to you.

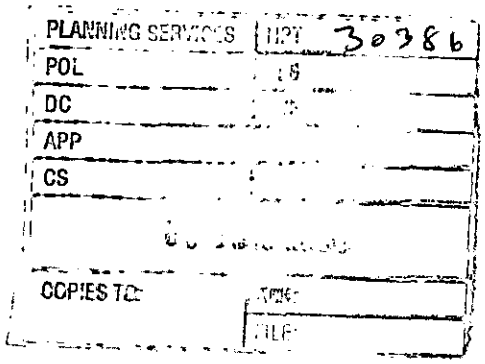
Yours sincerely,

NICOLA LAKE.
Planning Assistant.

Our ref: SP\2000\001617\001
Your ref: F/2000/1135

Date: 5th June 2000

ENVIRONMENT AGENCY



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

For the attention of: Nicola Lake

Dear Madam

FRONT AND REAR EXTENSION - 43 LINCOLN GARDENS, TWYFORD

Thank you for your letter dated 13 April 2000 which was received on 18 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/9/26**. The Environment Agency has the following comments:

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 3 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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

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:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Grid Ref.	Distance from site	Landfill name	Details
SU 788 766	145m North East	King Georges Field	4.5ha, closed, accepted domestic waste in 1950's.

In view of age of fill, distance from site, and substantial residential development in the locality, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

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: Contact Nick Weddell on 01276 454405

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.

DECISION NOTICE

Would you 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 do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

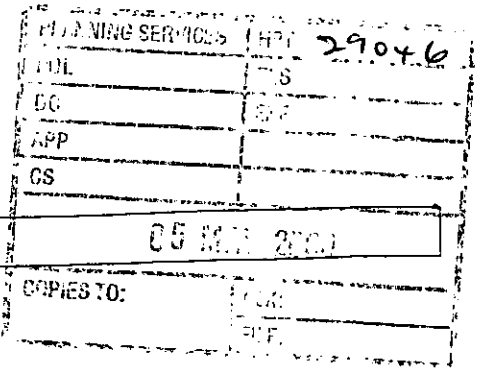
S Paxman

Sarah Paxman
Development Planning Officer

cc: Colin Dawson & Associates, 1 Malvern Way, Twyford, Reading

FROM: Nicola Lake

DATE: 13 April 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1135

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

Site Address: 43, Lincoln Gardens, Twyford, Reading.

Applicant: Mr B Melizan C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 07/05/2000** .

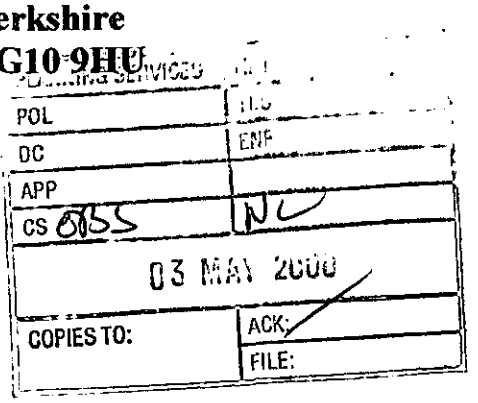
The Council would like to make the following objection:-
The proposed kitchen extension will be unneighbourly and create a tunnel effect on the next door property.

SIGNED: _____ DATE: 3-5-00

Clerk To Twyford Parish/Town Council.

Telephone: 0118 9345407

45 Lincoln Gardens
Twyford
Reading
Berkshire
RG10 9HU



Your reference: Nicola Lake F/2000/1135

Ms. N. Lake
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

1st May 2000

Dear Ms Lake,

Re: Application F/2000/1135

Thank you for your letter of 13th April regarding the above application. I live in 45 Lincoln Gardens and wish to object to this planning application.

The grounds for the objection are:

1. The extension at the front of the house would take number 43 six meters forward of my property, which I think would be an overbearing development on the front of the property and would result in loss of light.

2. With the pitch of roof on the front extension and the scale of the extension, it would constitute a significant increase in the bulk of the building forward of the general building line.

3. The scale and style of the extension at the front will create an over dominant feature in the street.

4. The extension at the front and rear of the building, given that the original house has already been very significantly extended, constitutes an over development of the site in relation to adjoining properties.

If you would like to discuss this, I would be happy to do so.

Yours sincerely,

C. R. Dean

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 13 April 2000

Application Number: F/2000/1135

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

Site Address:
43, Lincoln Gardens, Twyford, Reading.

Applicant:
Mr B Melizan C/O Colin Dawson And Associates.

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).

Sc 23 - Parking & Garaging (SR 06)

Signed: N.S. Trotter 17-4-00 **Print name:** N Trotter

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL
DC
APP
CB
TLS
ENF
20 APR 2000
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/aky

Your Ref:

Date: 19 April, 2000

PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSION
LOCATION: 43 LINCOLN GARDENS TWYFORD

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 MAR 2000
Officer: NL	Application No. F/2000/1135

Map No. 29 ... Site ...0.:04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSION

Location: 43 LINCOLN GARDENS

Parish: TWYFORD Ward: Ruscombe & Twyford
13.4.2000

Applicant: MR MELIZAN

Fee Received 95-00 (11) 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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓
Environmental Health	NA: 250m landfill Site consultation.
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

SINT 41, 45 & 22 Lincoln Gardens

36 & 38 Wargrave Road

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

31.MAR2000* 1135

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Tuesday, 21 March 2000

Dear Sir

RE: 43 LINCOLN GARDENS, TWYFORD, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

ADDRESS 43 LINCOLN GARDENS PARISH TWICKENHAM

PLOT No.

ORD. SHEET No. SW. 78729

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/276/66	RENELLA BUILDERS	O/L.	31.12.66	CIA
20/67	"	DET. HOUSE & GARAGE	26.1.67	APP CIA
PD/179/72	MR. M. EMBLETON	S/S. ST. & PORCH	13.4.72	PD
BR 7869	D. MUKERJI	2/ST. EXT. & CARPORT	14.2.78	APP
07793	"	EXT TO BEDROOM & LOUNGE	16.3.78	CIA

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

31.MAR.2010* 1155

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 Address and postcode Phone number	Mr B Melizan 43 Lincoln Gardens, Twyford, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG9 10 PY 0118 9343322
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.	43 Lincoln Gardens, Twyford, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	First floor rear extension to provide new bedroom and ground floor front extension to enlarge kitchen
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.	Grey interlocking roofing tiles to match existing. Multi coloured facing bricks to match existing. White windows to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
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

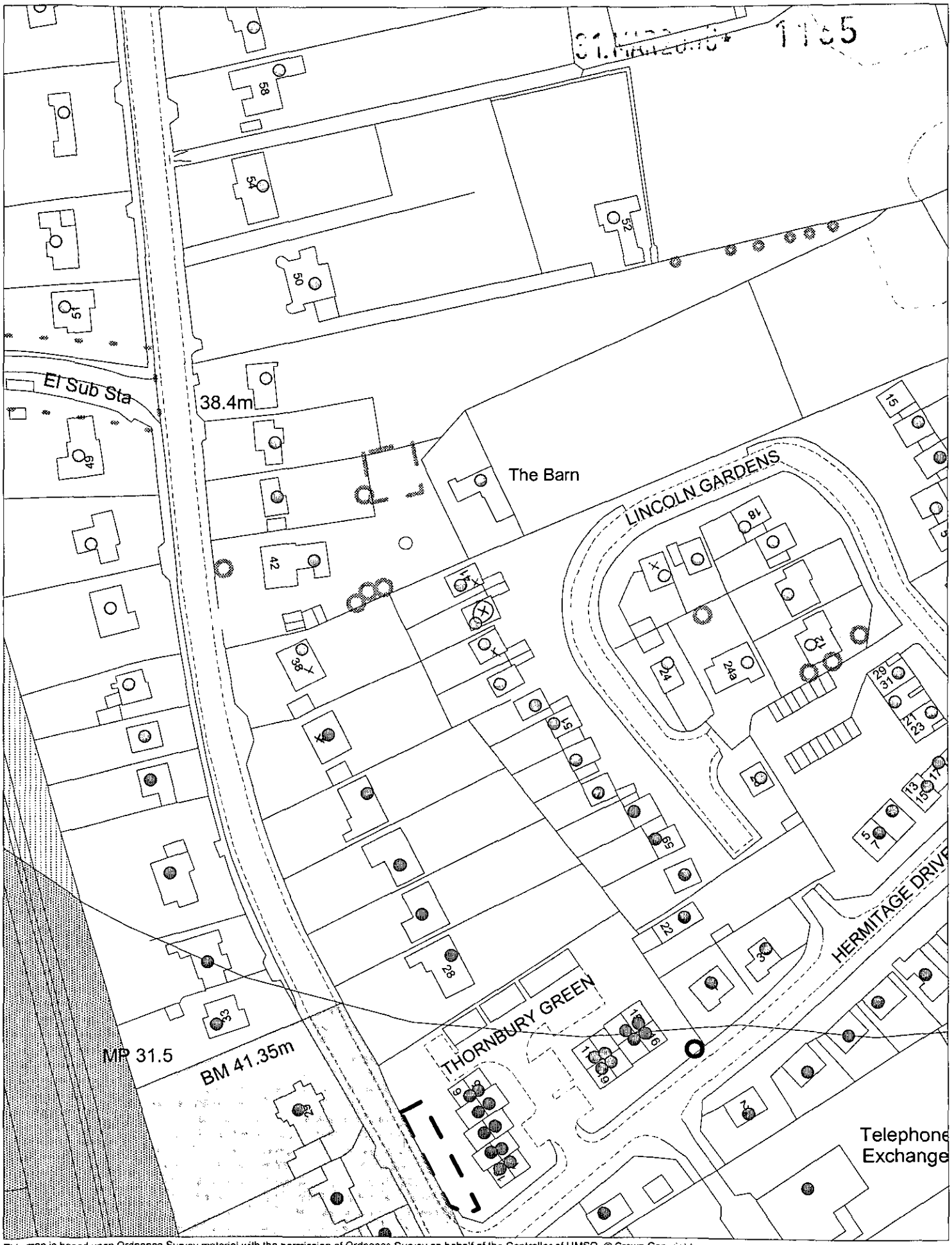
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr B Melizan

Date 30/3/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

N W E S