APPLICATION NO:
F/2000/1028

LOCATION:
Heron Gate Longfield Road, Twyford Reading.

APPLICANT:
Lovejoy Homes Ltd C/O The Edwards Irish Partnership

PROPOSAL:
Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Nicola Lake**

12 Aug 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Lovejoy Homes Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2000/1028

Parish: **TWYFORD**

Location: **Heron Gate, Longfield Road, Twyford, Reading**

Proposal: **Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage**

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. The area shown on the permitted drawings for vehicle parking, turning 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
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor and above elevations of the dwelling.

Condition

4. No construction or demolition works of any sort shall take place other than between the hours of 7.30am and 6.00pm Mondays to Fridays and 7.30am to 1.30pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition

5. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition

6. The first floor bathroom windows in the east and west elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels, means of enclosure, car parking area and hard surfacing materials.

Condition

8. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition

10. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
11. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
12. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a) i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and acrredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed

remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Condition
13. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

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

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

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

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

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

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

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

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. In the interests of the character and amenities of the locality.

Reason
10. In the interests of the character and amenities of the locality.

Reason
11. To ensure a satisfactory external appearance.

Reason
12. To safeguard the future safety of the occupiers.

Reason
13. In the interests of highway safety.

Reason
14. To prevent the increased risk of flooding and to improve water quality.

Reason
15. To prevent pollution of ground water.

John Mitchell
Development Control Manager
Date: 17/08/2000

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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 26 October, 2000
My ref. BC/DC/2000/1028
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) 977 8909
DX: 33506 – Wokingham

Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION 2000/1028
SITE: HERON GATE, LONGFIELD ROAD, TWYFORD, READING, RG10 9AT

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1028 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NLake.

NICOLA LAKE
Senior Planning Officer

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 10 November 2000
My ref: NL/F/2000/1028
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 J G Lovejoy
Lovejoy Homes
Broad House
Broad Lane
Bracknell
Berkshire
RG12 3BJ

Dear Mr Lovejoy,

PROPOSED MATERIAL SAMPLES FOR THE ERECTION OF A REPLACEMNT DWELLING AT HERONGATE, LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2000/1028.

Thank you for your letter and material samples regarding the above stated development.

I write to confirm that the proposed:

Detail Brick: Builder Centre Heritage
Facing Bricks: Second hand Wire Cut bricks
Roof Tiles: Eternit Acme Clay Tile.

Are approved as the materials that shall be used in the construction of the replacement dwelling, at Herongate, Longfield Road, Twyford. These details satisfy the requirements of condition 11 of application number F/2000/1028.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

LOVEJOY HOMES

Builders of Quality Homes

Broad House Broad Lane Bracknell Berkshire RG12 3BJ
Tel: 01344 450 707 Fax: 01344 428778

Wokingham District Council

FOR THE ATTENTION OF NICOLA LAKE

RE:Herongate, Longfield Road, Twyford. Planning Application No.F/2000/1028.

Dear Sirs,

Please find below our proposed external materials for the above development.

Brick Plinth and Brick Detailing

Builder Centre Heritage

Face Brickwork

Second Hand Wire Cuts.

Roof

Eternit Acme Clay Tiles.

Would you please let us have your decision as soon as possible.

Yours sincerely,

J.G.Lovejoy
For Lovejoy Homes Ltd.

Enclosed.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1028	NL
BUILDING CONTROL NUMBER	FP 2000/1180	Andy
~~APPLICANT~~/AGENT	The Edwards Trust Partnership	
ADDRESS OF SITE	Herongate Longfield Road TILFORD	
DESCRIPTION OF PROPOSED WORK	new dwelling + detached double garage demolition of existing dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1354 12	1354 01
ELEVATIONS	— "	— "
FLOOR PLANS	1354 10	— "
garage	1354 14	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/10/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	11/10/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 May 2000
My ref. JM/SB/F/2000/0917 & F/2000/1028 & F/99/70390
Your ref.

29108

Mrs A Jacobs
Clerk to Twyford Parish Council
6 Wessex Gardens
TWYFORD
Berkshire
RG10 0AY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Jacobs

ADMINISTRATION PROCEDURES - PLANNING APPLICATIONS

Thank you for your letter of 4 May 2000 in which you give examples where the administrative procedures do not allow for sufficient time to comment on applications or have in some cases avoided consulting with adjoining occupiers.

I am grateful for this information. I regard the effective participation of a local community in decision making to be of absolute importance and do not wish for any administrative procedures to interfere with this. Nevertheless, there are occasions when things go awry and I will try and minimise these. I thank you for drawing these matters to my attention and will look into them all.

It is my intention over the forthcoming months to attend meetings of all Parish Councils, if possible, and perhaps we can discuss these matters further at such a time if the problems should continue.

Thank you once again for drawing these matters to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY REQUIRED
22/5

TWYFORD PARISH COUNCIL

Clerk: Mrs A Jacobs Address: 6 Wessex Gardens, Twyford, Berkshire RG10 0AY
Telephone Number: Twyford 9345444

PLANNING SERVICES	HPT
POL	
DC	ENF
APP	
CS	29/08
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

for the attention of Mr J Mitchell
Head of Development Control
Wokingham District Council
Shute End
Wokingham RG40 1 WL

4th May 2000

Dear Mr Mitchell

My Council are becoming increasingly concerned at delays in receiving planning applications for comment, in particular revised plans where the Council is only allowed ten days. Officers have advised that the cause is a recent postal strike in Reading but this only lasted two days and was some weeks ago now.

An example is a letter dated 20th April, franked 27th April, received on Friday 28th April for comments by Sunday 30th April! Clearly impossible to achieve. For your records this was application number F/2000/0917 for 27 & 29 Wargrave Road, Twyford. There have been many similar instances of consultations taking up to six days from the date of the letter to reach us. My Council has complained before when the allotted ten days includes bank holidays and this is also continuing to happen.

Another problem we have encountered recently is that the plans are not being made available in Woodley Library at the same time as consultation letters are sent out to residents. We have received complaints from residents that they have made the effort to go and view the plans and they are not there. An example of this was application number F/2000/1028 for Herongate in Longfield Road, Twyford. Incidentally this application also revealed another problem - the neighbour most immediately affected by the application was not consulted because his house was only built six months ago and is obviously not yet on your records.

A third problem to arise is that the red notice may not always be displayed at the same time as the consultation process is taking place. The prime example of this was the revised application for the doctors' surgery in Loddon Hall Road, F/99/70390. Revised plans were submitted at the beginning of March and the red notice was immediately displayed. As further revisions were requested by the planning officer, the plans did not go out for consultation until the middle of April by which time the red notice had been removed.

I am asked to express my Council's concerns at the inflexibility of the current system which is restricting the rights of both this Council and the general public to be properly consulted on planning applications.

I look forward to your comments.

Yours sincerely



MRS ANN JACOBS
PARISH CLERK

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1028

Applicant : Lovejoy Homes Ltd C/O The Edwards Irish Partnership.

Location : Heron Gate, Longfield Road, Twyford, Reading.
Proposal : Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

Site Notice Displayed ? :

YES	NO	DATE
	✓	13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13.4.2000.....

Date Registered : 21/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

Twyford P.C. - 2 concerns what site dimensions checked and dwelling handed.

3 letters - of objections
Highways - what a Turning area.
Landscaping - No objection subject to conditions
Environmental Health - No objection
Letters - 1 letter from applicant confirming the size of the site

Planning Issues :

Site Designation - within the Identified Settlement

1.) Impact upon the Neighbouring dwellings

2.) Impact upon the Street Scene.

Application Number: F/2000/1028

Appraisal :

1) Impact upon the neighbouring dwellings.

The proposed development is for a replacement dwelling. There is one first floor side facing window, Both these windows will be for bathrooms. The window in the East elevation will be approximately 1m from the boundary and will face both the side of the adjacent dwelling's garage.

The window in the west elevation will be approx. 3m from the boundary. The properties with adjoin the property both back onto the site and are about 28m away from the boundary.

As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the Street scene.

There have been a number of replacement and new dwellings constructed within the immediate area in recent years. The design of the dwelling is in keeping with the character of the wider area. As such there is no detrimental impact upon the Street scene.

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

(tick appropriate box)

Application Number F/2000/1028
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	~~SR02~~	
2	SC23	SR06	Parking, Turning & Garaging.
~~3~~	~~SC08~~	~~SR05~~	
3	SC08	SR05	No additional .... first floor side elevation above the dwelling
4		SR05	No Construction or demolition works of any sort shall take place other than between the hours of 7.30 am and 6.00pm Mondays to Fridays and 7.30 am to 1.30 pm Saturdays and no works shall take place on Sundays or Bank Holidays.
5	SC18	SR05	Dakota - by more than 300 mm.
6	SC20	SR05	"first floor, Bathroom windows" "East and West Elevations".
m			
7	SC40	SR17	~~Levels~~ proposed finished levels, means of enclosure, car parking area and hard surfacing materials.
8	SC41	SR17	
9	SC43	SR17	
10	SC49	SR17	
11	SC52	SR17	
12			No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a) i). The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited

P.T.O - 12 Cont.

12. cont

consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii). A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv). Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason - To safeguard the future safety of the occupiers ~~and~~

13. SC34 SR13

14. → Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the local planning Authority before development commences.

Reason - To prevent the increased risk of flooding ~~and~~ to improve water ~~quality~~ quality

15. → No Soakaways shall be ~~made~~ constructed such that they ~~present~~ penetrate the water table, and they shall not in any event exceed 3m in depth below existing ground level.

Reason:- To prevent pollution of ground water

RECORD OF SITE VISIT

SITE ADDRESS: Heron Gate Longfield Road Twyford Reading.

APPLICATION NUMBER: F/2000/1028

OFFICER: Nicola Lake

DATE OF SITE VISIT: 15.4.2020

1 SITE/STATUTORY NOTICE DISPLAYED ? No site notice

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s. new dwn 1970's house with flat roof integral Garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Check for distances. There are only 2 side bay windows both for Bathrooms Good distance to side dwelling - check distance to rear. House has a similar width.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 2 Aug 2000

My ref: F/2000/1028

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2000/1028
Heron Gate, Longfield Road, Twyford, Reading.
Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12 Aug 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1028**
Heron Gate, Longfield Road, Twyford, Reading.
Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 2 Aug 2000

My ref: F/2000/1028

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/2000/1028
Heron Gate, Longfield Road, Twyford, Reading.
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Yours faithfully

John Thurgood

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 2 Aug 2000

My ref: F/2000/1028

CONFIDENTIAL

Councillor D 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
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Dear Councillor

Application Number: F/2000/1028
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

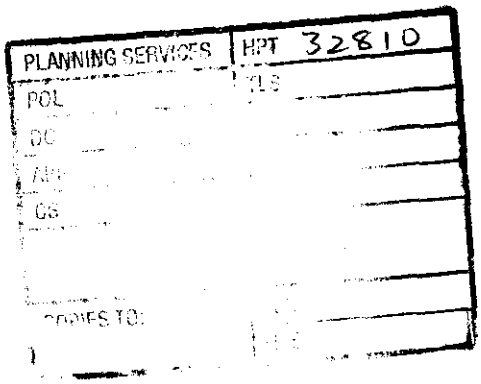
Applicationo	Name & Address
F/2000/1028	Mrs S B Garrard Grantbourne Longfield Road Twyford Berks RG10 9AT
F/2000/1028	P Dunster The Haven 80 Wargrave Road Twyford RG10 9PJ
F/2000/1028	S Hughes 78 Wargrave Road Twyford RG10 9PJ

App. approved,
Letter sent 21/08/00

Our ref: SP\2000\002031\001
Your ref: F/2000/1028

Date: 7th August 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 Sir/Madam

DEMOLITION OF EXISTING, REPLACEMENT DWELLING WITH DETACHED GARAGE - HERON GATE, LONGFIELD ROAD, TWYFORD

Thank you for your letter dated 4 July 2000 which was received on 6 July 2000. You are asked to quote the following reference in any correspondence: SU77NE/9/31. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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

Cont/d..

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

buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for 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:

Grid Reference	*Distance from site*	*Landfill name*	*Details*
SU788 766	~40 metres	King Georges Field	closed,household waste in 1950's

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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.

Cont/d..

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/applicant. 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: The Edwards Irish Partnership, 36 Langborough Rd, Wokingham RG40 2BT

31524

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/HERON

To: Nicola Lake, Development Control — Your Ref: F/2000/1028

Date: 05 July 2000

PROPOSAL: DEMOLITION OF EXISTING DWELLING AND AND ERECTION OF A REPLACEMENT DWELLING AND DETACHED DOUBLE GARAGE
ADDRESS: HERONS GATE LONGFIELDROAD, TWYFORD

The above proposal is located within 50 metres of a landfill site therefore a contaminated land investigation needs to be carried out to determine if the site will be suitable for residential development. Waste Management Paper 27 – Landfill Gas (A technical memorandum providing guidance on the monitoring and control of landfill gas) produced by the Department of the Environment recommends that no housing should be built within 50 metres of any landfill site with gas concentrations in excess of given limits or that still have a potential to produce large quantities of gas.

The investigation should include a risk assessment of actual and potential gas production as well as an investigation of any soil contamination. If the site is considered suitable for residential use the report should detail what soil remediation and/or gas protection measures are proposed.

As the site is within 250 metres of a landfill site the Environment Agency should also be consulted as a statutory consultee.

Hence I would recommend refusal of this application due to insufficient information being available to make a determination.

However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:
   (a) i). The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.
   ii)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited

consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii). A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv). Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

3. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

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.

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING	
POL	
DC NL	ENF
APP	
CS	30816
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

16 June 2000

For the attention of Nichola Lake

Replacement House at Heronsgate, Longfield Road, Twyford.

Dear Sirs

I refer to our conversation on 16 June 2000 concerning the above current application and can confirm the site boundaries as measured today as being (when viewed from the front)

Front Boundary	24.2m
Rear Boundary	24.4m
Left Hand Boundary	25.2m
Right Hand Boundary	24.1m

These are equivalent to the scaled dimensions of the application site layout on dwg 1354/01 to the nearest 200mm as taken from the published OS map and I trust that this now clarifies the situation and puts the parish Councils mind at ease.

Yours sincerely

John Irish

CC J Lovejoy

Received by Wokingham District Council

Application No: F/2000/1028

Proposal:
Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

Location:
Heron Gate, Longfield 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 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 29/04/2000. 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

Tel. 0118 974 6443 (Direct Line)

Date. 7 June, 2000

My ref. CD/DN2000/0197(1028)

Mr J Lovejoy
Orchard Cottage
Monks Alley
BINFIELD
Berks

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Lovejoy,

HERON GATE, LONGFIELD ROAD, TWYFORD

I have been informed by Building Control that you have submitted a Demolition Notice for the above property.

Demolition should not take place until the Planning Application F/2000/1028 has been determined. Any unauthorised demolition work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443 or Miss Nicola Lake, the Planning Officer dealing with your application.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Cc The Edwards Irish Partnership
Cc Mr A Lee, Building Control Officer

FROM: Nicola Lake

29045

DATE: 05 April 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1028

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage..

Site Address: Heron Gate, Longfield Road, Twyford, Reading.

Applicant: Lovejoy Homes Ltd C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 29/04/2000** .

The Council would like to make the following comments:-

1. We believe the dimensions and the plot size are wrong and would like the measurements checked.
2. The neighbouring resident at 78 would prefer the mirror image of the house so that the chimney is closer to her side as this would less of an impact on her property.

SIGNED: A J Jacobs

DATE: 2-5-00

Clerk To Twyford Parish/Town Council.

DELEGATED

Mr P E & Mrs M J Dunster The Haven 80 Wargrave Road
Twyford Berks RG10 9PJ
Tel/Fax: 01189 345131

PLANNING SERVICES | RPT
POL | LLS
CS 0035 | NC
05 MAY 2000
COPIES TO: | ACK: | FILE:

For the attention of Nicola Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End Wokingham Berks RG40 1WR

3 May 2000

Dear Sirs

Application Number F/2000/1028
Heron Gate, Longfield Road Twyford Reading
Proposed Demolition of Existing dwelling and erection of replacement dwelling and detached double garage

Thank you for notifying us of this application and having viewed the plans, we wish to make the following observations:

1. The replacement property is said to be "no larger than the existing dwelling". We fail to see how this can be the case as it is extending much further forward on the plot and has 5 bedrooms. Why does the new replacement dwelling have to be so close to our back boundary – would it not be preferable moved to the other side of the plot with the lower roofed garage closed to our back boundary.

2. Boundary fence - our conifer hedge runs along the left-hand side boundary. What arrangements will the builder make to ensure that the hedge is not damaged and what sort of boundary division will be erected.

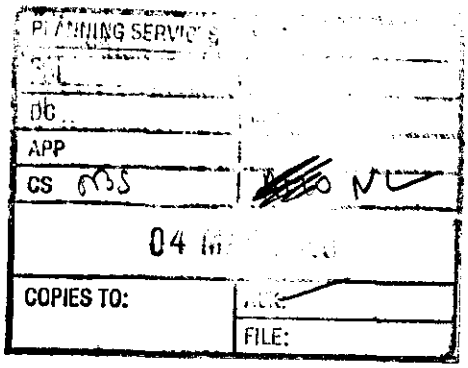
3. According to the plans, an upstairs window overlooks the rear of our property (whereas previously no window overlooked us). Please confirm that this window will be "concealed" glass.

4. You will appreciate that the demolition of the old house and erection of the new dwelling is going to cause a certain amount of inconvenience in the way of noise and dirt pollution. We do not feel it is unreasonable to ask that the builders do not use noisy equipment/machinery during the weekends – please confirm that you will put in a restriction to this effect.

We look forward to receiving your reply on these points.

Yours sincerely,

Peter Dunster



78 Wargrave Road,
Twyford,
Reading,
Berkshire,
RG10 9PJ
1/5/00

Dear Mr Woods,

Application Number: F/2000/1028
Site address: Heron gate, Longfield road, Twyford, Reading

The proposed property associated with the above planning application is situated at the end of our back garden and I request you consider the following comments.

Currently our property is not overlooked and the building line of the existing house is far enough back to provide an uninterrupted view from our back garden. The new property however has its side wall built approximately 10ft forward of the current building . The new building is also significantly taller than the previous property so we will now have a large brick built wall within a few feet of the end of our garden. This will dwarf our garden, spoil our view and restrict light from our back garden.

The side wall is also shown to include a window which will overlook our property and adversely effect the privacy that we currently enjoy in our back garden.

The proposed property appears to be of a similar design to two adjacent houses recently erected by the builder. These properties were built to a high standard with minimum disruption to local residents. However these buildings appear larger than that drawn on the plans and as the plans include no detailed measurements my main concern is that the building will be larger than we expect and my afore mentioned concerns will in reality become far more intolerable.

Appropriate restriction on noise and working times should be applied so that we are not unduly disturbed outside normal working hours. Access to our garage which is at the rear of our property, alongside the new development should also be maintained at all times.

I hope your consideration of the application is able to adequately define the dimensions of the property and the position of the building line. Any amendments which could be included to minimise the impact of the side wall would be greatly appreciated and I hope appropriate restrictions could be agreed to ensure our property is not directly overlooked via the window in the side wall.

Yours faithfully,

Stephen Hughes

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 26th April 2000

Location:	Heron Gate, Longfield Road, Twyford
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND DETACHED GARAGE
Application Number:	F/2000/1028

In response to your consultation dated 5th April 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The proposal would not affect any significant trees and would be visually contained by existing hedges and boundary planting.

A detailed landscape scheme will need to be submitted by the applicant. All new planting should be identified separately on the plan giving full details of species, name, location of each species, size of plants at time of planting and planting densities.

The existing boundary planting should be retained and the applicant should submit details of protective fencing to safeguard these during construction works.

ROBERT PETROW
Consultant Landscape Architect

Replacement S/N

Received by Wokingham District Council

Application No: F/2000/1028

Proposal:
Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

Location:
Heron Gate, Longfield 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

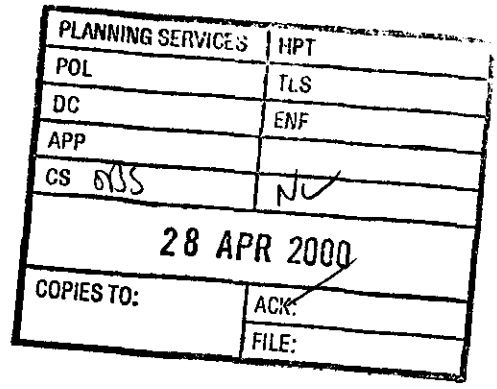
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

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 29/04/2000. 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

GRANTBOURNE
LONGFIELD ROAD
TWYFORD
BERKS
RG10 9AT



Ms Nicola Lake
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

26 April 2000

Dear Ms Lake

Ref: F/2000/1028

I am writing to you about the planning application for the premises next to ours, currently known as Heron Gate, submitted by Lovejoy Homes.

Our house was also built by Lovejoy Homes, and the standard of their building is extremely high. We are confident therefore that the house will be well constructed and attractive. We also know that the owner of the business takes great care to ensure that the building process creates a minimum of local disruption; so although we do not relish living next to a building site for several months, we believe Lovejoy Homes will avoid causing unnecessary mess and noise.

When we bought our property from Mr Lovejoy, he told us that he was buying Heron Gate, and planned to renovate and then sell it. This was material in our decision to purchase, since the property was an eyesore, and we were reluctant to live next door to it.

Equally, the fact that the view from our house was going to remain unchanged was important, since the access to our plot from Longfield Road is narrow, and the current garden of Heron Gate lies between us and the road across half the width of our garden, only 20 feet from our front door. We are therefore highly dependent on what happens to the plot at Heron Gate to avoid being boxed in by buildings at the front of our property, and obsuring the light (the front of our property is south facing).

We are happy with the principle of the proposal from Lovejoy Homes; that the new house is in the same place as the existing house, and not noticeably larger than it. This will not interfere with our view.

We are disappointed that a separate garage will be built on what is currently the garden, since this *will* interfere with our view, although to a limited extent since it's a one storey building. We would like the garage to be at the front of the plot, rather than set back, since that will reduce its impact on us.

We are, however, confused by the plans shown to us by a member of the parish council, since they show the existing property further forward on the plot than it actually is. It is, in fact, set back against the rear boundary of the plot.

Also, the new house is shown to be only marginally larger than the current one; yet the drawings of the internal layout were similar to our house and Field House, both of which are significantly larger than Heron Gate.

We would like a site survey to be done by the Council, to confirm that what Lovejoy Homes intends is feasible, and that their architects have not made a mistake about the relative size of the two footprints, or the precise location of the current house on the plot.

Subject to reassurance about our three issues, we are happy for the new house to be built.

I would be grateful if you could acknowledge receipt of this letter, and confirm that a site survey will be conducted.

Yours sincerely,

Mrs S B Garrard

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Nicola Lake

DATE: 26th April 2000

Location:	Heron Gate, Longfield Road, Twyford
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND DETACHED GARAGE
Application Number:	F/2000/1028

In response to your consultation dated 5th April 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The proposal would not affect any significant trees and would be visually contained by existing hedges and boundary planting.

A detailed landscape scheme will need to be submitted by the applicant. All new planting should be identified separately on the plan giving full details of species, name, location of each species, size of plants at time of planting and planting densities.

The existing boundary planting should be retained and the applicant should submit details of protective fencing to safeguard these during construction works.

ROBERT PETROW
Consultant Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 05 April 2000

Application Number: F/2000/1028

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage.

Site Address:
Heron Gate, Longfield Road, Twyford, Reading.

Applicant:
Lovejoy Homes Ltd C/O The Edwards Irish Partnership.

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).

COMMENT

THE TWO CARS PARKED IN FRONT OF THE GARAGE WOULD HAVE TO REVERSE OUT ONTO LONGFIELD ROAD. PLEASE SUPPLY ADDITIONAL PLAN TO SHOW ADEQUATE ON SITE TURNING FOR ALL VEHICLES, IN ORDER THAT UPON EXITING THE SITE VEHICLES ARE IN A FORWARD GEAR.

AMENDED OBS:-

SC 23 INSERT: Carriage / Parking / Turning

Signed: N. S. Trotter **Print name:** N TROTTER

18-4-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 MAR 2000	
Officer: NL	Application No. F/2000/1028

Map No. 29 Site 004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND DETACHED DOUBLE GARAGE

Location: HERON GATE LONGFIELD ROAD

Parish: TWYFORD Ward: Twyford ✓ 7.4.00

Applicant: LOVEJOY HOMES LTD

Fee (6) Received 190-00 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 : 7:04:00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	NK: .....
(Trees)	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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 PC - apps

NEIGHBOURS:

S/N + Field Hse + Heron gate, Longfield Road ✓

76, 78, 80 + 80a Bargrave Road

Byhand 21/3/00
21 MAR 2000* TU28

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

17th March 2000

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Replacement dwelling Herongate, Longfield Road, Twyford

Please find enclosed on behalf of my client, the application for planning approval to demolish the existing detached house and construct a replacement five bedroom detached house and garage.

The proposed house is to be constructed on virtually the same footprint as the existing house and existing access used, although altered slightly to the proposed garage. The neighbouring property Field House has recently been demolished and two new properties constructed with garages to the front of the property, thereby giving a similar access to the site.

The application consists of six copies of drawing 1354/01 together with forms, Certificate A and a cheque for £190.00 being the appropriate fee.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

P H Edwards

1789/a

SECTION 66 CERTIFICATE

24 MAR 2000

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . I H Edwards . . . . . .

On behalf of . . LOVEJOY . . HOMES . . LTD . . . . . .

Date . . . 17 : 3 : 2000 . . . . . .

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

By hand 21/3/00

1769A

PLANNING APPLICATION PART I

21.MAR2000 1028

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, 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.

1.	YOUR NAME	LOVEJOY HOMES LTD.
	ADDRESS	BROADWAY HOUSE
		BROAD LANE BRACKNELL BERKS.
	POST CODE	RG12 3BJ Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS.
	POST CODE	RG40 2BT Tel. No. 0118 989 4403.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	HERONGATE
		LONGFIELD ROAD
		TWYFORD, BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0576 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE AND
		CONSTRUCTION OF REPLACEMENT 5 BEDROOM
		HOUSE WITH DETACHED DOUBLE GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACE BRICKWORK TO BE AGREED
PLAIN ROOF TILES TO BE AGREED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / ~~NO~~

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	1
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED R Edwards ON BEHALF OF LOVEJOY HOMES LTD DATE 17.3.2000

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

21.MAR2000* 1028



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2000

Scale: 1 : 1250

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21.MAR2000* 1028



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21 MAR 2000*



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