APPLICATION NO:
F/2002/6189

LOCATION:
Twigs Old Forest Road, Winnersh Wokingham.

APPLICANT:
Mr G B Winterbourne

PROPOSAL:
Proposed erection of replacement dwelling . Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **16/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/06/2002

CASE OFFICER: **Elaine Vashi**

140

10

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G B Winterbourne
Twigs
Old Forest Road
Wokingham
Berks
RG41 1JA

Application Number: F/2002/6189

Parish: **WINNERSH**

Location: **Twigs, Old Forest Road, Winnersh, Wokingham.**

Proposal: **Proposed erection of replacement dwelling . Demolition of existing dwelling.**

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. 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
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
5. In the interests of highway safety and convenience.

Reason
6. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
7. To prevent pollution of groundwater.

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

Reason
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
10. To safeguard the habitats of protected species.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/07/2002

Notice checked by: _____

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 March, 2003
My ref. AO/F/2002/6189

Mr G Winterbourne
Twigs
Old Forest Road
WOKINGHAM
RG41 1JA

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

Dear Mr Twigs

PLANNING APPLICATION F/2002/6189
PROPOSED ERECTION OF REPLACEMENT DWELLING AT TWIGS, OLD FOREST ROAD, WOKINGHAM – CONDITION 2 - MATERIALS

I confirm the proposed tiles: Redland Farmhouse Red Richmond are acceptable for construction of the above dwelling.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

A.o.

MRS A ODELL
Planning Officer

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 14 January, 2003
My ref. BC/DC/2002/6189

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr G B Winterbourne
Twigs
Old Forest Road
Winnersh
Wokingham
Berkshire
RG41 1JA

Dear Mr Winterbourne

PLANNING PERMISSION 2002/6189
SITE: TWIGS, OLD FOREST ROAD, WINNERSH

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 2002/6189 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 you 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 sincerely

ELAINE VASHI
Planning Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6189	EV
BUILDING CONTROL NUMBER.	AP 2002/3762 Indy B	
APPLICANT/~~AGENT~~	G. B. Winterbourne	
ADDRESS OF SITE	Twigs. Old Forest Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	replacement dwelling. + demolish existing dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 11/12/02	recd 12/6/02
ELEVATIONS	no elevations	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	19/12/02.	

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	

Application Number F/2002/6189
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
✓ 3.	C049	R049	
✓ 4.	C122	R122	
✓ 5.	C137	R137	& INS: 'dwelling'
✓ 6.	C140	R140	INS: '8m'
~~7.~~	~~C070~~	~~R070~~	
~~8.~~			No soakaways shall be constructed such that they
			penetrate the water table, & they shall not in any event
			exceed 3 m in depth below existing ground level
		REASON:	To prevent pollution of groundwater
~~9.~~			Surface water source control measures shall be carried out in
			accordance with details which shall have been submitted
			to & approved in writing by the LPA before dev. commences.
		REASON:	To prevent the increased risk of flooding & to improve water quality
9 ~~10.~~	C153	R153	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T E Watson
(Development Control Manager)

Condition
+ 10 See Over

Date: 22/7/02

~~No development shall be commenced until scheme a written survey of the existing building by a trained & licensed bat worker is carried out & the details of details of this survey shall be submitted to & approved in writing by the LPA.~~

→

RECORD OF SITE VISIT

SITE ADDRESS: Twigs Old Forest Road Winnersh Wokingham.

APPLICATION NUMBER: F/2002/6189

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 10/6/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
residential area
along Old Forest Road.

3. DESCRIPTION OF SITE/BUILDING
fairly lrge 2st detached dwell
set back from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N-E: TOWTLEY HALL BUNG: chalet style ext. det. bung. forward of Twigs.
S-W: White No! 2 st. detached extended d. - forward of Twigs.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/6189

Applicant : Mr G B Winterbourne .

Location : Twigs, Old Forest Road, Winnersh, Wokingham.
Proposal : Proposed erection of replacement dwelling . Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.6.02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/04/2002

Earliest Date for Decision : 16/05/2002

Latest Consultation Date/Site Notice Expiry Date : 16/05/2002

This application will have expired on: 07/06/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

E·HEALTH: recommend condition - see file
E·AGENCY: recommend conditions
LANDSCAPE: recommend tree protection measures are taken.
WINNERSH P. COUNCIL: 'no comments'
HIGHWAYS: recommend conditions - see file.
THAMES WATER: no objection
ECOLOGY: recommend cond. re. BATS.

Planning Issues :
IMPACT UPON NEIGHB.
IMPACT UPON ST. SCENE

Application no. F/2002/6189

Appraisal:

The application being considered proposes the demolition of the existing dwelling at 'Twigs' Old Forest Road, and the erection of replacement, two storey detached dwelling. The site is located within the identified settlement of Wokingham and lies between the residential dwellings, The White House, to the south west and Toutley Hall Bungalow to the north east. The White House is a large recently extended, 2 storey dwelling, and Toutley Hall Bungalow is a detached chalet dwelling, which is currently the subject of an appeal (for a two storey front extension).

Impact upon the character of the area

Twigs is currently set back from Old Forest Road by approximately 18m and is also set further back than both neighbouring dwellings. The proposed replacement scheme essentially comprises the existing dwelling with the addition of a two storey front extension. This would result in the projection of the dwelling further forward on the site. The ridge height of the main dwelling would be the same as the existing at approximately 7.1m high, with the front projection stepping forward approximately 3.2m from the front elevation. The front projection would stand at the same height as the main dwelling and would extend approximately 7.2m across the front of the dwelling. Although the scheme will result in a larger dwelling with a bulkier front elevation, given that there is some break in this elevation and the fact that it is set back from the main road slightly behind the building line of The White House, and Toutley Hall Bungalow it is not considered that the development will appear incongruous in the street scene or out of character in the area.

Planning permission for a two storey side extension to Toutley Hall Bungalow was recently refused as is was considered to be incongruous development that would harm the character and appearance of this visually sensitive area. The officers report referred to the development being massive and out of scale to the existing dwelling and designed in an unsympathetic manner which would erode rather than raise the architectural quality of the area. Although this relates to the neighbouring site, the scale of development presently located at Twigs is much larger than that of the adjoining plot. Although the proposal is for a replacement dwelling the actual difference between the existing and proposed scheme is the a two storey front extension. Despite the fact that the ridge height of the front projection has not been set down lower than that of the main house and given that that it does not extend across the whole of the dwelling and therefore has a fragmented appearance, it is not considered that the design would be unsympathetic to the surrounding area or out of keeping with the existing dwelling

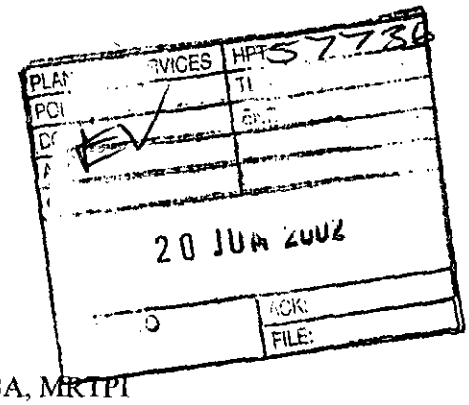
Impact upon neighbouring properties

The proposed scheme would result in the main part of the dwelling being in a similar siting to the existing building but would be slightly set off the boundary with Toutley Hall Bungalow, as opposed to the existing situation which abuts this boundary. The additional mass would be created by the front projection of the replacement dwelling.

The White House
The proposed additional built form would be sited on the north east side of the dwelling approximately 13m away from the side of The White House, and would be set back from the front building line of this dwelling by approximately 1.5m. The

White House has two 1st floor obscurely glazed windows in the side elevation adjacent to the application site. These windows serve two ensuite bathrooms. There are two doors at ground floor level of this elevation. Given this relationship it is not considered that the first floor window proposed to be located in the side elevation of the front projection (overlooking the White House) would adversely affect the privacy of the residents of this dwelling by way of overlooking. Similarly it is considered that the distance afforded between the additional new build and this dwelling would not result in loss of daylight or outlook.

Toutley Hall Bungalow
This is a detached chalet style dwelling which sits forward of the proposed replacement dwelling. This dwelling has dormer windows along its rear elevation. Given that the siting of the proposed dwelling would result in a slightly better relationship (given the set back from the boundary) with this dwelling it is not considered that the proposal would adversely affect the amenity of the occupiers of Toutley Hall Bungalow in terms of loss of daylight, privacy or outlook.



Our Ref. **12351**
Your Ref. F/2002/6189
Date. 18 June 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Twigs, Old Forest Road
Winnersh
Wokingham

I refer to your consultation received in this office on 08/05/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To all Local Authority Planning/Development Control Departments.

Please note that as of Friday 23rd November 2001, Thames Water Development Control Office has moved to a new address.
Please ensure that you include postcode, easting and northing ref's for future application as it will speed up processing.

Please send all Application Form to:
Mr Ndoli Bokuli

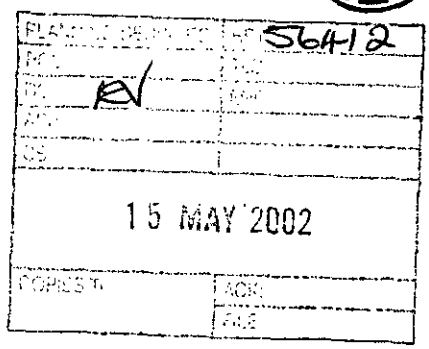
Thames Water
Development Control
Asset Investment Unit
Maple Lodge
Denham Way, Rickmansworth
Herts W33 9SQ

Tel: 01923 898072

ENVIRONMENT AGENCY

Our Ref : SP/2002/005677-1/1
Your Ref : EV/F/2002/6189

Date : 13 May 2002



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

FAO: Elaine Vashi

Dear Madam

DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING 'TWIGS', OLD FOREST ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 22 April 2002, received on 24 April 2002. Please quote the following reference in any correspondence: SU77SE/5/12. 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.

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.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

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

machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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

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

Elaine Vashi

From: Andy Glencross
Sent: 03 May 2002 13:38
To: Elaine Vashi
Subject: PA F/2002/6189 Twigs Old Forest Rd Winnersh

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a written survey of the buildings by a trained and licensed bat worker prior to undertaking any works. **This must be submitted prior to development taking place and can be attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

FROM: Elaine Vashi

DATE: 22 April 2002

DELEGATED

CLASSIFICATION SERVICES	
POL	T
DC	EN
APP	
CS	
COPIES TO	ACK:
	FILE:

01 MAY 2002

24 APR 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/6189

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling..

Site Address: Twigs, Old Forest Road, Winnersh, Wokingham.

Applicant: Mr G B Winterbourne .

Your observations are required in respect of this application **by 16/05/2002** .

No comments

SIGNED: _____ DATE: 30.04.02

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 22 April 2002

Application Number: F/2002/6189

Proposal: Proposed erection of replacement dwelling . Demolition of existing dwelling.

Parish: WINNERSH PARISH

Site Address:
Twigs, Old Forest Road, Winnersh, Wokingham.

Applicant:
Mr G B Winterbourne .

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).

C049, R049
C122, R122
C137 (INSERT: dwelling), R137.
C140 (INSERT: 8 metres), R140.

Signed: _____ **Print name:** Adams. 24/04/02

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Vashi DATE: 10th April 2002

Location:	Twigs, Old Forest Road, Winnersh, Wokingham
Proposal:	Proposed erection of replacement dwelling. Demolition of existing dwelling
Application Number:	F/2002/6189

In response to your consultation dated 22nd April 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of good quality mature trees. Whist none of these are protected by an existing TPO the front boundary trees adjacent to Old Forest Road are highly visible from the road and contribute greatly to the visual amenity of the local area.

It is possible to develop the site whist retaining these trees. In order to ensure their successful retention the applicant should be required to submit for approval tree protection details in accordance with BS 5837: 1991 - Trees in Relation to Construction.

I would like to emphasise that the front boundary trees are really good quality specimens and their successful retention is vital.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2002/6189

From: Tom Payne
Environmental Health

My Ref: 001056

Date: 9 April 2002

PROPOSED ERECTION OF REPLACEMENT DWELLING. DEMOLITION OF EXISTING DWELLING.

TWIGS, OLD FOREST ROAD, WINNERSH.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Application Number : F/2002/6189	**Map No :** 60
Case Officer : EV	**Site Area :** 0.29
Valid Date : 12-04-02	**Received Date: 21/03/2002**

Level : Delegated Application

Description : Proposed erection of replacement dwelling . Demolition of existing dwelling.

Location : Twigs, Old Forest Road, Winnersh, Wokingham.

Parish : WI **Ward : WIN**

Applicant : Mr G B Winterbourne .

Fee Required: £190 **Fee Received: ~~£190~~** 190 ~~£200~~ (S)

Additional: ..... **or Refund:** 380-00 return cheque to be corrected.

Enforcement Section to be notified ☐ **(tick if required)** New cheque 190-00 received 12/4

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	windows & doors – many are shown at different sizes on elevations compared with floor plans (eg all rear 1st floor windows, front door, + landing & bathroom windows above)	8/4	12/4
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures re demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Wokingham. ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone. ✓

Railtrack

Police Arch Officer

Thames Water ✓ re drainage ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..... ✓

S/N + See map .....

.....

No pre-apps

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

Tel: (0118) 974 6451

Date: 22 April 2002

My ref: F/2002/6189

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2002/6189
Twigs, Old Forest Road, Winnersh, Wokingham.
Proposed erection of replacement dwelling . Demolition of existing dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6189**
Twigs, Old Forest Road, Winnersh, Wokingham.
Proposed erection of replacement dwelling . Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery

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

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

Tel: (0118) 974 6451

Date: 22 April 2002

My ref: F/2002/6189

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2002/6189
Twigs, Old Forest Road, Winnersh, Wokingham.
Proposed erection of replacement dwelling . Demolition of existing dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6189**
Twigs, Old Forest Road, Winnersh, Wokingham.
Proposed erection of replacement dwelling . Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Turner

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

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

Tel: (0118) 974 6451

Date: 22 April 2002

My ref: F/2002/6189

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Signed: _____ Date: _____

Councillor Bray
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6189

Proposal:
Proposed erection of replacement dwelling . Demolition of existing dwelling.

Location:
Twigs, Old Forest Road, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6189 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

22 April 2002

Organisation_Name	Building_Name	address1	Postcode
THE STABLES	TOUTLEY HALL NORTH	TOUTLEY HALL NORTHOLD FOREST ROADWOKING	RG411JA
		58COMMONS ROADWOKINGHAM	RG411JG
	ASHLEIGH	ASHLEIGHOLD FOREST ROADWOKINGHAM	RG411JA
	~~TWIGS~~	~~TWIGSOLD FOREST ROADWOKINGHAM~~	~~RG411JA~~
	WHITE HOUSE	WHITE HOUSEOLD FOREST ROADWOKINGHAM	RG411JA
	TOUTLEY HALL EAST	TOUTLEY HALL EASTOLD FOREST ROADWOKINGH/	RG411JA
No. 1	TOUTLEY HALL NORTH	TOUTLEY HALL NORTHOLD FOREST ROADWOKING	RG411JA
	TOUTLEY HALL BUNGALOI	TOUTLEY HALL BUNGALOWOLD FOREST ROADWOI	RG411JA

neighbour consultation list F/2002/6189

Tel. (0118) 974 6429 or 6433

12.APR.2002 6189

Date: 08 April 2002

Your Ref:

My Ref: F/2002/6189

Mr G B Winterbourne
Twigs
Old Forest Road
Wokingham
Berks
RG41 1JA

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 Sir/Madam

Reference Number: 2002/6189

Site Address: Twigs, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of replacement dwelling . Demolition of existing dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Some of the windows and doors are in different places on floor plans and elevations. Please make them match as we do not know which is correct. (eg. All rear 1st floor windows, front door ,landing and bathroom windows above.)

The fee for this application should be £190.00.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

12.APR.2002* 6189
12 APR 2002

Your ref: **2002/6189**

Twigs
Old Forest Road
Wokingham
Berks RG41 1JA
0118 901 8249
07747 642110
11 April 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

Proposed rebuilding of Twigs, Old Forest Road

Further to your letter of 8 April 2002, I enclose six copies of a Planning Application for the rebuilding of Twigs, Old Forest Road, Wokingham revised as requested in your letter. I also enclose a cheque for £190.00.

Yours faithfully

G B Winterbourne

1509/ab

12 APR 2002 6189

PLANNING APPLICATION PART 1

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	G.B.WINTERBOURNE
	ADDRESS	TWIGS, OLD FOREST ROAD
		WOKINGHAM
	POST CODE	RG41 1JA Tel No. 07747 642110
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	N.A. 01189 01 8249
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	TWIGS OLD FOREST ROAD WOKINGHAM RG41 1JA
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.2 hA
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF HOUSE AND CONSTRUCTION OF 4 BEDROOM HOUSE IN SAME LOCATION
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:~~2500~~ 1250 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	

1789/a

SECTION 66 CERTIFICATE

Application No. 02.AIR.2502* 6189

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

RUGS, OLD FOREST ROAD, WOKINGHAM

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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) .....

"TWIGS"

ADDRESS Opp FOREST ROAD PARISH WINNERSH

PLOT No. O.S. SHEET No. SU 7960

BUILDER Messrs. James S. Moss Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/194/58	Major T. Heard	Outline	11 · 11 · 58	N/A · C/A
O/12/59	Mr. L.C. Webb	"	19 · 2 · 59	N/A · Refuse
O/127/59	Messrs. Bedwood Properties Ltd	"	7 · 7 · 59	N/A · C/A
54/60	Messrs James S. Moss Ltd	Detached House	12 · 4 · 60	App · C/A
2/186/62	Mr. G. V. Lane	Room over Garage	6 · 9 · 62	App · App
PD/144/68	"	Garden Store & Porch	11 · 4 · 68	App · N/A
1128/71	"	Double Garage	28 · 10 · 71	App · C/A

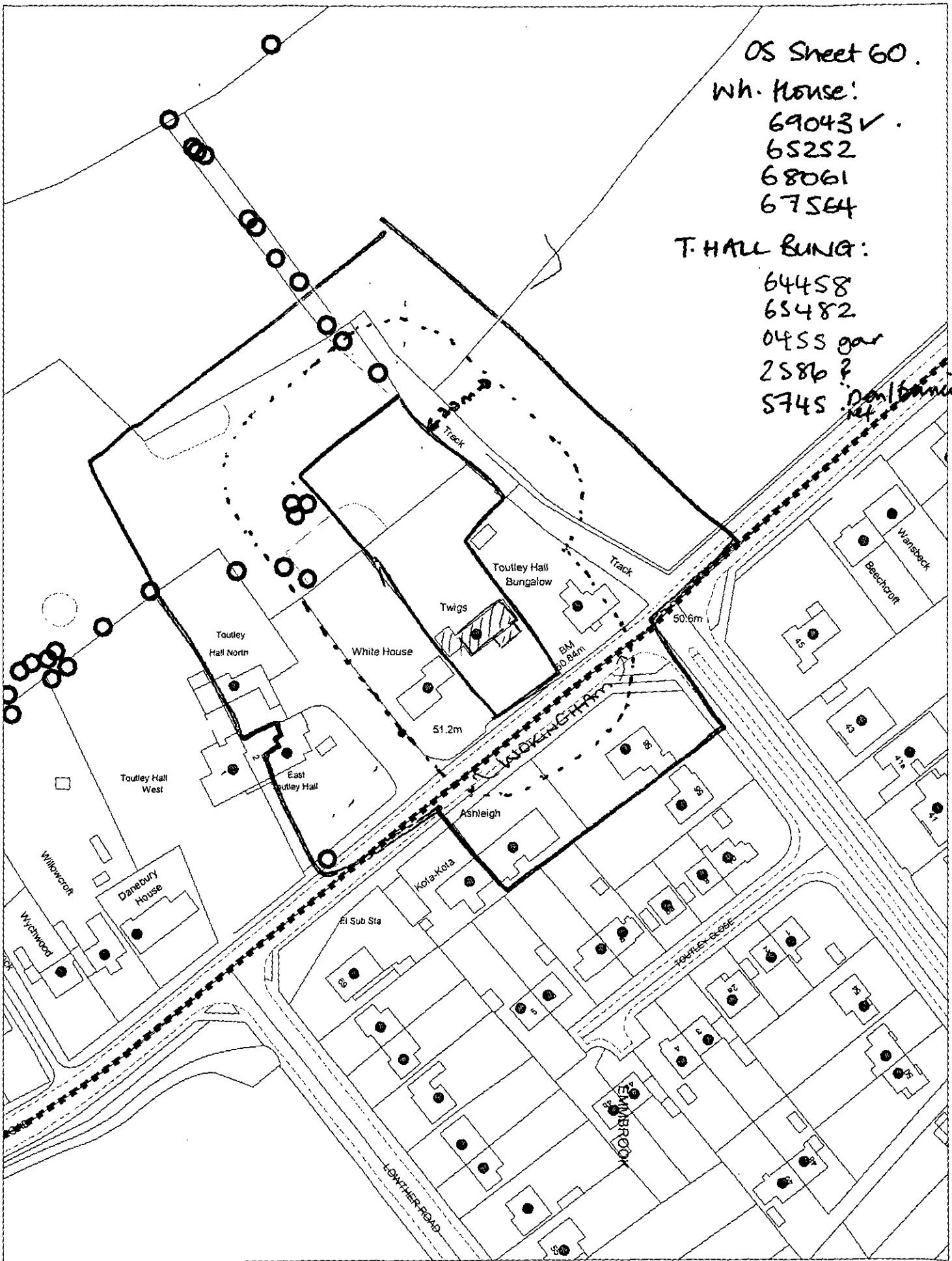
DATE OF COMPLETION December 1960

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.APR.2002* 6189



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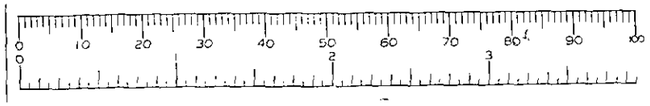
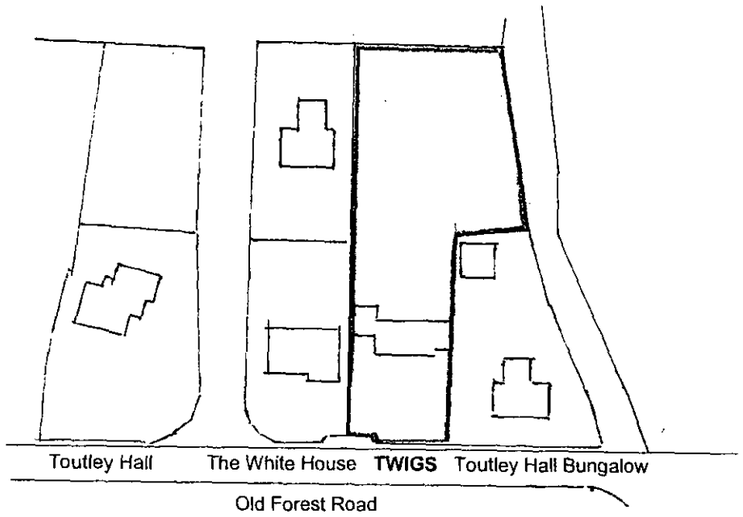
Development Control Section, Environmental Services, Wokingham District Council.
27 March 2002

Scale: 1 : 1250

12.APR.2002* 6189





LOCATION PLAN

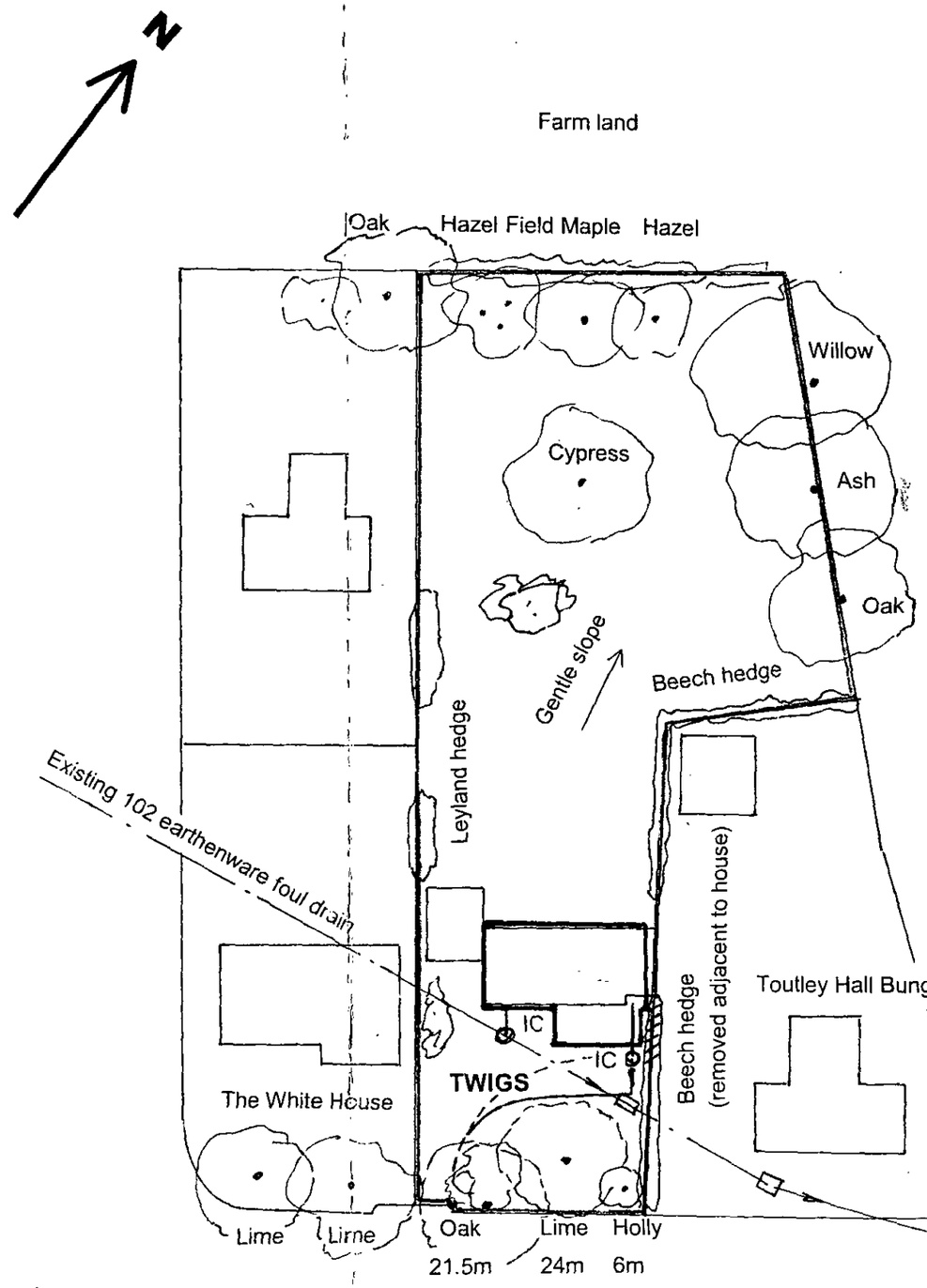
Scale 1:1250

Foul drainage into existing 102 foul drain via new inspection chambers

Roof drainage into new 1m³ soakaways (replacing existing soakaways) at least 5m from foundations

Existing tarmac drive (dashed line) re-surfaced with open textured (shingle over hardcore) to maintain natural irrigation by rainfall to existing trees and extended (solid line) to give area for 5 cars

Existing front access by 2.4m entrance gate retained



APPROVED

Small garden shrubs not shown

All trees retained

All hedges retained except where noted

Large trees near foundations: see foundation plan

Existing boundary fence 1.2m chain link retained

Toutley Hall Bungalow has no vehicular access from Old Forest Road

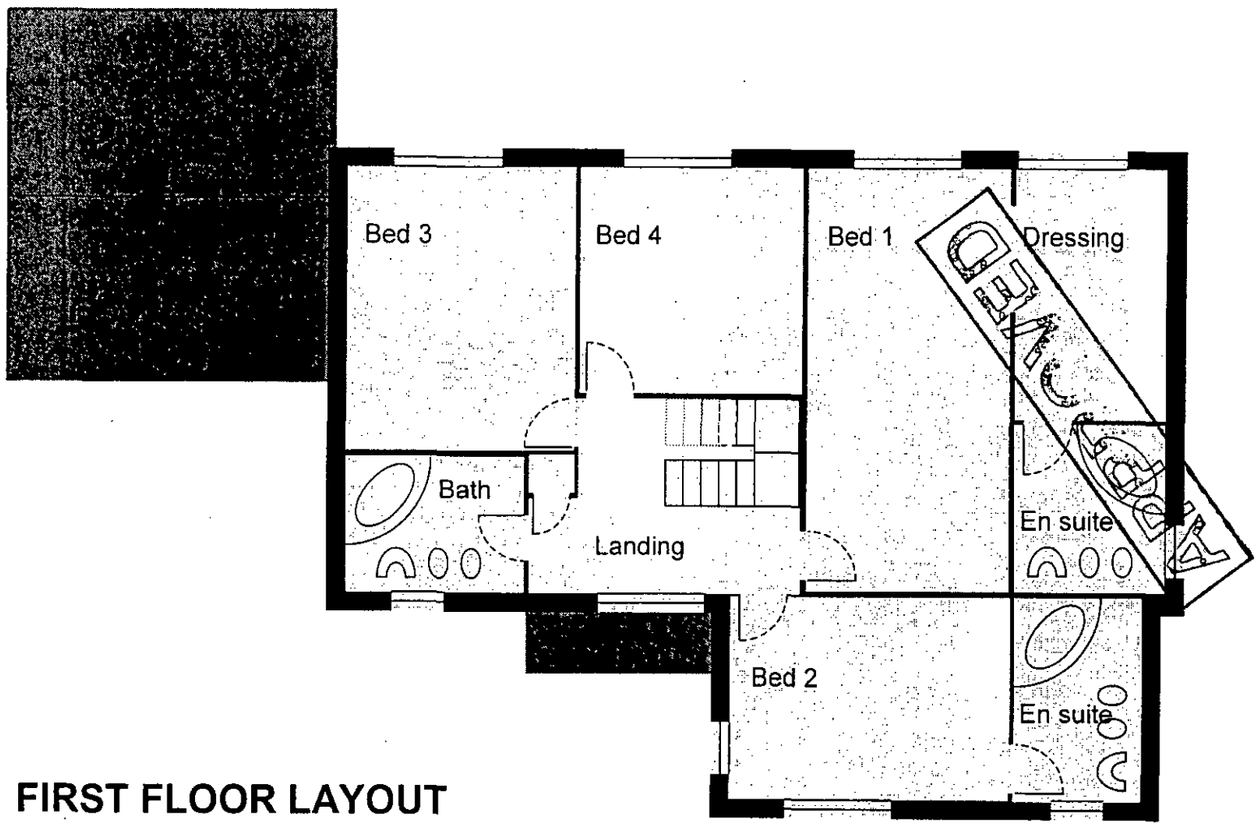
Twigs, Old Forest Road, Wokingham

January 2002

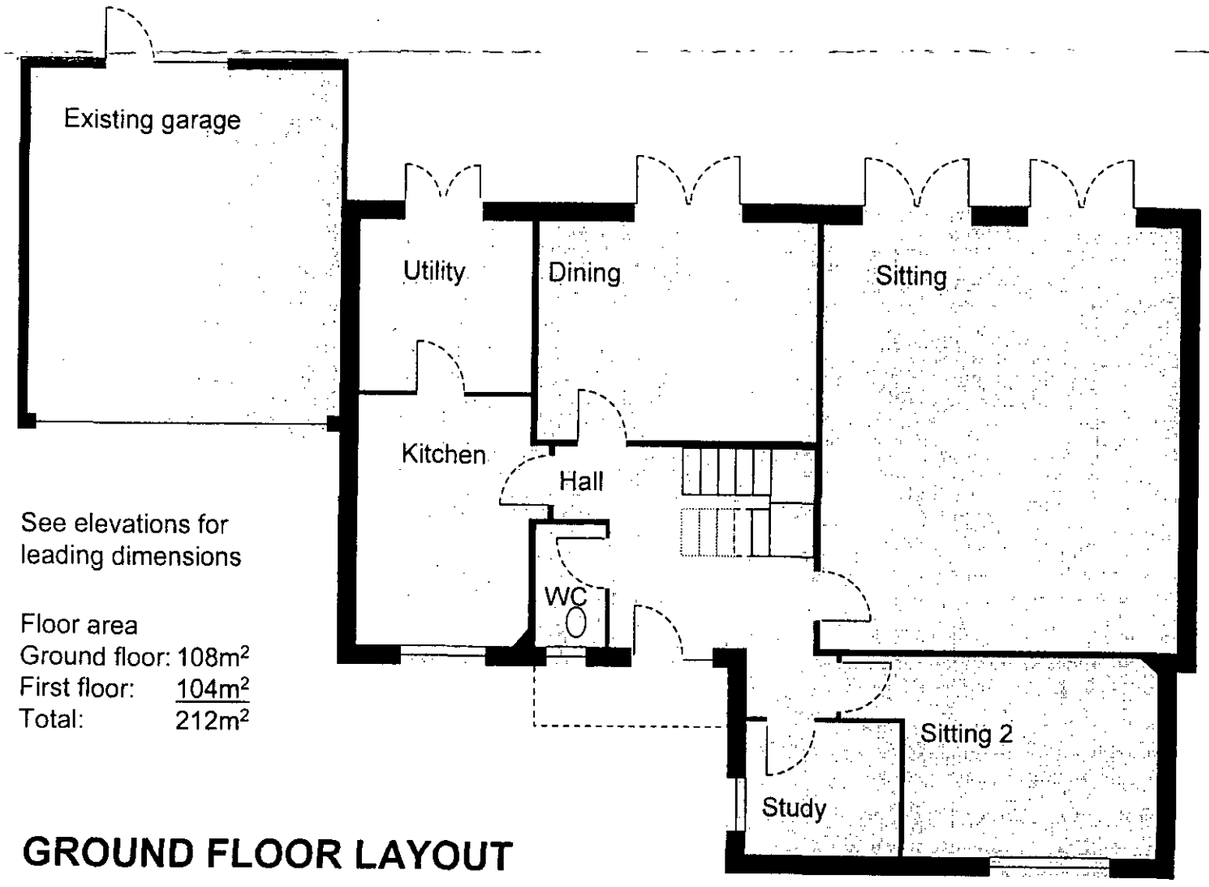
BLOCK PLAN

Scale 1:500

19/12/02



FIRST FLOOR LAYOUT



See elevations for leading dimensions

Floor area
Ground floor: 108m²
First floor: 104m²
Total: 212m²

GROUND FLOOR LAYOUT

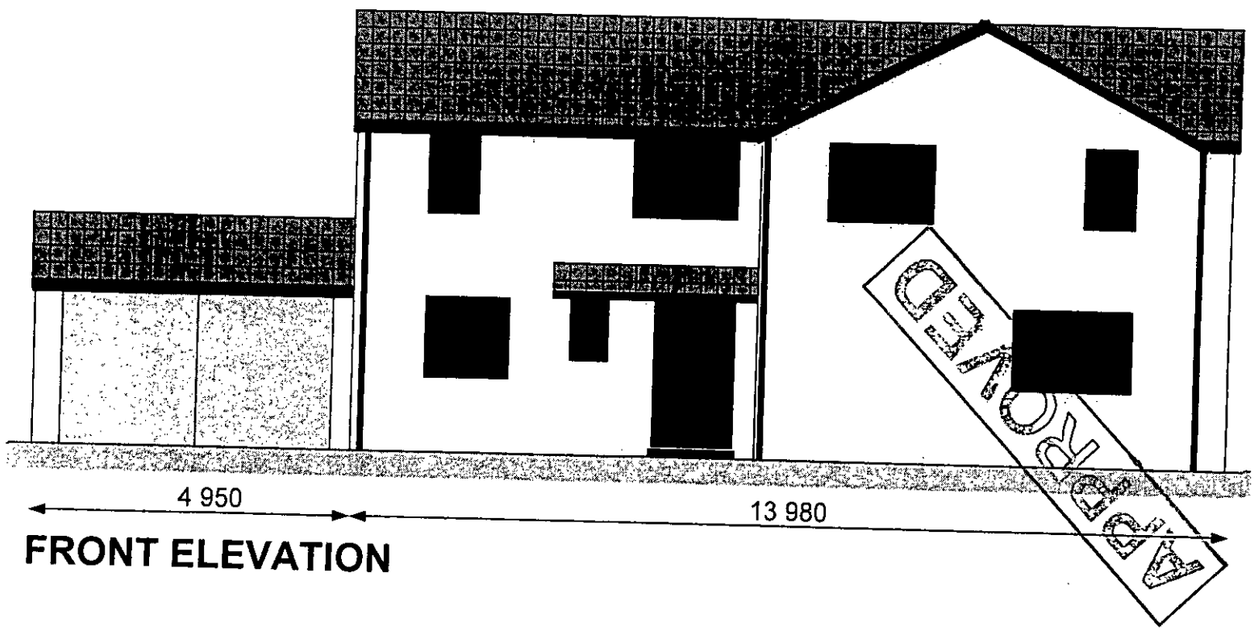
Twigs, Old Forest Road, Wokingham

April 2002

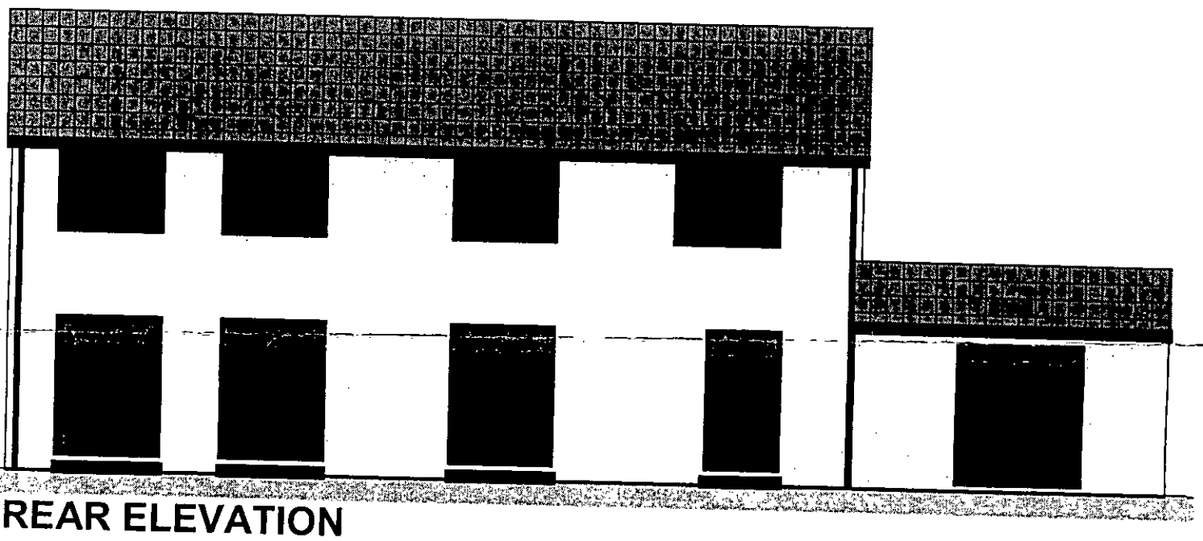
FLOOR PLAN

Scale 1:100

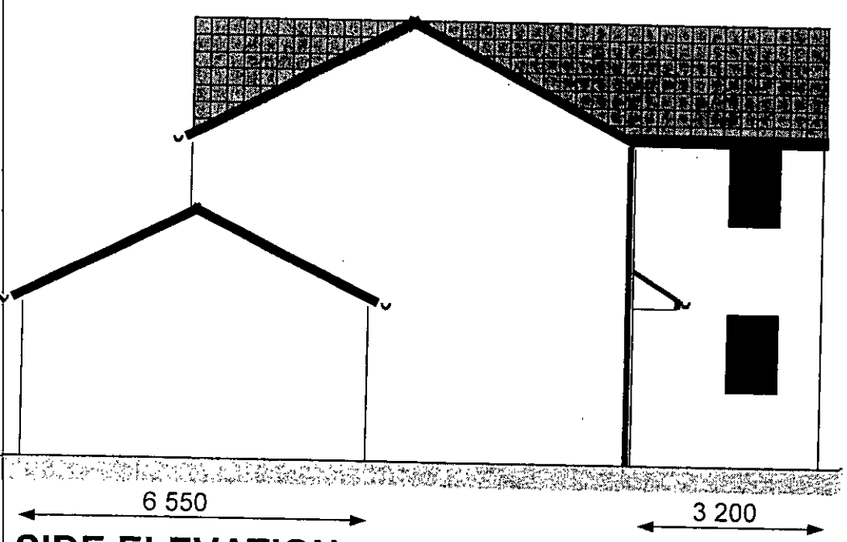
19/11/01



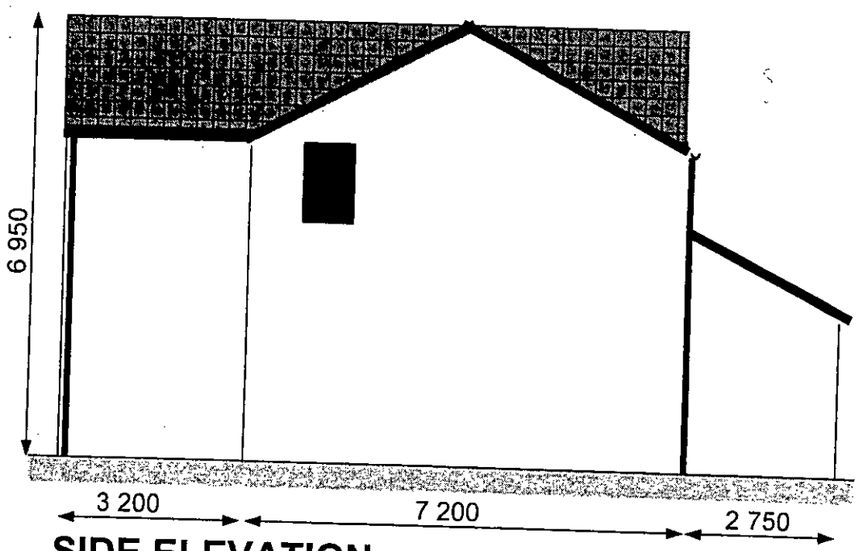
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION
FROM THE WHITE HOUSE



SIDE ELEVATION
FROM TOUTLEY HALL BUNGALOW

Twigs, Old Forest Road, Wokingham

April 2002

ELEVATIONS

Scale 1:100