APPLICATION NO:
F/2000/1592

LOCATION:
8 Poundfield Way, Twyford Reading.

APPLICANT:
Mr Bell C/O J White

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

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **21/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Bell
C/O J White
Poachers Pocket
Knights Lane
Ball Hill
NEWBURY
Berkshire RG20 ONW

Application Number: F/2000/1592

Parish: **TWYFORD**

Location: **8 Poundfield Way, Twyford, Reading**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 06/07/2000

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

Received by Wokingham District Council

Application No: F/2000/1592

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

Location:
8, Poundfield Way, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

Application Number F/2000/1592
Conditions/R~~easons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	~~"WORK"~~ ~~"BRICKWORK"~~
			"WORK"

John Antrieu
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Poundfield Way
Twyford Reading.

APPLICATION NUMBER: F/2000/1592

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS
Residential, 1990's estate dev, quiet cul-de-sac, detached houses, (2 storey) attached garages. Mixed designs + styles ~~terraced + semi detached~~ open plan front gardens.

3. DESCRIPTION OF SITE/BUILDING
A modern, 1990's dev, 2 storey, detached house, ~~attached~~/detached garage, yellow brick with red brick detail, white UPVC windows, coloured front wooden door, grey pantile roof, spacious enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan, along quiet cul-de-sac

5. SITE CONSTRAINTS

TREES — None

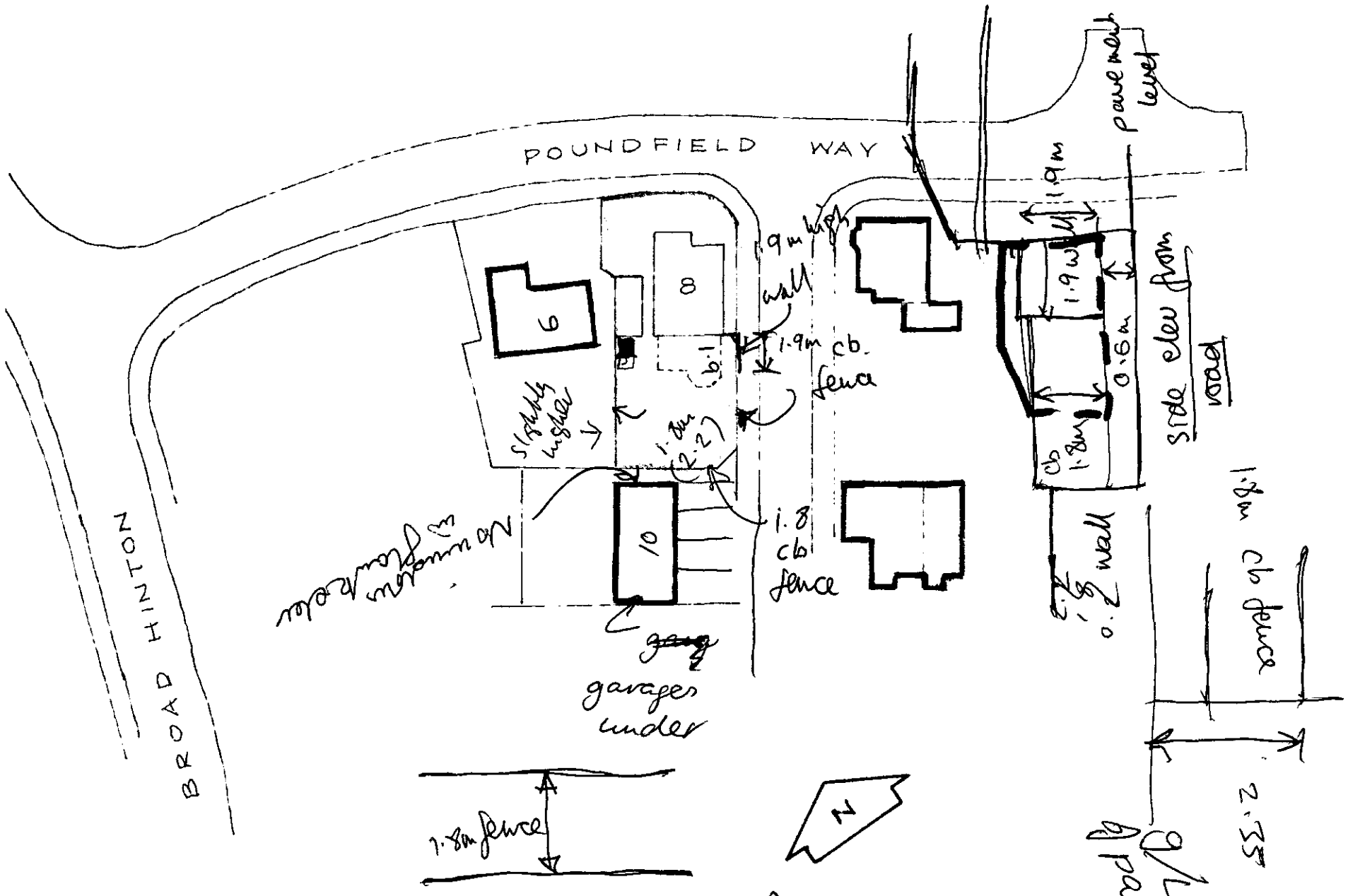
ACCESS/PARKING — As existing at front + at side.

LEVELS — No. 6, 0.4m higher.

BOUNDARY TREATMENT — 1.8m high fence c.b. and brick wall (yellow) (1.9m high)

OTHERS
— No. 6. no windows in flank elev
— 1.8m fence
— No. 10. 1.8m fence, no windows in flank elevation
0.6m lower

No No significant impact on streetscene.



0.6m brick (parapet wall)
rear elev from No 10.

Location Plan 1:500

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

Tel: 0118 974 6441

Date: **06 June 2000**

My ref: F/2000/1592

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/1592
8, Poundfield Way, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1592**
8, Poundfield Way, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6441

Date: **06 June 2000**

My ref: F/2000/1592

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6441

Date: **06 June 2000**

My ref: F/2000/1592

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1592**
8, Poundfield Way, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1592

Applicant : Mr Bell C/O J White.

Location : 8, Poundfield Way, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/6/2000

Date of Neighbour Notifications : 6/6/2000

Date of Site Visit : 27/6/2000

Date Registered : 26/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 21/07/2000

Consultation Responses :
Twyford Parish Council: No comment
Neighbours: None received

Planning Issues : (Identified Settlement)
1) Impact on neighbouring properties
2) Impact on streetscene / visual amenity of area.

04/09/00

Application Number: F/2000/1592

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory. It will be 'L' shaped in design and constructed with brick to below window level.

It will be 6 metres wide and protrude from the rear elevation via the kitchen and living room by 4.5 metres. The proposed eaves height of the pitched roof will be 2.3 metres with a ridge height of 3.3 metres. The corner plot is bounded by a 1.8 metre high close boarded fencing and a 1.9 metre high brick wall.

No.6, to the north-west, 0.4 metres higher, set slightly forward and positioned 5.5 metres away from the proposal behind a 1.8 metre high close-boarded fence, no windows in flank elevation. Due to the position and distance away the occupants of this property will not be overlooked or overshadowed.

No.10, to the south-west, 0.6 metres lower, positioned 9 metres away from the proposal behind a 2.2 metre high close-boarded fence and brick wall, no windows in flank elevation. Due to the orientation and distance away the occupants of this property will not be overlooked or overshadowed.

2) Impact on street scene /visual impact.

The roof of the conservatory will be visible from the road (however the roads are not visible from the plot due to the house/garage walls and the boundary treatments), but this will have no significant impact upon the visual amenity of the area.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

WORINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 ~~MAY 2000~~ Valid 26 MAY 2000	Map No. 33 Site 0-04
Officer: AT Application No. F/2000/1592.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 8 POUNDFIELD WAY

Parish: TWYFORD Ward: Twyford. 6-6-2000

Applicant: MR BELL

PD rights removed

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	agric holdings cert deleted.	2415	✓
5	Elevation plans			
6	Floor plans	windows/doors/access from house not marked on floor plan	2415	✓
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 : 6.6.2000 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 pre-apps.

NEIGHBOURS:

SIN + 6, 10, 48, 50, 15, 17, 19, 21 Poundfield Way

FROM: Andrew Thorley

DATE: 06 June 2000

TWYFORD PARISH CONSULTATION SHEET

PLANNING SERVICES RPT
POL
DC
APP
CS
21 Jun 2000
COPIES TO:
ACK:
FILE:

Application Number: F/2000/1592

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

Site Address: 8, Poundfield Way, Twyford, Reading.

Applicant: Mr Bell C/O J White.

Your observations are required in respect of this application **by 30/06/2000** .

No Comment.

RECEIVED
10 JUN 2000

SIGNED: _____ DATE: 19-6-00

Clerk To Twyford Parish/Town Council.

ADDRESS 8 POUNDFIELD WAY PARISH TWYFORD

PLOT No. 114 2A ORD. SHEET No. SU 7976 7874

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
15555	LAING	O/L.	8.5.81	Ra
39951	"	RES. DEV.	22.1.93	R
40723	"	DET. HOUSE & GARAGE	6.12.93	C/A

MINISTRY DECISION 15555 - APPEAL ALLOWED - 2.12.88

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

26.MAY2009* 1592

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. BELL 8 POUNDFIELD WAY TWYFORD.
2	Agent's Name Address and postcode Phone number	J. WHITE POACHERS POCKET KNIGHTS LANE BALL HILL NEWBURY RG20 0NN 01635-254757
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 POUNDFIELD WAY TWYFORD.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	STAINED HARDWOOD FRAMES ON BROWN BRICK BASE TO MATCH EXG.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed: N/A.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	NO FEE - Removal of development rights attached to original planning permission		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- ~~None of the land forms part of an agricultural holding~~.

Certificate B

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: [signature]

on behalf of MR Beal

Date 12/5/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 1250

N
W E
S