APPLICATION NO:

F/2000/3015

LOCATION:
11 Hurst Road, Twyford Reading.

APPLICANT:
Mr K Hart

PROPOSAL:
Proposed single storey rear extension to dwelling and alterations to existing front porch ~~from flat roof to pitched roof.~~

EARLIEST DATE FOR DECISION: **13/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2001

CASE OFFICER: **Jackie Emmett**

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Hart
11 Hurst Road
Twyford
Reading
RG100AG

Application Number: F/2000/3015

Parish: **TWYFORD**

Location: **11 Hurst Road, Twyford, Reading.**

Proposal: **Proposed single storey rear extension to dwelling with flat roof plus alterations to front porch.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The shower room and kitchen windows and kitchen door in the northern elevation shall not at anytime be glazed other than with obscured glass.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
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, LRV1, LRV17 and LBE1
Deposit Draft Wokingham District Local Plan Policies WOS2 and WBE1

John Mitchell
Development Control Manager
Date: 02/02/2001

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.

WORK SHEET FOR : Jackie Emmett

Application Number : F/2000/3015

Applicant : Mr K Hart .

Location : 11, Hurst Road, Twyford, Reading.

Proposal : Proposed single storey rear extension to dwelling with flat roof and alterations to existing front porch ~~from flat roof to pitched roof.~~

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.01.01

Date of Neighbour Notifications : .....

Date of Site Visit : 10.01.01

Date Registered : 11/12/2000

Earliest Date for Decision : 13/01/2001

Latest Consultation Date/Site Notice Expiry Date : 13/01/2001

This application will have expired on: 05/02/2001. 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 :

Parish council : no objection to this proposal.

Neighbours : no letters of objection or other.

Highways : not applicable to contact highways with this application.

Planning Issues :

Impact on Street Scene

no adverse impact

Impact on neighbouring properties

no adverse impact.

Impact on Highways

no foreseable adverse impact.

Application Number: F/2000/3015

Appraisal :

This application is for a single storey rear extension to dwelling with flat roof to existing porch.

Streetscene. Because the extension is to the rear of the property with only flat roof to front porch being seen from street it is not thought to have any effect on street scene.

Neighbours.
The single story extension to the rear of the property will not have any adverse impact on neighbours. No 13 and to the rear of property. However the neighbours next no 9 will have the back/side door of the proposal facing their property. It does not appear to cause problems with overlooking as there has previously been windows along this north side of building. In conclusion there do not seem to be any major impacts on neighbouring properties concerning overbearing, overlooking, or blocking sunlight.

Highways.
It is considered that highway considerations are not an issue in this case, as bedroom numbers will not be increased. Therefore highways have not been consulted.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/3015
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	The and kitchen door
3	~~C045~~	R045	shower room and kitchen windows in N
			northern elevation shall not at any time
			be glazed other than with obscured
			glass

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LRV1, LRV4, LBE1 ? LRV17

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1

MINERALS LOCAL PLAN POLICIES:

2/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 11 Hurst Road
Twyford Reading.

APPLICATION NUMBER: F/2000/3015

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 26.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
Residential area facing busy main road.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
9. Garage adjoins this property.
12. Hedging screens property.

5. SITE CONSTRAINTS —

TREES —

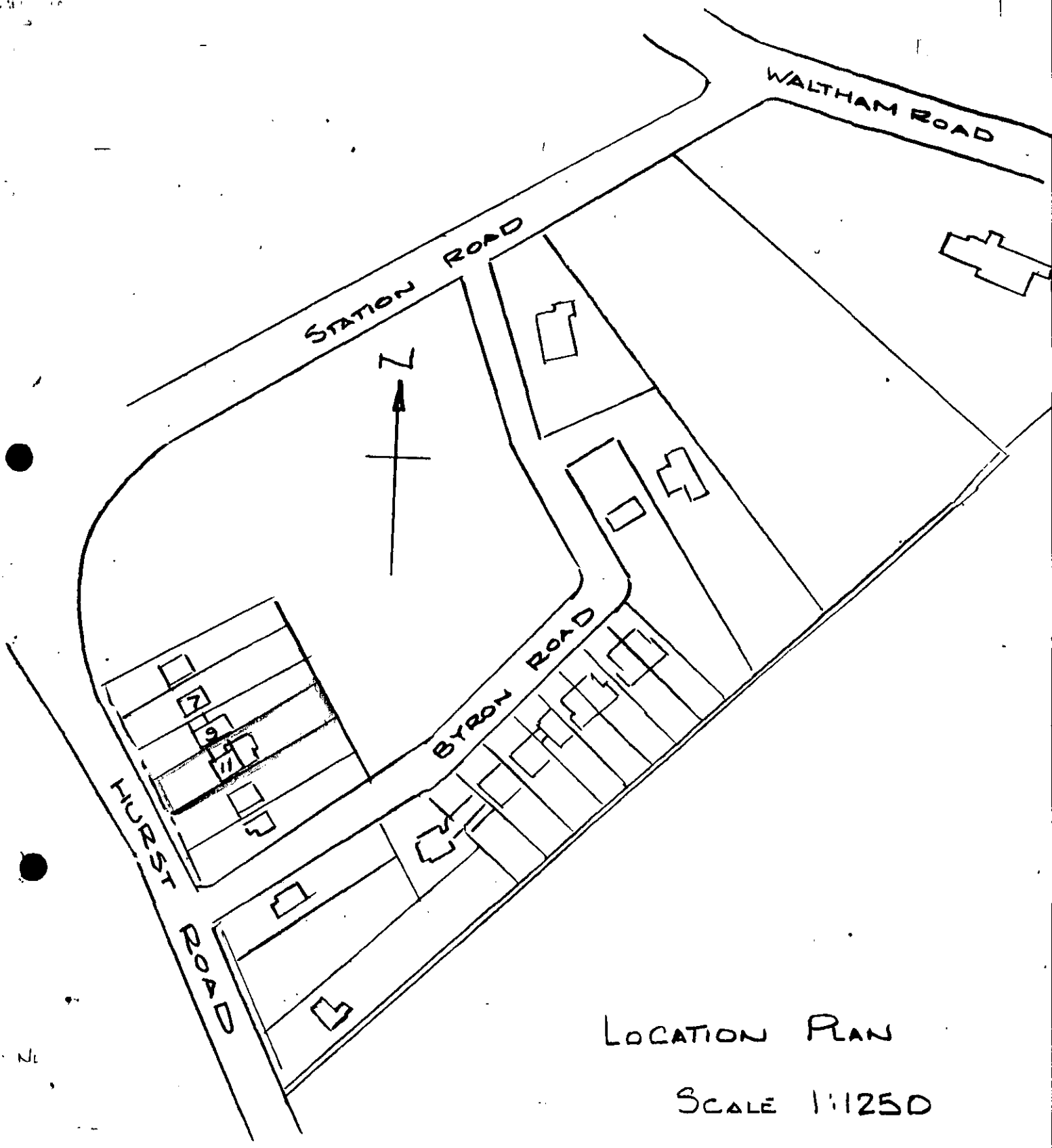
ACCESS/PARKING 2/3 spaces + turn around on site available

LEVELS —

BOUNDARY TREATMENT natural hedging.

OTHERS —

11.DEC.2000* 3015

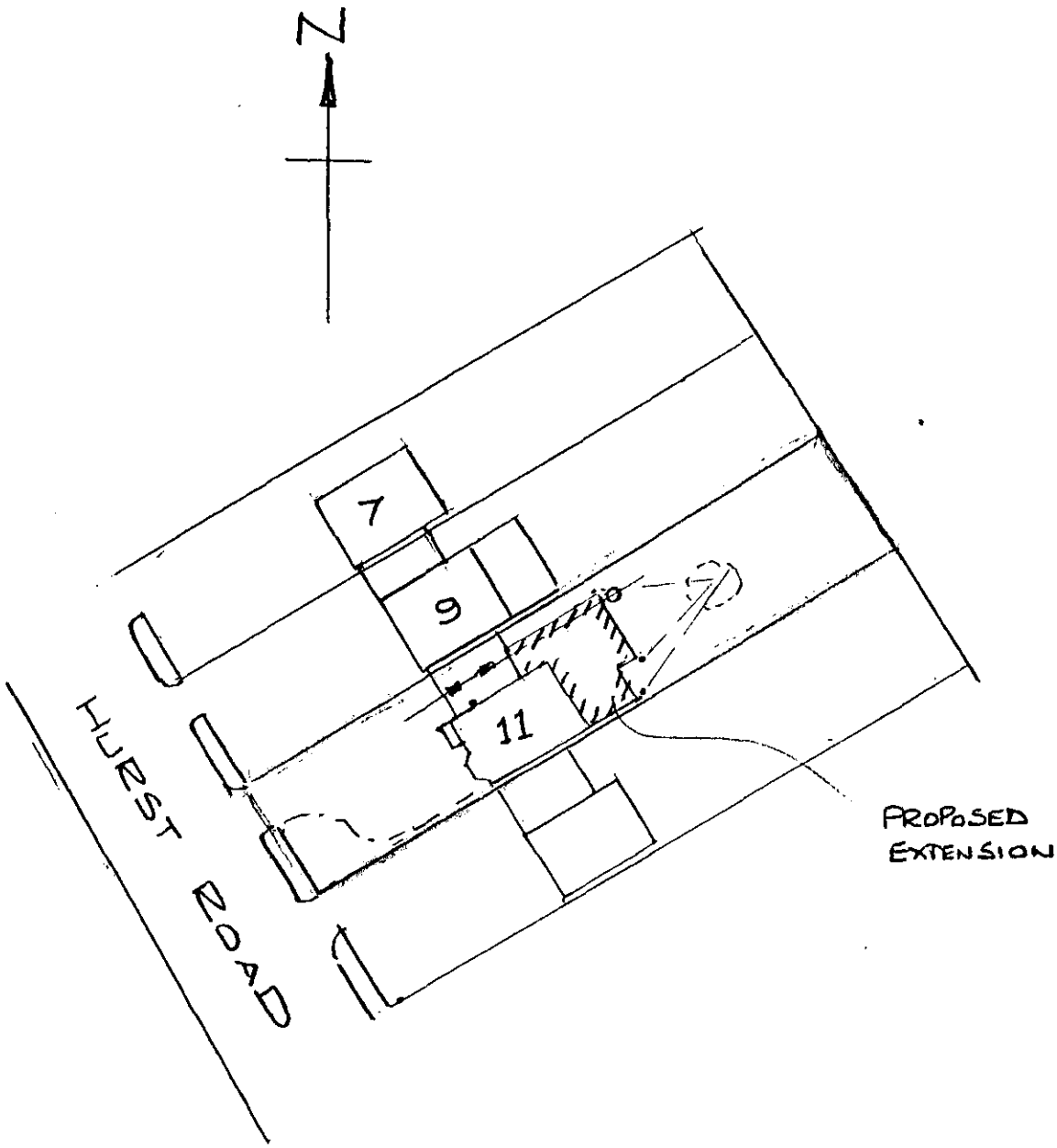


LOCATION PLAN

SCALE 1:1250

REF:- 11. HURST ROAD
TWYFORD

11.DEC.2000* 3015

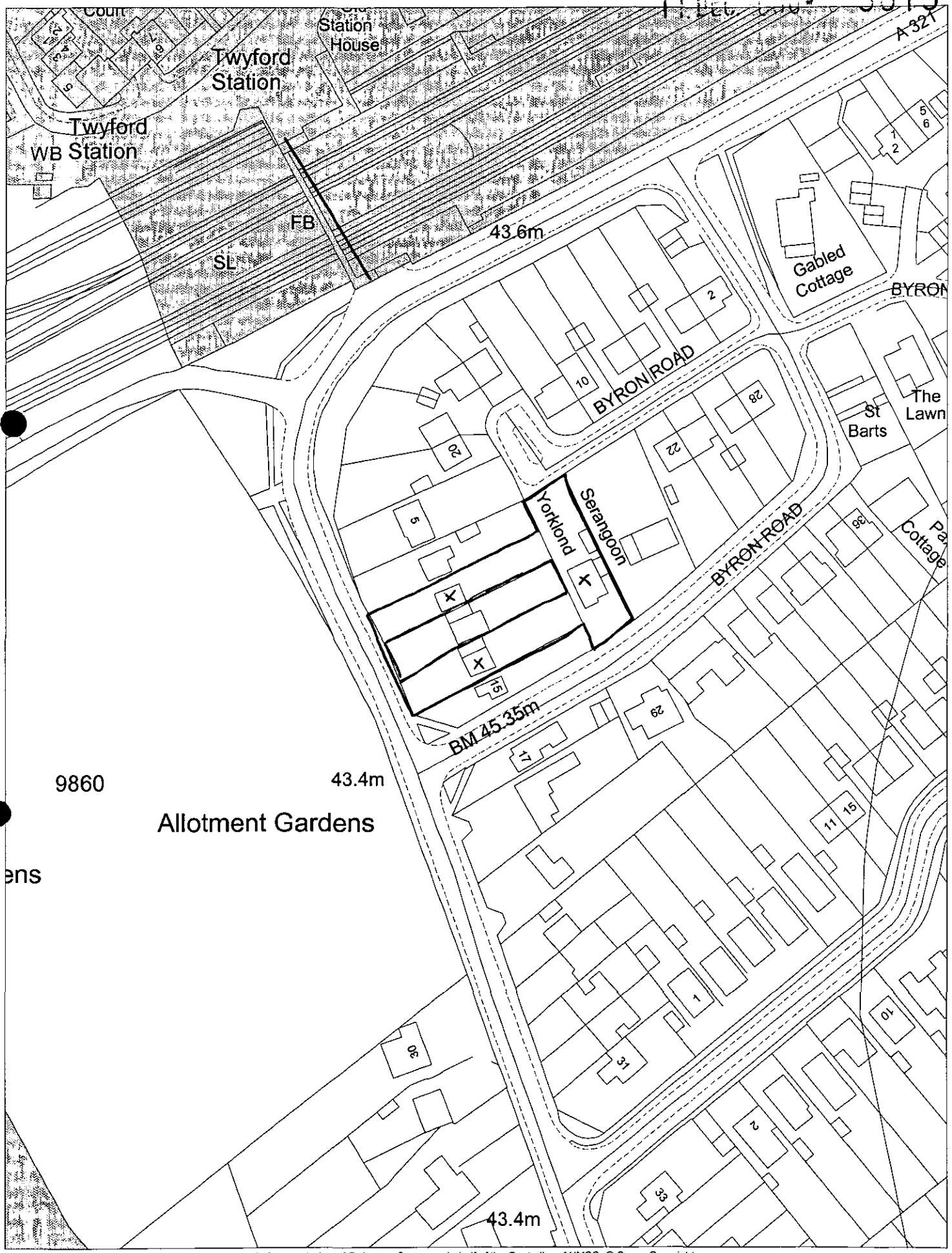


BLOCK PLAN

SCALE 1:500

REF:- 11. HURST ROAD

TWYFORD



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000 Scale: 1 : 1250

FROM: Jackie Emmett

DATE: 20 December 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/3015

Proposal: Proposed single storey rear extension to dwelling and alterations to existing front porch from flat roof to pitched roof..

Site Address: 11, Hurst Road, Twyford, Reading.

RECEIVED
28 DEC 2000

Applicant: Mr K Hart .

Your observations are required in respect of this application **by 13/01/2001** .

The Council has no objection to the proposal. A condition should be made that no further extras should be permitted. We trust that the immediate neighbours have been informed of this proposal.

SIGNED: _____ DATE: 8-1-01

Clerk To Twyford Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/3015

Proposal:
Proposed single storey rear extension to dwelling with flat roof plus alterations to front porch.

Location:
11, Hurst 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

03 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3015
CASE OFFICER: Jackie Emmett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6449

Date: **20 December 2000**

My ref: F/2000/3015

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/2000/3015
11, Hurst Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and alterations to existing front porch from flat roof to pitched roof.

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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/3015**
11, Hurst Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and alterations to existing front porch *from flat roof to pitched roof.*
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 6449

Date: **20 December 2000**

My ref: F/2000/3015

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Jackie Emmett** Application Number: **F/2000/3015**
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Proposed single storey rear extension to dwelling and alterations to existing front porch from flat roof to pitched roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6449

Date: **20 December 2000**

My ref: F/2000/3015

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

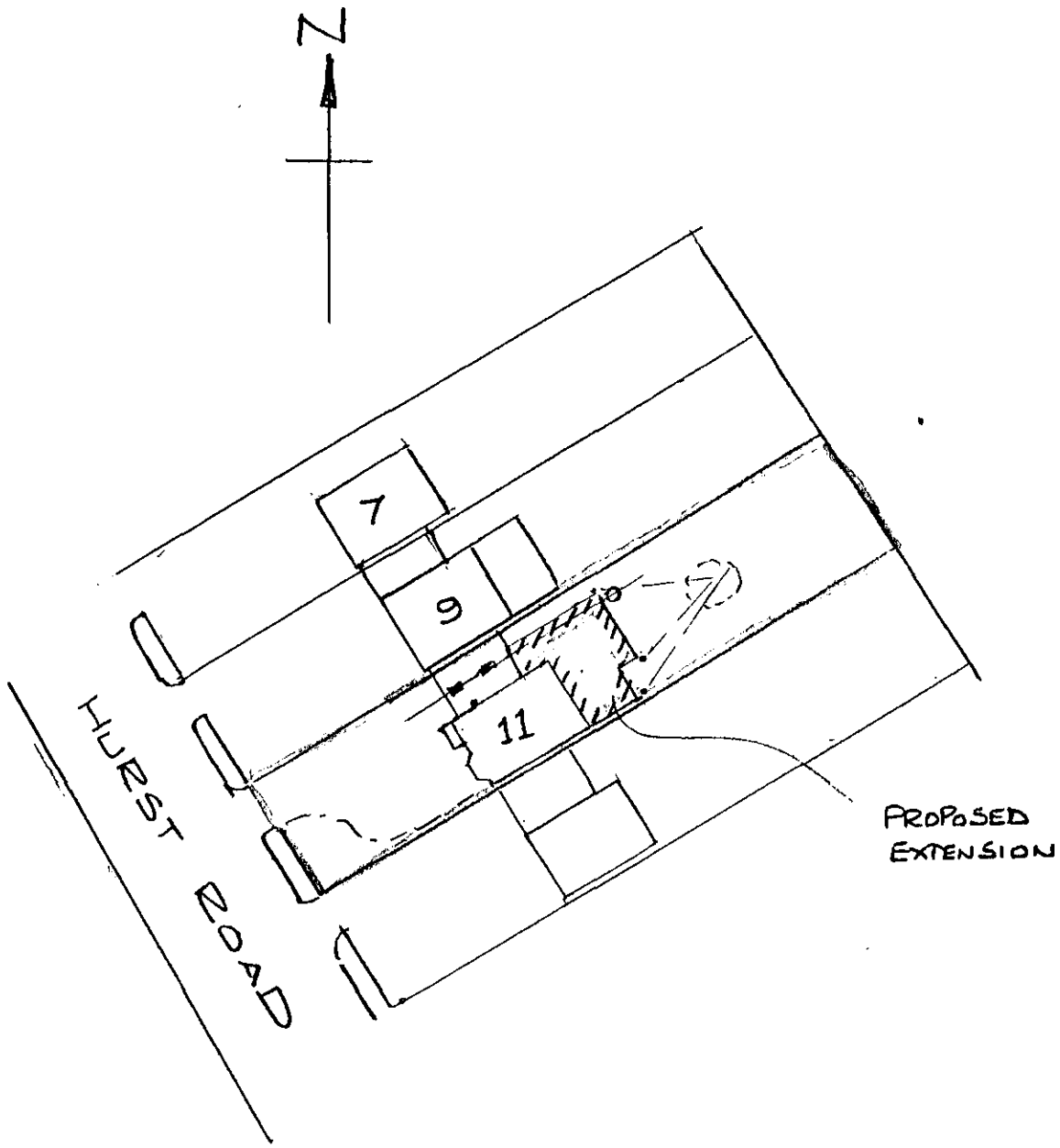
LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/3015**
11, Hurst Road, Twyford, Reading.
Proposed single storey rear extension to dwelling and alterations to existing front porch from flat roof to pitched roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

11 DEC 2015



BLOCK PLAN

SCALE 1:500

REF:- 11. HURST ROAD

TWYFORD

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Encroachment

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS: Site notice and see map

.....
.....
.....
.....
.....
.....
.....
.....
.....

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: JE	Application No. F/2000/3015.

Map No. 33 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND ALTERATIONS TO EXISTING FRONT PORCH - from pitched to flat roof

Location: 11 HURST ROAD

Parish: TWYFORD Ward: Twyford
20.12.2000 D.

Applicant: MR K HART

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3)
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 ✓	Does the proposed dining room encroach.		
9	Miscellaneous			

ADDRESS 11 Hurst Road PARISH Twyford E

PLOT No. ORD. SHEET No. SU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 13389 (Sec 66)	O. Gibbons	Kitchen & living room	25.6.80	App N/A
P3223	"	S/s ext to rear.	5.6.80	N/A
BR/7917	"	Conservatory	10.12.81	App N/A
99/69497/F	Mr K. Hart	S/st/rear extn.	18/6/99	C/A
FP99/8694	Mr K. Hart.	S/st/r extn + int. alt's.	29/4/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11 DEC 00* 3015

Environmental Services

For office use only.
Application number:

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	MR K. HART,
	Address and postcode	11, HURST ROAD TWYFORD BERKSHIRE RG10 0AG
	Phone number	932576
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	11, HURST ROAD TWYFORD BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION - CHANGE FROM PITCHED TO FLAT ROOF
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.	RENDERED AND PAINTED BLOCKS TO MATCH EXISTING HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	£95	
	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

Date 11/12/00

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