APPLICATION NO:
F/2001/5432

LOCATION:
63 Broadwater Road, Twyford Reading.

APPLICANT:
Mr/Mrs S Roach C/O Mrs K French

PROPOSAL:
Proposed single storey side & rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2002

Lotus Exp 21/1/2

CASE OFFICER: **Heidi Lynch**

Louise Smith
APPROVED

545

00

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Roach
C/O Mrs K French
31 Park View Drive South
Charvil
Berks
RG10 9QX

Application Number: F/2001/5432

Parish: **TWYFORD**

Location: **63, Broadwater Road, Twyford, Reading.**

Proposal: **Proposed single storey side & rear extensions to 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. 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. 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. The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

Condition
5. 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
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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. 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 ground water. Such consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in the volume is permitted under these present conditions.

Informative
2. You are advised that no soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below the existing ground level, in order to prevent pollution of ground water.

Informative
3. 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 LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Informative
4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

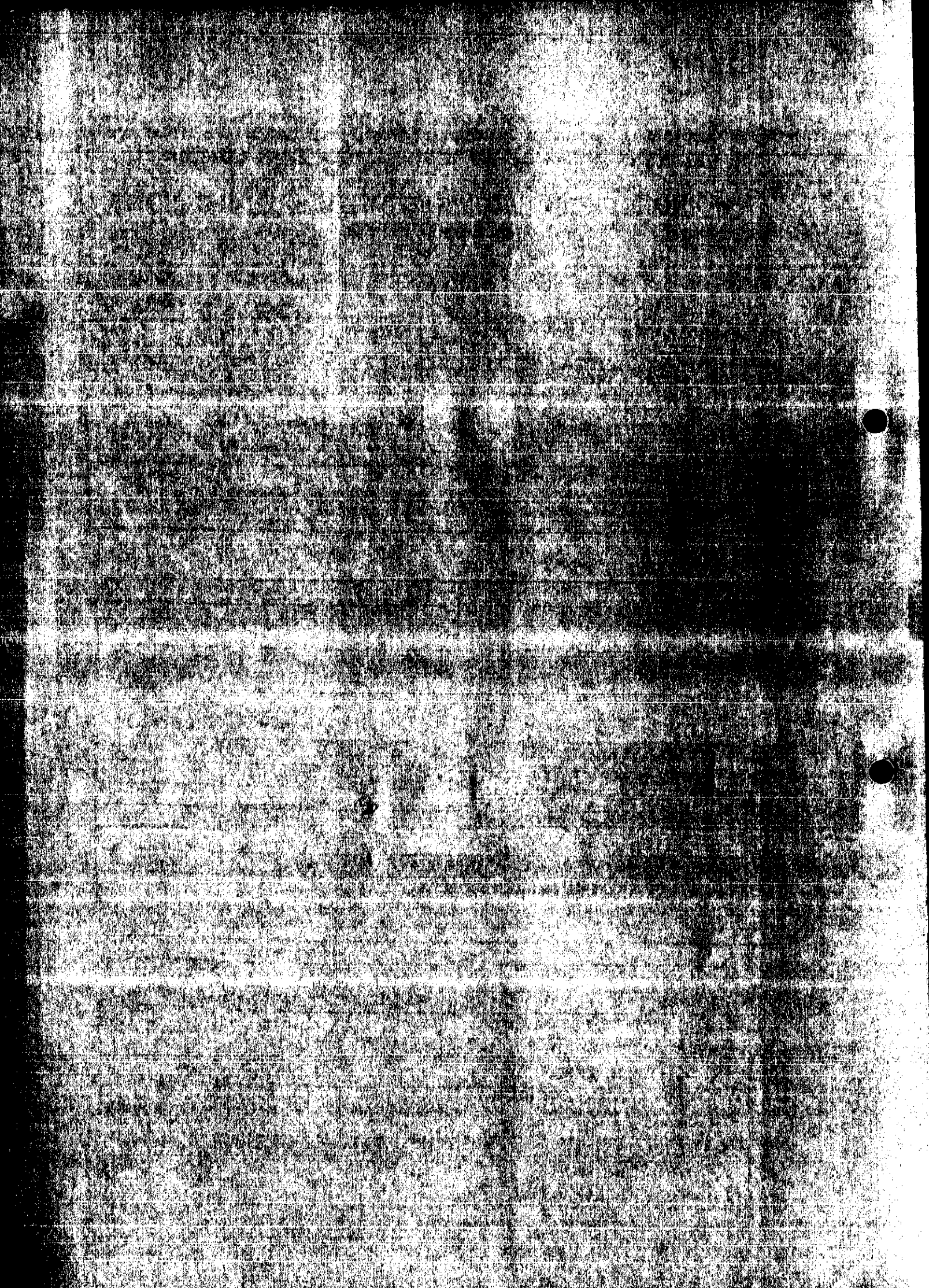
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5232	Louise Smith
BUILDING CONTROL NUMBER	FX 2002/2806	North
~~APPLICANT~~/AGENT	Mrs K. French	
ADDRESS OF SITE	63 ~~Broadwater~~ Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	s/s side + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	166/01a	166/01
ELEVATIONS	05a	05
FLOOR PLANS	06	04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/3/02	

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	



WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5432

Applicant : Mr/Mrs S Roach C/O Mrs K French.

Location : 63, Broadwater Road, Twyford, Reading.
Proposal : Proposed single storey side & rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 17/1/2.....

Date Registered : 07/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 01/02/2002. 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 :
Highways - conditional approval.
Environmental Design - no objection
Environment Agency - conditional approval

Planning Issues :
Identified settlement
Impact on Neighbours
" " Streetscene
Highways + Parking

Application Number: F/2001/5432 – 63 Broadwater Road

Appraisal:

Development
The site is a two-storey detached dwelling, situated within the identified settlement of Twyford.

The proposed development is for single storey side and rear extensions in order to move the existing garage forward to provide rear study and breakfast area. The rear extension would project 4m beyond the dwelling measuring 6m in width, and the garage would be brought forward 4.8m to allow for this. The extension would incorporate a pitched roof, 2.5m to the eaves and 3.6m to the ridge with hipped ends.

1. Impact upon neighbouring properties
   The windows proposed in the rear elevation would not provoke overlooking on to No 65 as the rear hedge boundary provides sufficient screening. Similarly, the privacy of No86 would not be infringed upon as it sits a sufficient distance from the dwelling in question.

   As the development will be single storey in nature, it is not felt that overshadowing would be a major issue. Furthermore, the proposed rear extension would sit forward of the neighbour's adjoining single storey extension and so no adverse effects are foreseen. At the front, the garage would sit 1.4m forward of the neighbouring garage but again this is not a major concern. Similarly, the extension is not considered to exert an overbearing influence on this neighbour.

2. Impact upon the character of the area
   Although located on a corner plot of the residential culdersac, the bulk of the development would be screened behind the brick wall boundary and hedges. The pitched roof design would compliment the dwelling. Indeed, the pitched roof to the garage would be a vast improvement to the existing flat roof and would match the design of the adjoining neighbour's garage.

3. Impact upon highway safety (parking provision)
   A parking space on the driveway would be lost through bringing the garage forward. However, provided that the other existing spaces are retained and the driveway is widened to a minimum of 4.8m, Highways have no objections to the proposal.

Approval: **Refusal:**

✓

Application Number F/2001/5432
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4			Driveway to be widened to a minimum of 4.8 metres and the associated crossing extended to accomodate this R: 1HS + C
5	C122	R122	
6			No soakways ~~shall~~ should be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below the existing ground level. REASON: To prevent pollution of groundwater.
			9
	INFORMATIVES	1.	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 ground waters. Such consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in the volume is permitted under these present conditions
	→	2.	You are advised that

	Informative for approvals
3.	N16 4. N07 5. N06.
	LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6 LTV1
	SOUTH-EAST AREA LOCAL PLAN POLICIES:
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2
	GREEN BELT LOCAL PLAN POLICIES:
	BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1
	MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 28.1.02

No 57 - small 1-storey front ext.

Id'd set Loddon Area LP.

RECORD OF SITE VISIT

SITE ADDRESS: 63 Broadwater Road Twyford Reading.

APPLICATION NUMBER: F/2001/5432

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 17/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front bush!

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - mixture 2 storey detached + bungalows red brick open plan small front gdns.

3. DESCRIPTION OF SITE/BUILDING Corner Plot.
Front no boundary small shrubs.
Left gges. + high hedge 2.5m
Behind + to right - red brick wall 1.8m with conifers in property to above.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Currently for 2.

LEVELS Same - bungalows on other side of road set slightly higher

BOUNDARY TREATMENT As above.

OTHERS

Look at neighbours (61) side ext. -

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 24 December 2001

Application Number: F/2001/5432

Proposal: Proposed single storey side & rear extensions to dwelling.

Parish: TWYFORD PARISH

Site Address:
63, Broadwater Road, Twyford, Reading.

Applicant:
Mr/Mrs S Roach C/O Mrs K French.

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).

1/ C049, R049

2/ Driveway to be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

R: 1HS&C.

3/ C122, R122.

N07

Signed: _____ **Print name:** AC 27/12/01

ADDRESS 63 BROADWATER ROAD

PARISH TWYFORD

PLOT No. 131

ORD. SHEET No. SU. 7976

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/58	MR A. GODSAL	O/APP. RES. DEV.	14.2.58	N/A RE
0/189/61			13.9.61	RE
0/1/65	COH	MINERAL BORINGS	17.8.65	N/A RE
0/144/66	MR. A. GODSAL	O/APP RES. DEV.	7.11.66	N/A RE
1697/72	PYE	RES. DEV.	14.3.73	C/A
03238	"	"	30.10.75	N/A RE
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A C/A
BR 4227	"	"	3.3.76	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION 0/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074

07.DEC.2001* 5432

HOUSEHOLDER PLANNING APPLICATION

63 BROADWATER ROAD
TWYFORD
BERKSHIRE
RG10 0EU

Mr & Mrs S Roach

Contents:

Householder Planning Application Form	
Location and Site Plan	Drg. No. 166/01
Existing Ground Floor Plan	Drg. No. 166/02
Existing Elevations	Drg. No. 166/03
Proposed Ground Floor Plan	Drg. No. 166/04
Proposed Elevations	Drg. No. 166/05

Environmental Services

For office use only.
Application number: 07. DEC. 2001 * 5432

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 + MRS S. ROACH
	Address and postcode	63 BROADWATER ROAD TWYFORD BERKS RG10 0EU
	Phone number	934 0224
	Agent's Name	MRS K. FRENCH
	Address and postcode	31 PARK VIEW DRIVE SOUTH CHARVIL BERKS RG10 9QX
	Phone number	934 0260
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.	63 BROADWATER ROAD TWYFORD.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE + REAR EXTENSION.
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.	BRICKS AND TILES TO MATCH EXISTING, SUITABLE FOR LOW PITCH.
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

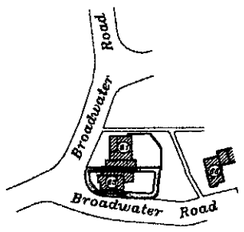
None of the land forms part of an agricultural holding.

Your signature: K A Roach on behalf of MR + MRS S. ROACH

Date 5/12/01

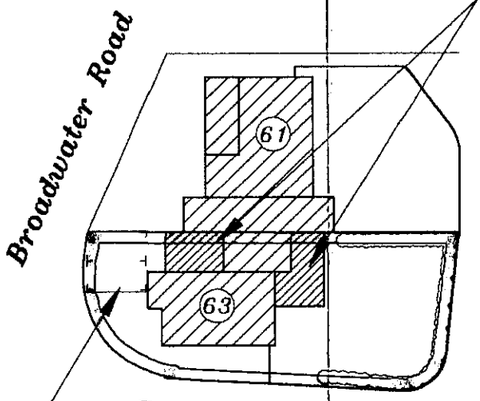
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

07.DEC.2001* 5432



Location Plan

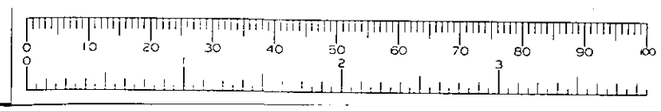
Scale 1:2500



Drive widened slightly to allow for two 2.4 x 4.8 metre spaces plus single garage.

Site Plan

Scale 1:500

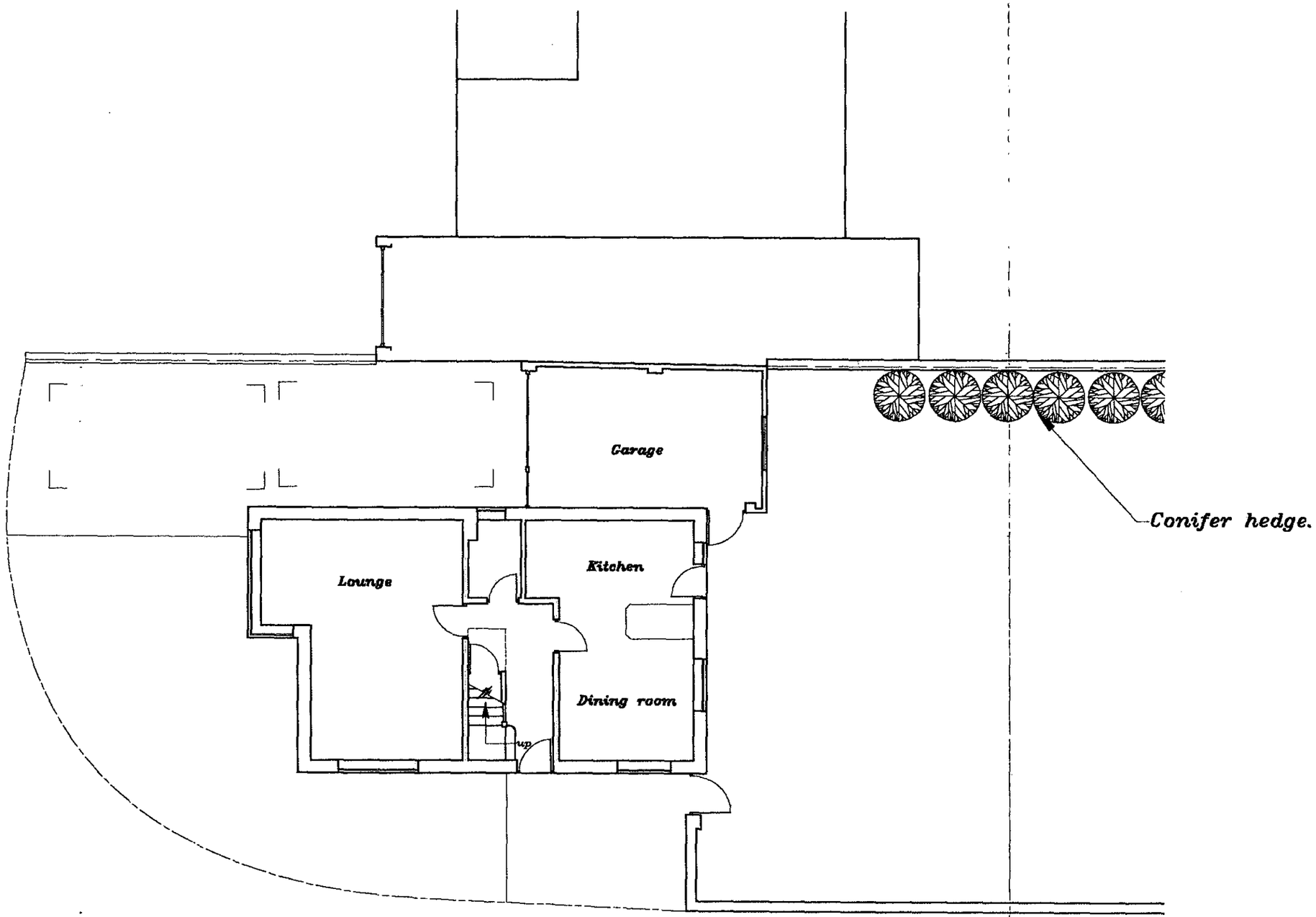


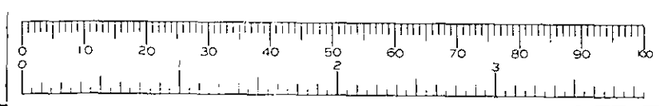
63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number 166/01

Scale as shown

07 DEC 2001 * 5432





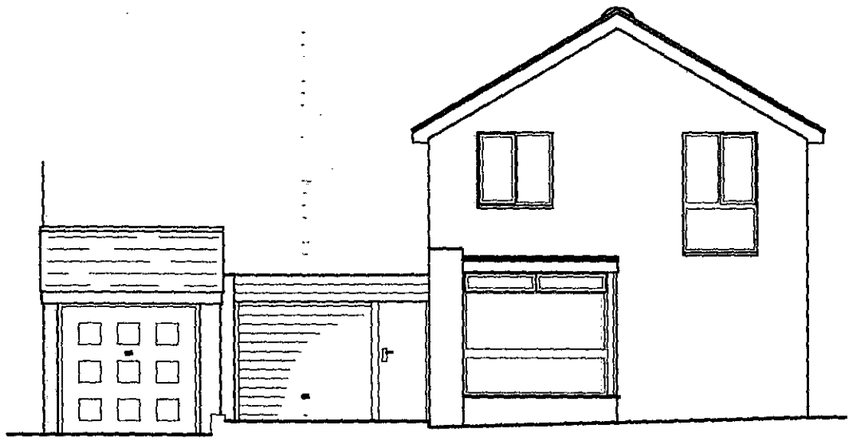
Existing Ground Floor Plan

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

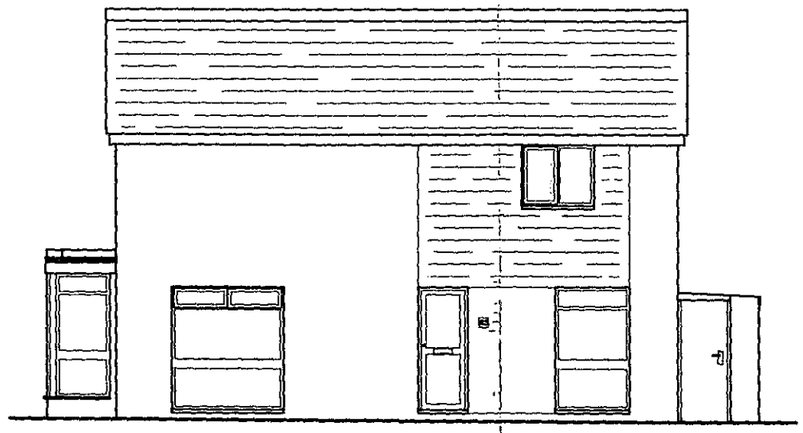
Drawing Number 166/02

Scale 1:100

07.DEC.2001* 5432



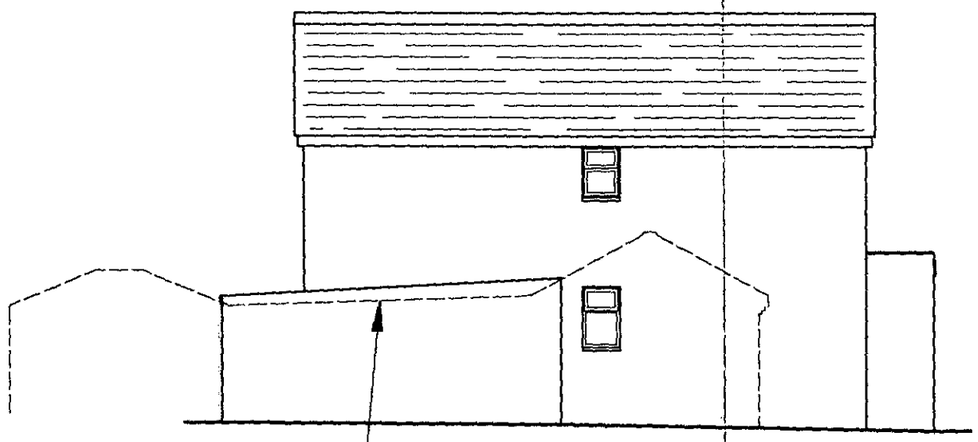
Front



North Side



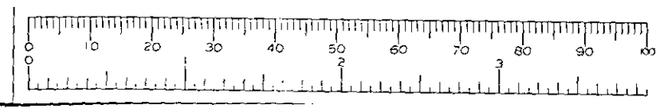
Rear



Approximate position of adjoining property.

South Side

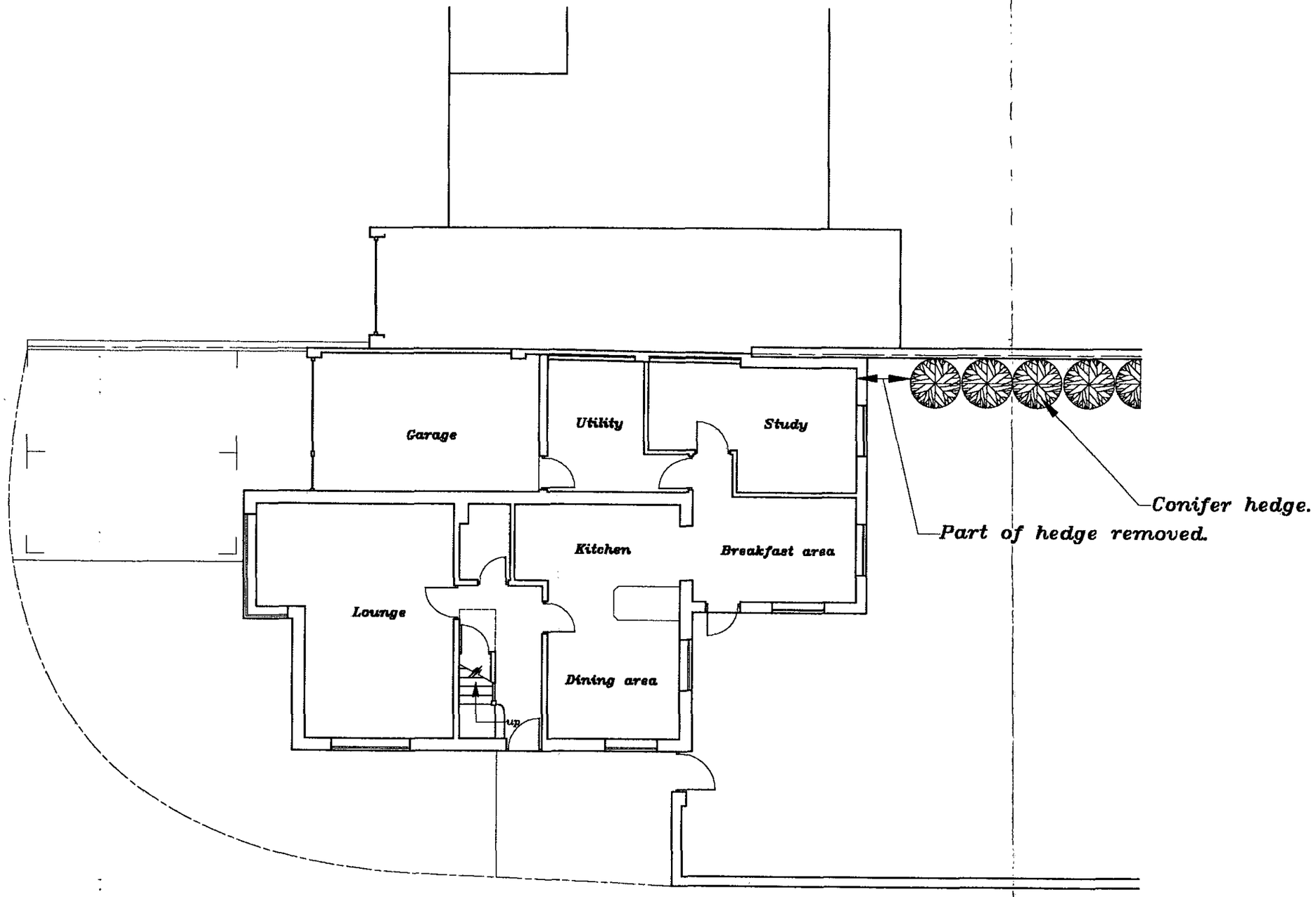
Existing Elevations

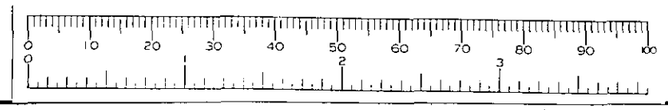


63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number
166/03
Scale 1:100

07.DEC.2001* 5432





Proposed Ground Floor Plan

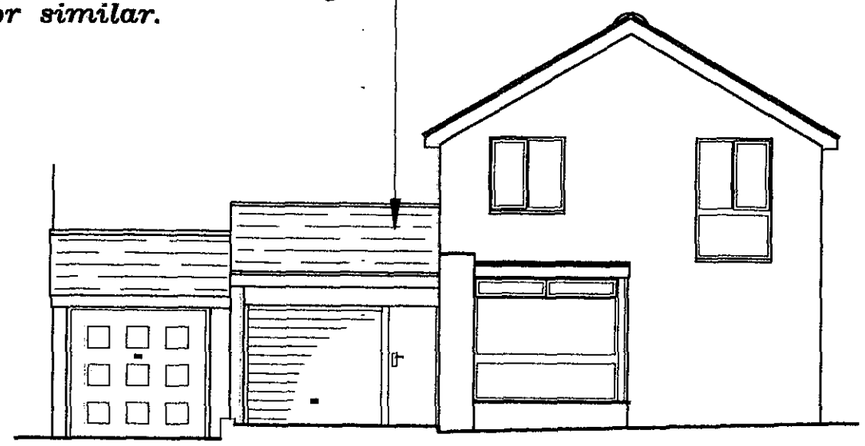
63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number 166/04

Scale 1:100

07 DEC 2001* 5432

Tiles to match existing suitable for low pitch such as Marley Modern or similar.



Front

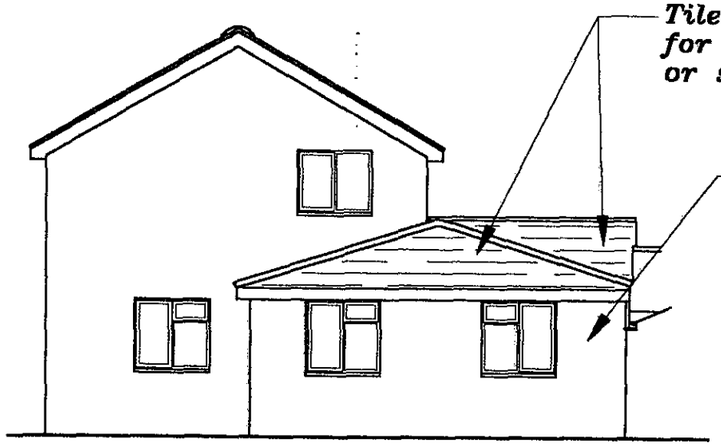
Tiles to match existing suitable for low pitch such as Marley Modern or similar.

Bricks to match existing.



Existing rear door re-used. Glazing to be safety glass.

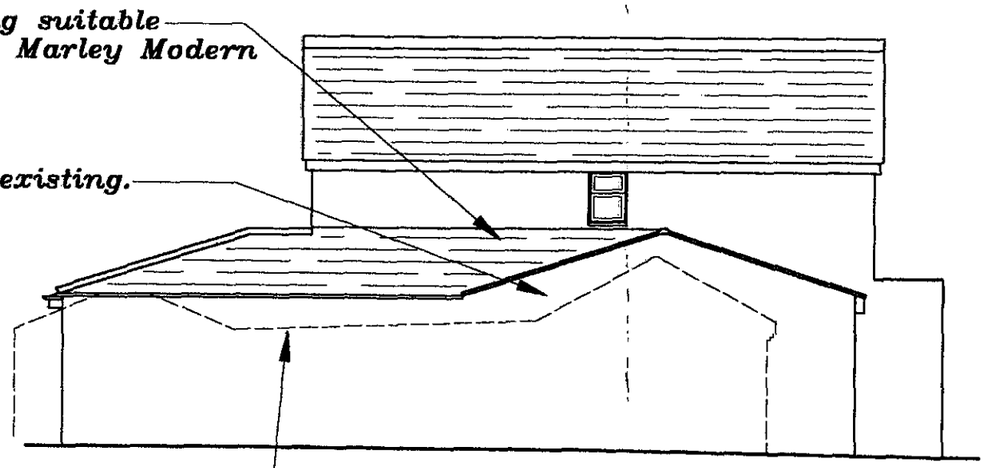
North Side



Tiles to match existing suitable for low pitch such as Marley Modern or similar.

Bricks to match existing.

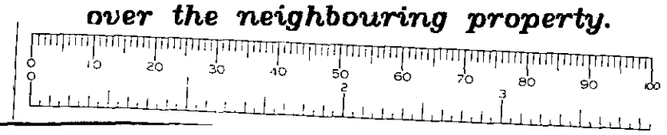
Rear



Approximate position of adjoining property.

South Side

NOTE
There will be no encroachment over the neighbouring property.



Proposed Elevations

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number 166/05

Scale 1:100

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 10 January 2002

Location:	63 Broadwater Road, Twyford
Proposal:	Proposed single storey side and rear extensions to dwelling.
Application Number:	F/2001/5432

In response to your consultation dated 24 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. A small fruit tree within the rear garden will not be affected by the proposals. Part of a conifer hedge on the boundary with no. 61 will need to be removed, however this is not visible from any public viewpoint and therefore I have no objection to its removal.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number: 07.DEC.2001* 5432

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 + MRS S. ROACH
	Address	63 BROADWATER ROAD
	and postcode	TWYFORD
		BERKS
		RG10 0EU
	Phone number	934 0224
2	Agent's Name	MRS K. FRENCH
	Address	31 PARK VIEW DRIVE SOUTH
	and postcode	CHARVIL
		BERKS
		RG10 9QX
	Phone number	934 0260
3	Site	63 BROADWATER ROAD
	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.	TWYFORD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE + REAR EXTENSION
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.	BRICKS AND TILES TO MATCH EXISTING, SUITABLE FOR LOW PITCH.
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

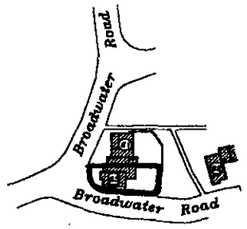
Your signature: K A Roach

on behalf of MR & MRS S. ROACH

Date 5/12/01

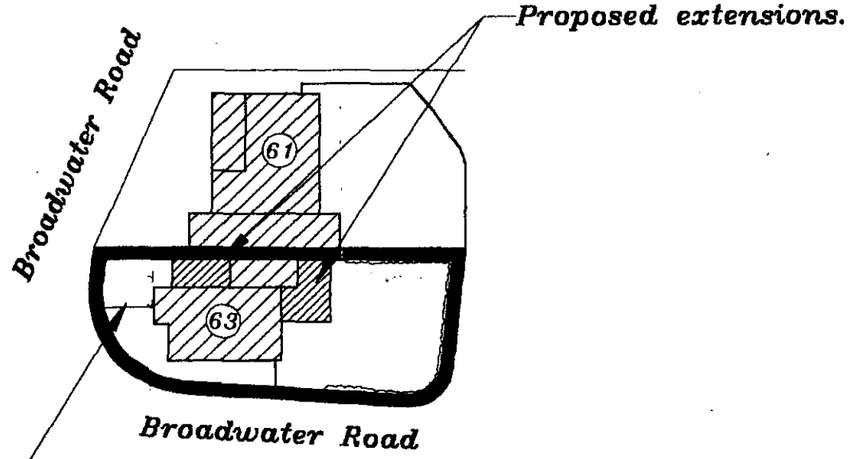
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

07.DEC.2001* 5432



Location Plan

Scale 1:2500



Drive widened slightly to allow for two 2.4 x 4.8 metre spaces plus single garage.

Site Plan

Scale 1:500

0 10 20 30 40 50 60 70 80 90 100
0 2 3

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number 166/01

Scale as shown

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX
0118 934 0260

PLANNING	APP 51603
POL	TLS
DC HL	ENF
APP	
09 JAN 2002	
COPIES TO:	ACK
	FILE

Heidi Lynch
Environmental Services Department,
Planning Services
Wokingham Unitary Authority
PO box 157
Shute End
Wokingham
Berkshire
RG40 1WR

7 January 2002-01-08

Your Ref .Heidi Lynch F/2001/5432

Our Ref 166

Dear Ms Lynch,

Planning Application No. F/2001/5432
63 Broadwater Road, Twyford, Berks

Further to your letter of 24 December, I can confirm that no part of the proposed development, including gutters and foundations, will cross the boundary. This is already noted on drawing No. 166/05 which is included in the planning application.

Yours Faithfully

KA French

Karen French

c.c. Mr & Mrs S Roach

Louise

ENVIRONMENT AGENCY

Our Ref : SP/2002/005084-1/1
Your Ref : F/2001/5432

Date : 18 January 2002

PLANNING SERVICES | HP 52783
POL | TLG
DC | ENF
APP |
CS |
23 JAN 2002
COPIES TO: | ACK:
FILE:

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

Dear Miss Lynch

SINGLE STOREY SIDE AND REAR EXTENSION TO DWELLING AT 63 BROADWATER ROAD, TWYFORD, READING

Thank you for your letter dated 24th December 2001, received on 31st December 2001. Please quote the following reference in any correspondence: **SU77NE/5/30**.

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 three 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 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 is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

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

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water

The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water

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.

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 roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
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 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.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Mrs K French

Received by Wokingham District Council

Application No: F/2001/5432

Proposal:
Proposed single storey side & rear extensions to dwelling.

Location:
63, Broadwater 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 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/2001/5432 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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.

Head Planning and Transportation

24 December 2001

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

Tel: (0118) 974 6442

Date: **24 December 2001**

My ref: F/2001/5432

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2001/5432
63, Broadwater Road, Twyford, Reading.
Proposed single storey side & rear extensions to dwelling.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5432**
63, Broadwater Road, Twyford, Reading.
Proposed single storey side & rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: (0118) 974 6442

Date: **24 December 2001**

My ref: F/2001/5432

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours faithfully,

Heidi Lynch

Development Control Officer

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Case officer: **Heidi Lynch** Application Number: **F/2001/5432**
63, Broadwater Road, Twyford, Reading.
Proposed single storey side & rear extensions to dwelling.
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 6442

Date: **24 December 2001**

My ref: F/2001/5432

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5432
63, Broadwater Road, Twyford, Reading.
Proposed single storey side & rear extensions to dwelling.

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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5432**
63, Broadwater Road, Twyford, Reading.
Proposed single storey side & rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

F

Application Number : ~~NEW~~/2001/5432	Map No : 33
Case Officer : HL	Site Area : 0.03
Valid Date : 7/12/01	Received Date: 07/12/2001

Level : Delegated Application

Description : Proposed single storey side & rear extensions to dwelling.

Location : 63, Broadwater Road, Twyford, Reading.

Parish : TW Ward : TWY

Applicant : Mr/Mrs S Roach C/O Mrs K French.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	[illegible]		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encrochment at boundary? May need Cert B + Serve notice	24/12	
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) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) – Landfill Consultation – Groundwater Protection Zone

Railtrack

Police Arch Officer

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

NEIGHBOURS

..... ✓

SN + See map .....

.....

.....

.....

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

No pre-apps

07 DEC 2011 5432

HOUSEHOLDER PLANNING APPLICATION

63 BROADWATER ROAD
TWYFORD
BERKSHIRE
RG10 0EU

Mr & Mrs S Roach

Contents:

Householder Planning Application Form	
Location and Site Plan	Drg. No. 166/01
Existing Ground Floor Plan	Drg. No. 166/02
Existing Elevations	Drg. No. 166/03
Proposed Ground Floor Plan	Drg. No. 166/04
Proposed Elevations	Drg. No. 166/05

Environmental Services

For office use only.
Application number: 07.DEC.2001* 5432

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 + MRS S. ROACH
	Address and postcode	63 BROADWATER ROAD TWYFORD BERKS RG10 0EU
	Phone number	934 0224
	Agent's Name	MRS K. FRENCH
	Address and postcode	31 PARKVIEW DRIVE SOUTH CHARVIL BERKS RG10 9QX
	Phone number	934 0260
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.	63 BROADWATER ROAD TWYFORD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE + REAR EXTENSION
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.	BRICKS AND TILES TO MATCH EXISTING, SUITABLE FOR LOW PITCH.
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: K A Rouch

on behalf of MR + MRS S. ROACH

Date 5/12/01

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

ADDRESS 63 BROADWATER ROAD PARISH TWYFORD

PLOT No. 131 ORD. SHEET No. SU.7976

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/23/58	MR A. GODSAL	O/APP DES. DEV.	14.2.58	N/A	REF
0/139/61			13.9.61		REF
M/1/65	COH	MINERAL WORKINGS	12.8.65	N/A	C/A
0/144/66	MR. A. GODSAL	O/APP DES. DEV.	7.11.66	N/A	REF.
1697/72	PYL	DES. DEV.	14.3.73		C/A
03238	"	"	30.10.75	N/A	REF
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A	C/A
BR 4227	"	"	3.3.76	APP.	N/A

DATE OF COMPLETION

MINISTRY DECISION 0/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

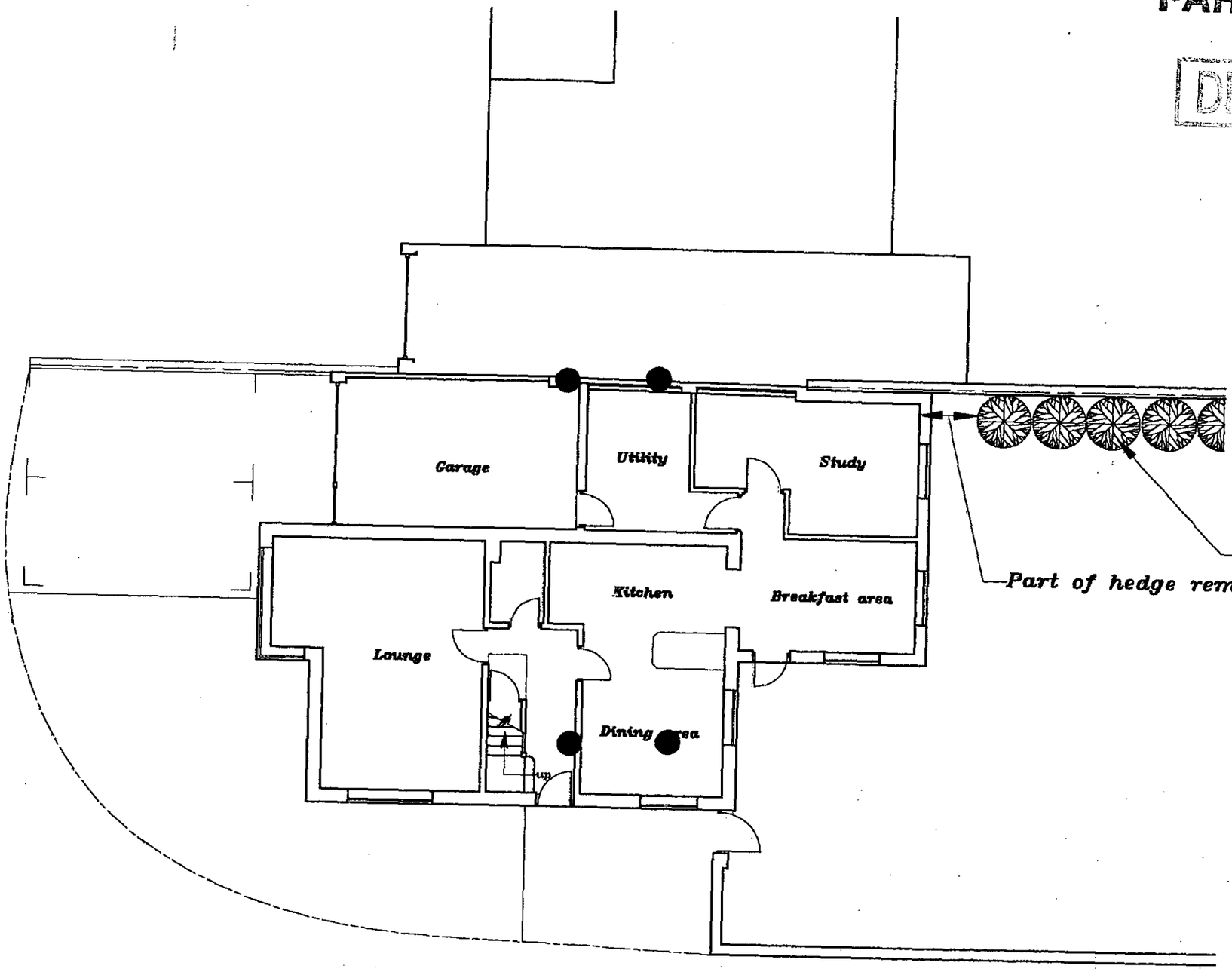
DRAINAGE

091074

07 DEC 2001 * 5432

PART 1 REGISTER

DELEGATED



0 10 20 30 40 50 60 70 80 90 100
0 2 3

Proposed Ground Floor Plan

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number
166/04

Scale 1:100

07.DEC.2001* 5432

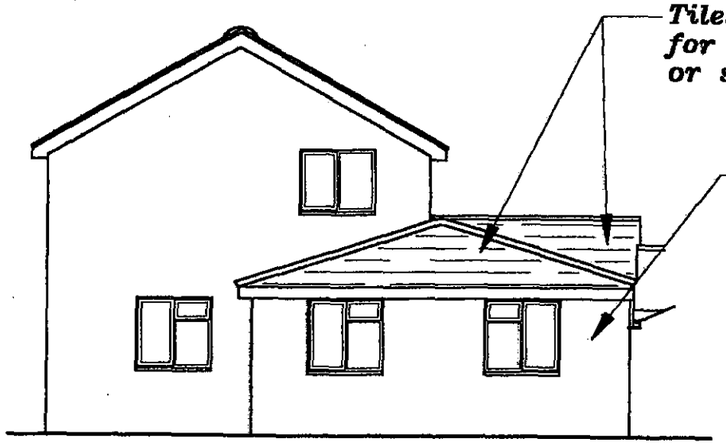
PLANNING REGISTER
DELEGATED



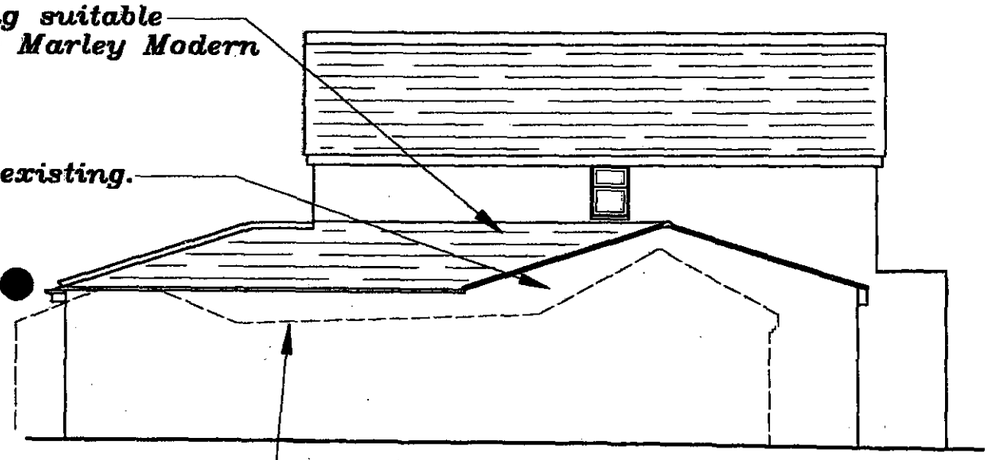
Front



North Side

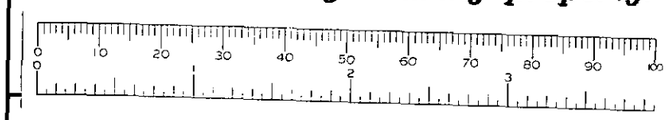


Rear



South Side

NOTE
There will be no encroachment over the neighbouring property.



Proposed Elevations

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

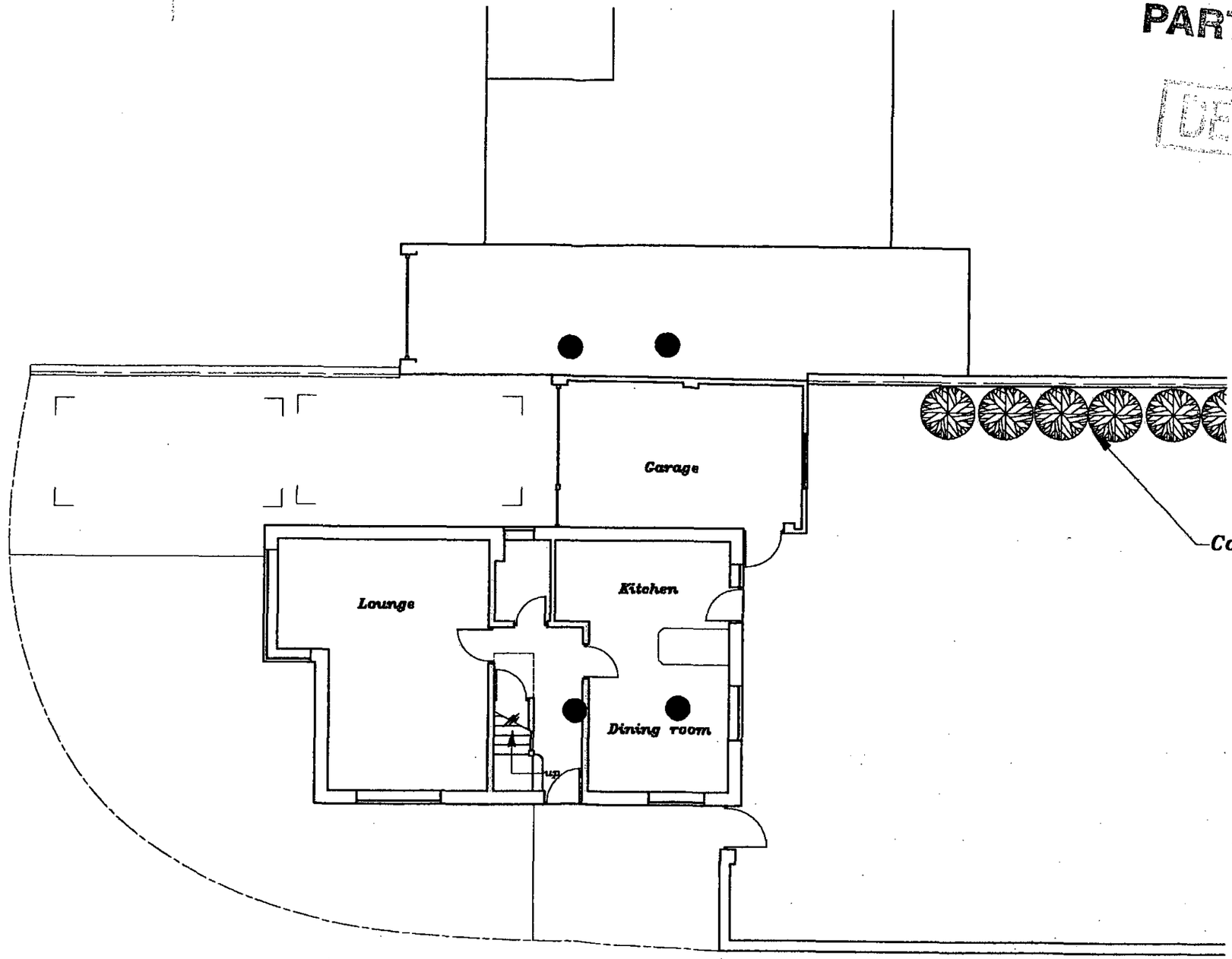
Drawing Number 166/05

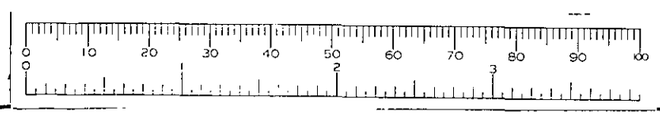
Scale 1:100

07.DEC.2001* 5432

PART 1 REGISTER

DELEGATED





Existing Ground Floor Plan

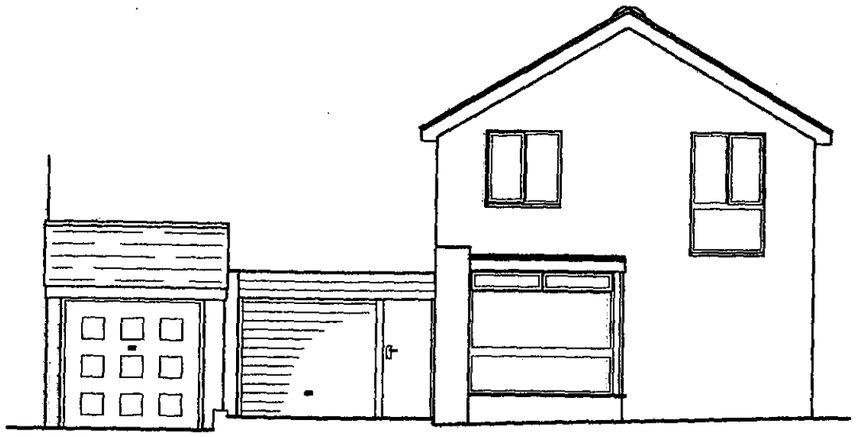
63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number
166/02

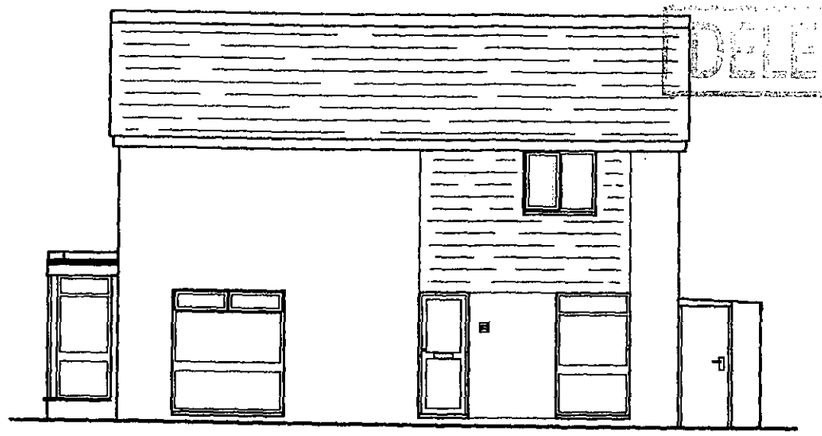
07.DEC.2001 5432

PART 1 REGISTER

DELEGATED



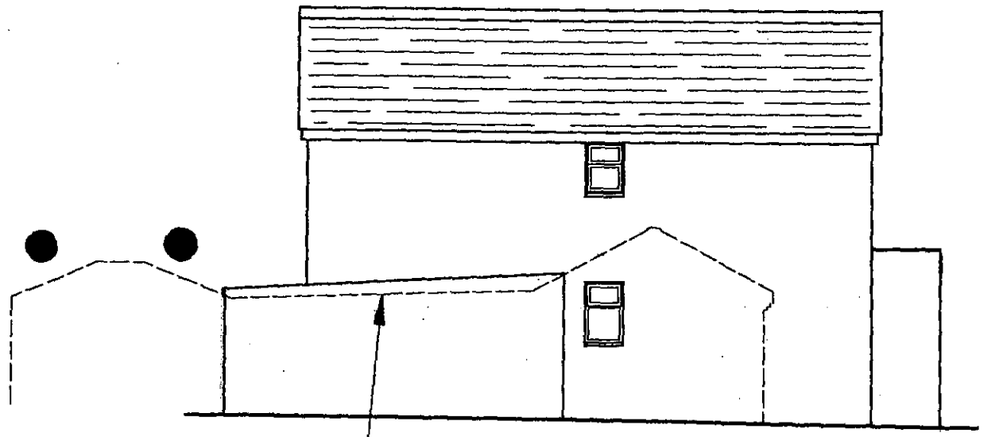
Front



North Side



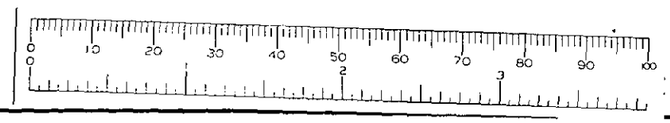
Rear



Approximate position of adjoining property.

South Side

Existing Elevations

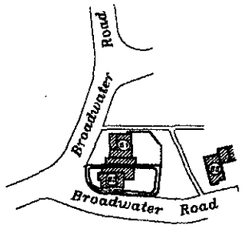


63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number
166/03

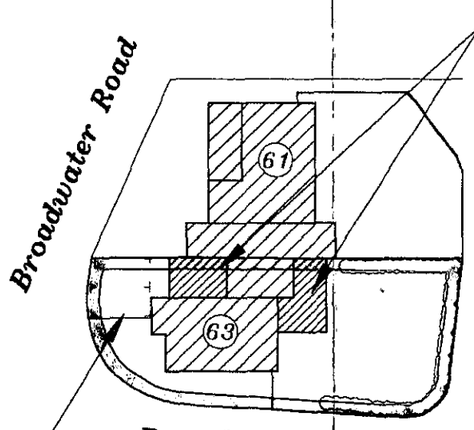
Scale 1:100

07.DEC.2001* 5432



Location Plan

Scale 1:2500

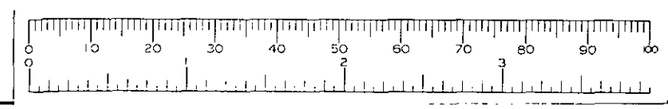


Drive widened slightly to allow for two 2.4 x 4.8 metre spaces plus single garage.

Site Plan

Scale 1:500

APPROVED



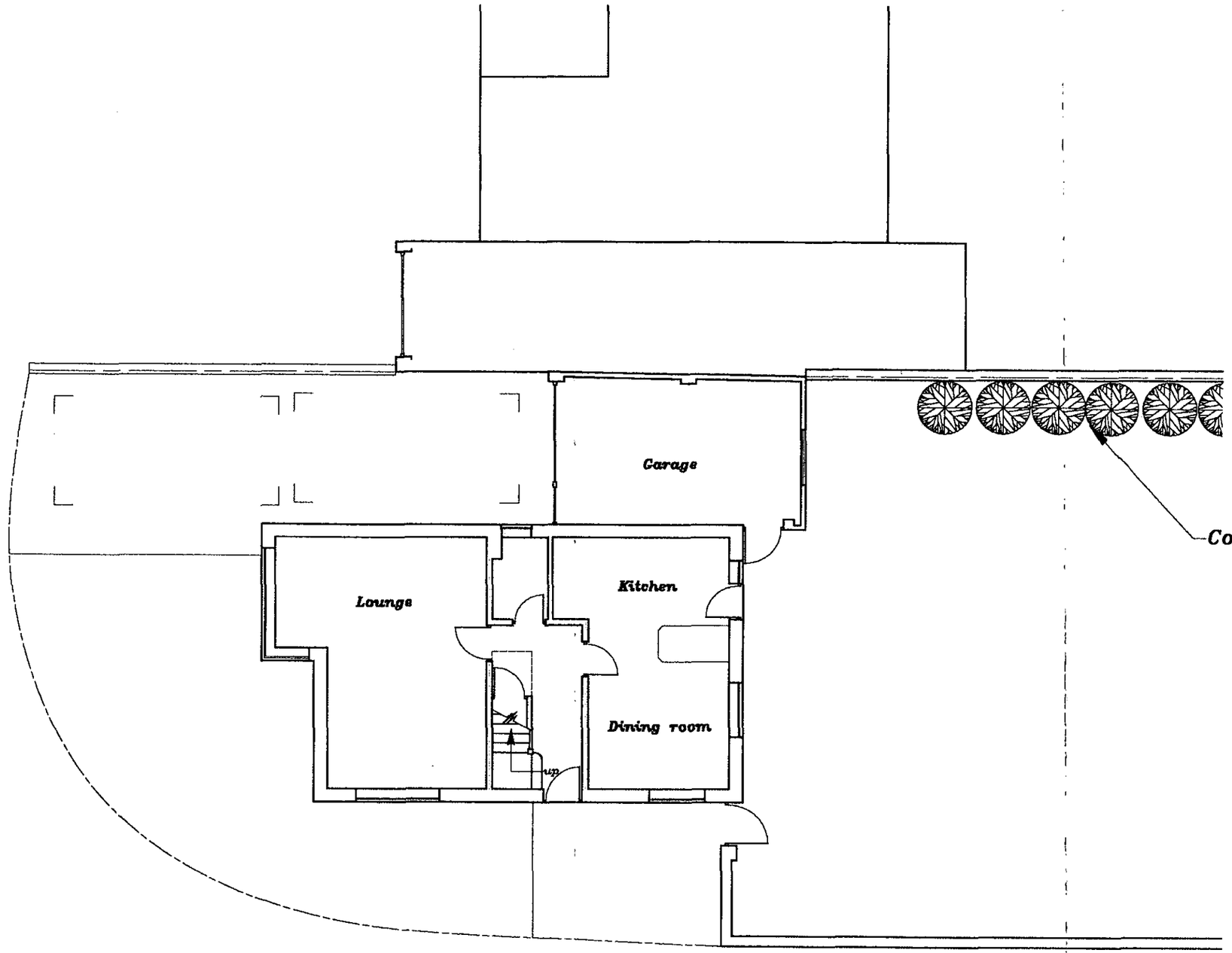
9/, 13/3/02

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number
166/01

Scale as shown

07 DEC 2001 5432



APPROVED

0 10 20 30 40 50 60 70 80 90 100
0 2 3

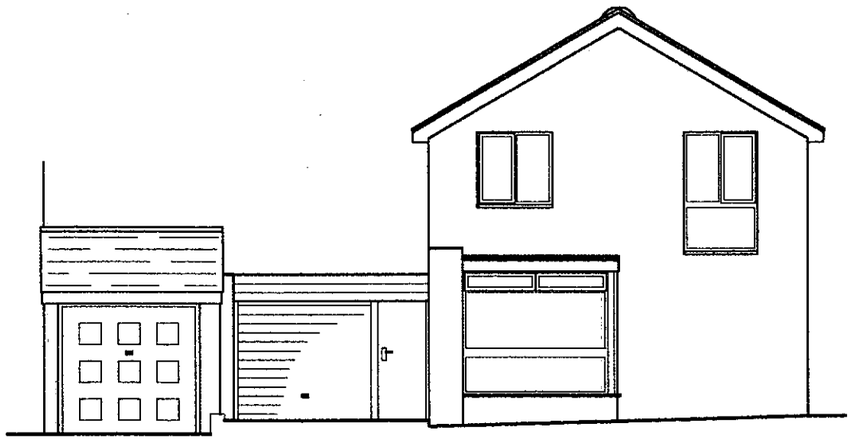
Existing Ground Floor Plan

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

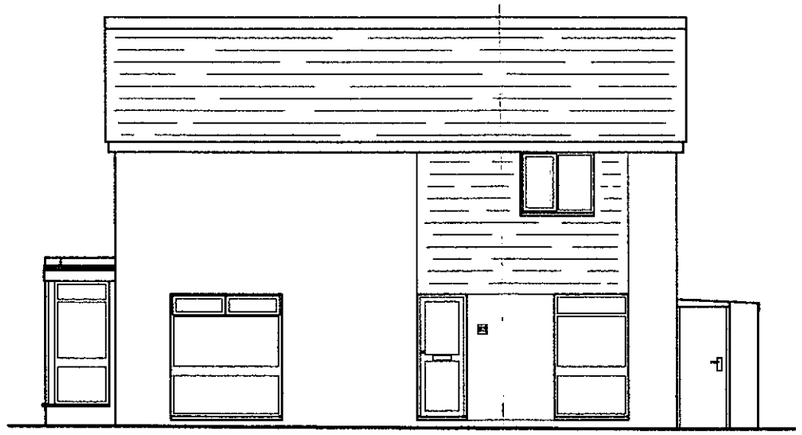
Drawing Number 166/02

Scale 1:100

17 DEC 2001 5432



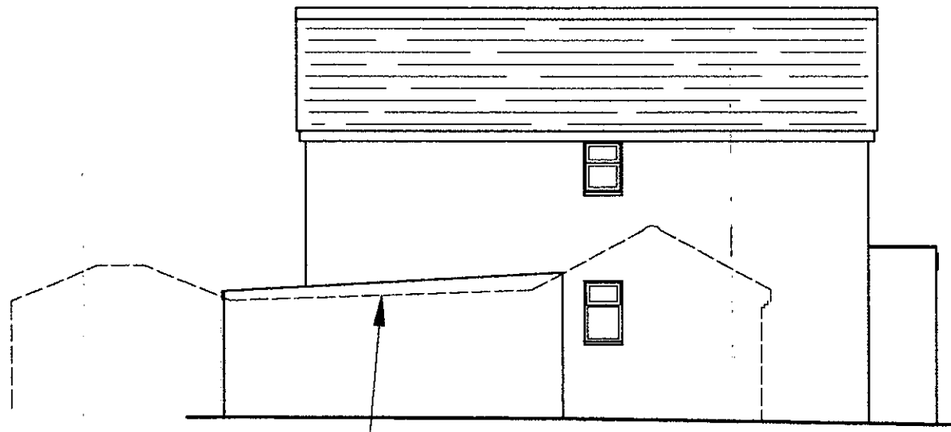
Front



North Side



Rear

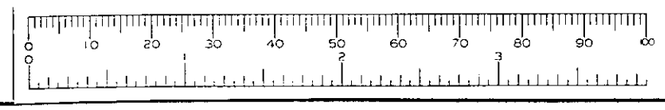


Approximate position of adjoining property.

South Side

APPROVED

Existing Elevations



63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

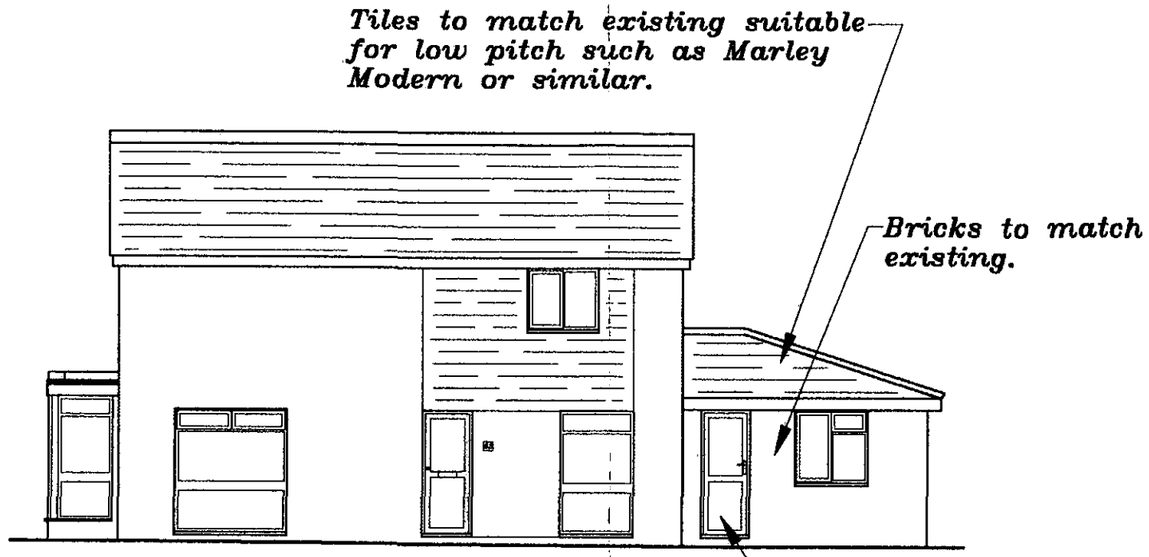
Drawing Number 166/03

Scale 1:100

17 DEC 2002 5432



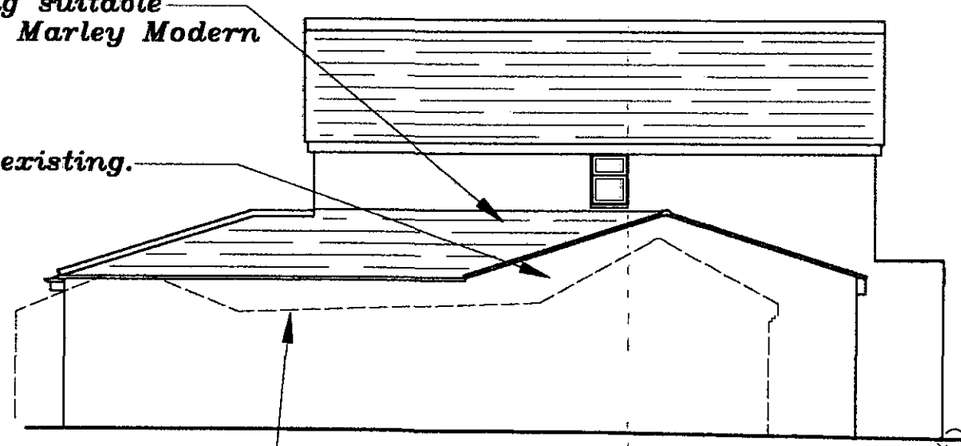
Front



North Side



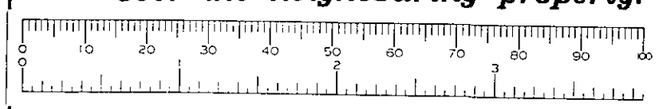
Rear



South Side

APPROVED

NOTE
There will be no encroachment over the neighbouring property.



Proposed Elevations

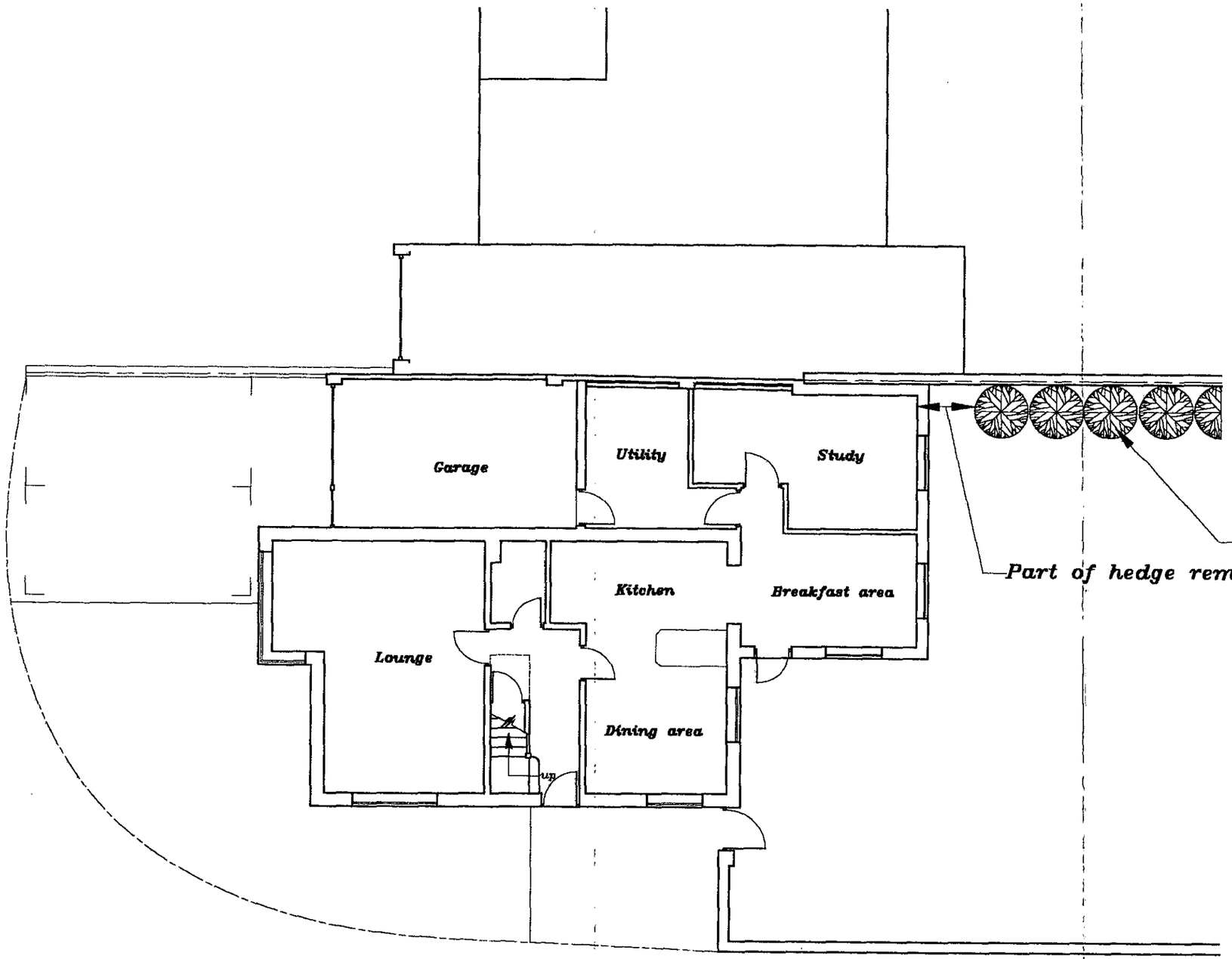
12/3/02

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

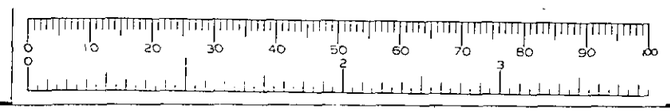
Drawing Number 166/05

Scale 1:100

07 DEC 2001 * 5432



APPROVED



Proposed Ground Floor Plan

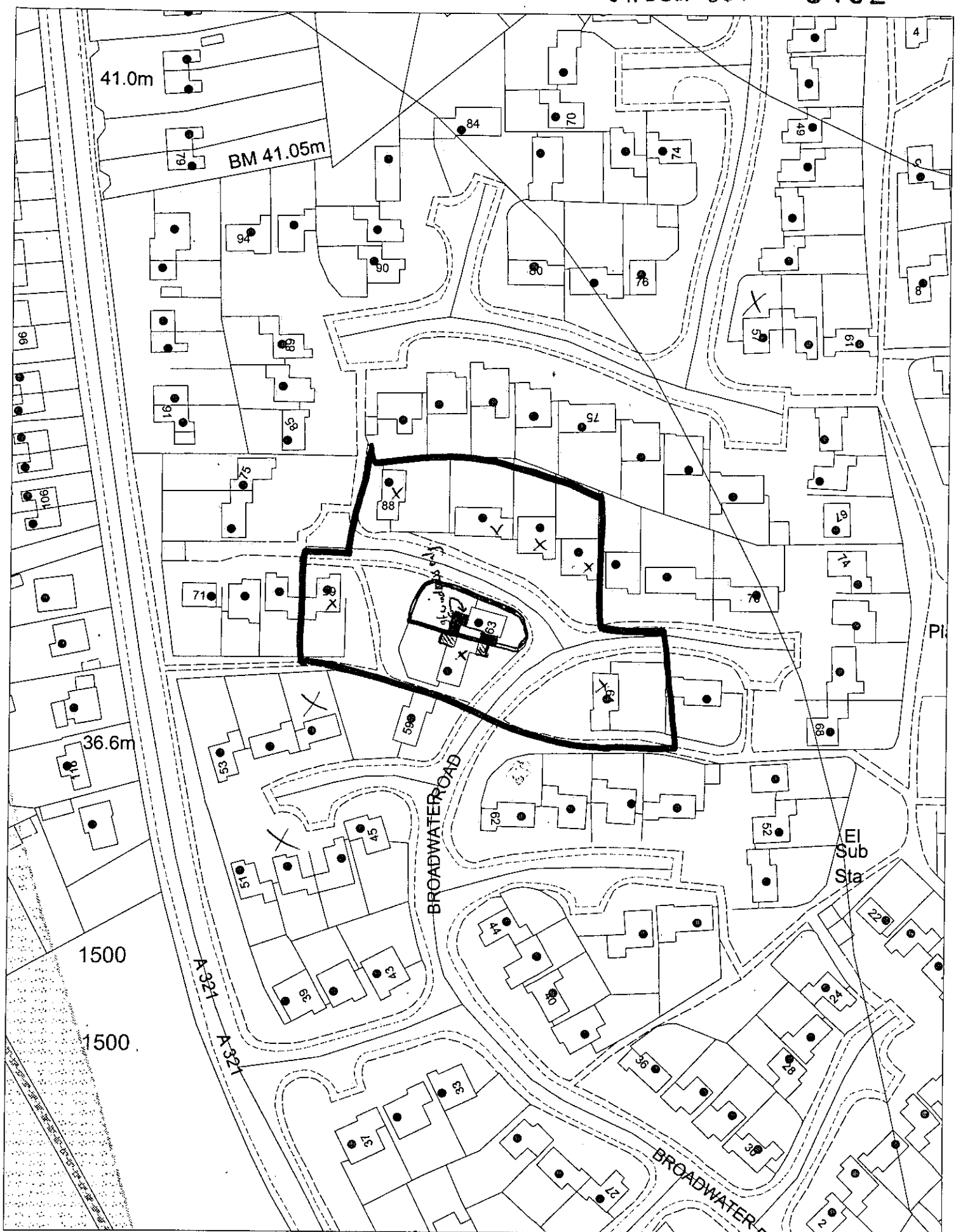
9 13/3/02

63 Broadwater Road, Twyford, Berkshire, RG10 0EU.

Drawing Number 166/04

Scale 1:100

07 DEC 2001 5432



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Development Control Section, Environmental Services, Wokingham District Council.
12 December 2001
Scale: 1 : 1250

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