APPLICATION NO:
F/2002/8174

LOCATION:
18 Carlile Gardens, Twyford .

APPLICANT:
Mr/Mrs K Kerr C/O Ropton Windows l td

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

EARLIEST DATE FOR DECISION **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON 05/02/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Kerr
C/O Ropton Windows Ltd
1 Whitney Road
Basingstoke
Hants
RG24 8NS

Application Number: F/2002/8174

Parish: **TWYFORD**

Location: **18, Carlile Gardens, Twyford.**

Proposal: **Proposed single storey side 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 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.

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.

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 Policy EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/01/2003

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 : Phillip Taylor

Application Number : F/2002/8174

Applicant : Mr/Mrs K Kerr C/O Ropton Windows Ltd.

Location : 18, Carlile Gardens, Twyford, .
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	7/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03

Date Registered : 11/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application will have expired on: 05/02/2003. 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 comments

No Neighbour comments

Planning Issues :

Impact upon Character of the Area, Neighbouring properties

Relevant Policy : LBE1, LBE2, WOS3, UBE1, ENV1

Application Number: F/2002/8174

Appraisal

The application proposes a conservatory to be attached to the side of this large detached house set within the identified settlement. The conservatory would extend the full depth of the dwelling and be 2.7m wide. The roof would be pitched and gabled with a 3.2m ridge.

Impact on Neighbouring Properties

The dwelling is sited adjacent to the A4. Because the conservatory is positioned on the north side of the dwelling there would be no adverse impacts on neighbouring properties.

Impact on the character of the area

Because of the conservatory's concealed position there would be no harm the the streetscene of the close. The A4 boundary has a 2.5m fence screening views from the north.

√ Approval

Application Number F/2002/8174
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 18 Carlile Gardens Twyford .

APPLICATION NUMBER: F/2002/8174

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 7/7/03

1 SITE/STATUTORY NOTICE DISPLAYED ? no

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

1 yr detached house with detached gage

2.5m verge to site with 2.0m [illegible]

4. RELATIONSHIP TO ADJOINING PROPERTIES

Road (A4)

no [illegible]

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 2.5-3.0m

OTHERS

FROM: Phillip Taylor

DATE: 17 December 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/8174

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

Site Address: 18, Carlile Gardens, Twyford, .

Applicant: Mr/Mrs K Kerr C/O Ropton Windows Ltd.

Your observations are required in respect of this application **by 09/01/2003**.

PLANNING	
POL	
DC	
CS	

3 JAN 2002

NO COMMENT.

SIGNED: [signature]

DATE: 2/1/03

Clerk To Twyford Parish Council Parish/Town Council.

Application Number: F/2002/8174

Case Officer : PT

Valid Date : 11.12.02

Map No : 25

Site Area : 0.06

Received Date: 11/12/2002

Level : Delegated Application

Description : Proposed single storey ~~rear~~ side extension to dwelling to form conservatory.

Location : 18, Carlile Gardens, Twyford, .

Parish : TW Ward : Twyford · 17.12.02 B.

Applicant : Mr/Mrs K Kerr C/O Ropton Windows Ltd.

Fee Required: £110 Fee Received: £110 (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			
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 17.12.02B.

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

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

OTHERS

Ground Water Zone.

NEIGHBOURS

1 x S/N & see map.

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		16CARLILE GARDENSREADING	RG10 9BU
		18CARLILE GARDENSREADING	RG10 9BU
		20CARLILE GARDENSREADING	RG10 9BU
TWYFORD SERVICE GARAGE (BERKS			RG10 9QA

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

Tel: (0118) 974 6442

Date: 17 December 2002

My ref: F/2002/8174

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8174
18, Carlile Gardens, Twyford, .
Proposed single storey side extension to dwelling to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8174**
18, Carlile Gardens, Twyford, .
Proposed single storey side extension to dwelling to form conservatory.
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 Conway

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

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

Tel: (0118) 974 6442

Date: 17 December 2002

My ref: F/2002/8174

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor Tomlin

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

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

Tel: (0118) 974 6442

Date: 17 December 2002

My ref: F/2002/8174

WOKINGHAM UNITARY
Aiming for Excellence

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 sincerely
Trevor Watson
Development Control Manager

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_____

_____

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 C A Ferris

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

Received by Wokingham District Council

Application No: F/2002/8174

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

Location:
18, Carlile Gardens, Twyford, .

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/2002/8174 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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

17 December 2002

Environmental Services

For office use only.
Application number: 11.DEC.2002 8174

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.

WOKINGHAM UNITARY
Aiming for Excellence

8174

11 DEC 2002

1	Your name	MR+MRS K-KERR
	Address and postcode	18 CARLILE GARDENS TWYFORD RG10 9BU
	Phone number	320098
2	Agent's Name	RIPTON WINDOWS LTD
	Address and postcode	1 WHITNEY ROAD, BASINGSTOKE, RG24 8NS
	Phone number	01256 841522
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.	18 CARLILE GARDENS TWYFORD.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY ON THE NORTH SIDE
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.	RED BRICKS TO MATCH HOUSE, WHITE PVC FRAMES, BRONZE ROOF SHEETS
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: S R Churchill on behalf of MR & MRS K. KERR

Date 5/12/02

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

1933

ADDRESS 18 CARLILE GARDENS PARISH TWYFORD

PLOT No. 2 ORD. SHEET No. SU 7677 25

BUILDER NHBC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/241/61	MRS. W. BOVIS	O/L.	23.11.61	C/A
25458	HIGH CROSS	RES. DEV.	21.5.86	REF
26595	"	DET. HOUSE & GARAGE	26.11.86	C/A
F/2002/8174	Mr + Mrs Kerr	S/st side ext - conservatory		

MINISTRY DECISION P.D. Eng - Conservatory - Keith Kerr - 16.10.02 - See letter

SPECIAL ORDERS