APPLICATION NO:

F/2000/2934

LOCATION:

82 Wargrave Road, Twyford Reading.

APPLICANT:

H Gordon

PROPOSAL:

Proposed two storey side and front extension to dwelling and front porch and dormer extension.

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2001

CASE OFFICER: **Jackie Emmett**

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2934**
CASE OFFICER: **Jackie Emmett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

H Gordon
82, Wargrave Road
Twyford
Reading
RG109PJ

Application Number: F/2000/2934

Parish: **TWYFORD**

Location: **82, Wargrave Road, Twyford, Reading.**

Proposal: **Proposed two storey side and front extension to dwelling and front porch and dormer extension.**

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 extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
2. 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.

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

Condition
4. 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
5. 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) no additional windows or similar openings shall be constructed in the flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

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

Informative
1. The applicant is advised that no soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Informative
2. 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:

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WBE12.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/02/2001

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.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2000	Map No. 25 ... Site ... 013 .....
Officer: JE | Application No. F/2000/2934	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (f) PROPOSED TWO STOREY SIDE & FRONT EXTENSION TO DWELLING AND FRONT PORCH ~~EXTENSION~~ & DORMER EXTENSION

Location: 82 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford. 11.12.2000 JB

Applicant: Mr GORDON

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

(13)

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	– Rear elevation does not show small new cupboard window (between kitchen & utility room). Bedroom window also shown too near to side wall.	11.12.	
6	Floor plans			
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 : 11.12.2000 DB 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 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ 250m landfill site consultation .....

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: S/N + 80, 84, 81, 85, 91 Wargrave Road & Twyford Field House, Longfield Road

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: April 8, 2002
Ref: F/2000/2934

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

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 Mr Dawson,

RE: 82 WARGRAVE ROAD, TWYFORD, APP NO. F/2000/2934

I refer to your letter dated 28th February 2002 with reference to the above, and apologise for the delay in response.

The plans submitted with drawing number D649-01 dated 28th February 2002 showing the omission of a window and the inclusion of a double garage door to the west elevation can be approved as a minor amendment to the original approval given.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

HLynch

Heidi Lynch
Planning Officer

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

Reply Rec'd
PLANNING SERVICES | HPT 53894
POL | TLS
DC HL | ENF
AEP
06 MAR 2002
COPIES TO | ACK:
FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/649
28th February 2002

Dear Sir

RE; 82 WARGRAVE ROAD, TWYFORD, READING, BERKS
PLANNING APPROVAL REFERENCE F2000/2934 DATED 12/02/01

Please find attached 3 copies of my drawing D649-01 indicating amended proposals in respect of the above permission.

My clients would like to provide an integral garage in lieu of the dining room thereby reducing the depth of the kitchen by approximately 600mm. In addition, two en suite shower rooms are to be provided to each of bedrooms 3 and 4 at first floor level.

I am of the opinion that the proposals are of a minor nature resulting only in the omission of a window and the inclusion of a double garage door to the west elevation, therefore, I would appreciate of you could give consideration to acceptance of these amendments as a minor amendment to the above consent.

If there are any issues raised by the enclosed, please do not hesitate to contact me.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Tel. 0118 974 6449 (Direct Line)
E-mail: Jackie.Emmett@wokingham.gov.uk
Date. 16 August, 2001
My ref. BC/DC/2000/2934

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr H Gordon
82 Wargrave Road
Twyford
Reading
RG10 9PJ

Dear Mr Gordon

PLANNING PERMISSION 2000/2934
SITE: 82 WARGRAVE ROAD, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2934 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

JACKIE EMMETT
Planning Officer

featured

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2934	JE
BUILDING CONTROL NUMBER	FP 2001/2039 North	
APPLICANT/~~AGENT~~	H. Gordon.	
ADDRESS OF SITE	82 Wardrave Road TILFORD.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + front porch + dormer ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 3/1/01	Rec'd 29/11/00.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/2/01	

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	

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

see also F/2004/1389

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	F/2000/2934. JE
BUILDING CONTROL NUMBER.	FX/2004/5189
~~APPLICANT~~/AGENT	Colin Lawson.
ADDRESS OF SITE	82 Wargrave Road TWYFORD
DESCRIPTION OF PROPOSED WORK	2 storey side + front ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D737-02	D648-01
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/7/04	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/6/04	

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 : Jackie Emmett

Application Number : F/2000/2934

Applicant : H Gordon .

Location : 82, Wargrave Road, Twyford, Reading.
Proposal : Proposed two storey side and front extension to dwelling and front porch and dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.01.01

Date of Neighbour Notifications : .....

Date of Site Visit : 10.01.01

Date Registered : 29/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application <u>will have expired on</u>: <u>24/01/2001.</u> 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 : in principle no objection, but state various conditions should be included, and reduction of scale to make application acceptable.
- Highways: Recommend an Approval but with conditions.
- Enviro Agency: no objections but suggests conditions.
- Neighbours : 1 letter with no objection.

Planning Issues :

- <u>Effect on street scene</u>
No obvious problems with overlooking into neighbouring properties as all dwellings along road are detached.

- <u>Impact on Highways.</u>
  - none as there is sufficient room for parking and also turning. : P=

<u>Impact on living conditions on nearby dwellings</u>
- none that would create problems.

P.T.O →

Highways.

- No major problems as there is sufficient room for cars to park off road & also turn in area on site, adequate room for amount of bedrooms in property.

Application Number: F/2000/2934

Appraisal :

This application is for a two storey side & front extension and front porch & dormer extension.

Neighbours:

Impact on Street scene: There is no adverse impact on the street scene as all houses along this road a detached properties on large plots of land. Also other properties along this road have had extensions that

Impact on Adjacent properties:

It is not considered overbearing, or to cause loss of light to adjacent properties. There have not been any letters of objection from neighbours.

Rural character of area. : policies.

D.D.W.D.L.P = WBE12

Location Area L.P = LTV1

Berkhuse Structure plan =

parking:

There is sufficient parking for more than requirements recommend. There is also no problem with access.

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

Application Number F/2000/2934
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C137	R137	Extension.
2	C122	R122	
3	INFORMATIVE		No Soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
			~~Reason~~: To prevent pollution of groundwater.
4	R001	R001	
5	R014	R014	
6	C044	R044	Flank walls.

RECORD OF SITE VISIT

SITE ADDRESS: 82 Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2000/2934

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 10.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Busy main road. Residential, Semi Rural area. All houses are large (3.4 or more beds) detatched properties. With no on road parking.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick. Set back from front road front. Sheilded by 6ft wooden fencing. Very unobtrusive.

4. RELATIONSHIP TO ADJOINING PROPERTIES

84 < } Both detached properties.
80A < }

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - Sufficient parking for in excess of 3/4 cars.

LEVELS Flat

BOUNDARY TREATMENT 6ft wooden fencing facing highway.

OTHERS -

Applicationo	Name & Address
F/2000/2934	Mr & Mrs Dean Finwood House 84 Wargrave Road Twyford RG10 9PJ

App.approved
Letter sent 20/02/01

HIGHWAYS CONSULTATION SHEET

From: Jackie Emmett **Date:** 11 December 2000

Application Number: F/2000/2934

Proposal: Proposed two storey side and front extension to dwelling and front porch and dormer extension.

Parish: TWYFORD PARISH

Site Address:
82, Wargrave Road, Twyford, Reading.

Applicant:
H Gordon .

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).

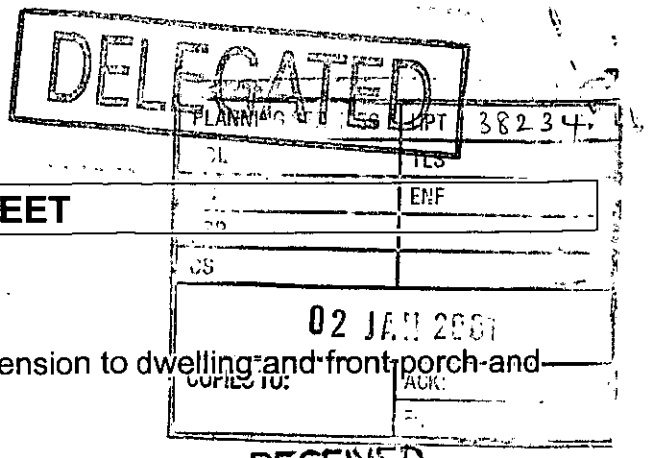
C122, R122.
C137 (INSERT: extension) R137.

Signed: _____ **Print name:** Adam Coggins

18/12/00

FROM: Jackie Emmett

DATE: 11 December 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/2934

Proposal: Proposed two storey side and front extension to dwelling and front porch and dormer extension..

Site Address: 82, Wargrave Road, Twyford, Reading.

Applicant: H Gordon .

Your observations are required in respect of this application **by 04/01/2001** .

The Council would like to make the following comments:-

i) The dimensions of the plot and the distances from the side boundaries should be thoroughly checked as there seems to be some discrepancy particularly with the boundary to number 84.

ii) The Council is concerned that the extension may encroach on the roots of the line of mature trees between numbers 82& 84, we believe these trees to be subject to a tree preservation order and any footings should be kept well away from their roots. } there are no T.P.Os here.

iii) The size of the extension is out of keeping and amounts to approximately 85% increase in the footprint of the dwelling. The overlarge rooms could lead to subdivision in future. An extension incorporating the same accommodation but reduced in scale would be acceptable.

iv) The proposal involves the demolition of the garage and the addition of two bedrooms, the applicants should be asked to submit a plan showing how they intend to accommodate an increased number of vehicles within the site. A parking layout needs to be agreed. } not necessary. ample parking.

v) The opportunity should be taken to apply a condition that suitable planting be put in front of the fence erected at the front of the property (permitted as it was set back from the highway edge), in order to hide it from view and restore the rural green nature of the street scene. ✓

SIGNED: _____ DATE: 29.12.00

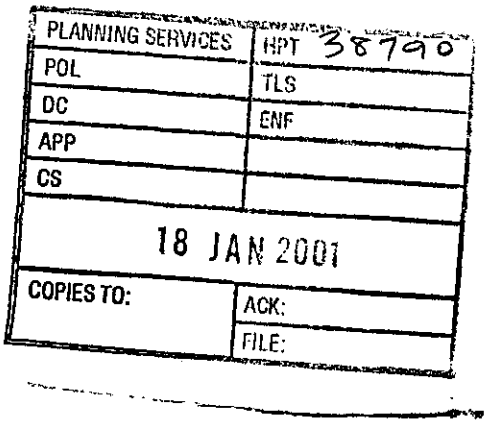
Clerk To Twyford Parish/Town Council.

Our ref: SP\2000\002881\001
Your ref: F/2000/2934

Date: 16th January 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Jackie Emmett

Dear Sir/Madam

2 STOREY SIDE & FRONT EXTENSION & FRONT PORCH
82 WARGRAVE ROAD, TWYFORD

Thank you for your letter dated 11 December 2000 which was received on 14 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/9/39. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following condition is imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU788 765	85 metres	King Georges Field

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

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 Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO APPLICANT

Surface water from hard surfaced 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.

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.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

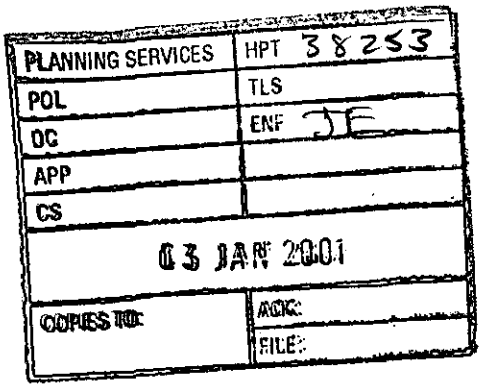
Sarah Paxman
Development Planning Officer

cc: Hugh Gordon, Beech Lawn, 82 Wargrave Rd, Twyford, Berks RG10 9PJ

~~Cont/d..~~

By Hand 2/01/01

Beech Lawn, 82 Wargrave Road, Twyford, Berkshire RG10 9PJ, United Kingdom
Telephone/Facsimile +44 (0)118 932 0104
E-Mail Clovahil@aol.com



December 22, 2000

Jackie Emmett
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1BN

Dear Madam

Application Number: F/2000/2934

In response to your request of 11 December, please find enclosed revised elevation as requested. Please note the drawings have been revised to enlarge the kitchen, doing away with the pantry as previously drawn.

Yours truly,

Hugh Gordon

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	Obs JE
CS	
15 JAN 2001	
COPIES TO:	ACK: ✓ 15/1
	FILE:

Mr & Mrs Dean
Firwood House
84 Wargrave Road
Twyford
Berkshire
RG10 9PJ
12 January 2001

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell,

Application Number : F/2000/2934
Site Address: 82 Wargrave Road, Twyford, Reading.
Proposal : Proposed two storey side and front extension to dwelling and front porch and dormer extension.

With regards to the above proposed building extension we as the owners of 84 Wargrave Road have no objections to this planning request being approved.

In the meantime should you wish to discuss this matter further, please do not hesitate to call Mrs Sue Dean on 07801 765608 mobile.

Yours sincerely

S R Dean

Mr & Mrs Dean

cc. 82 Wargrave Road

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2934
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: **11 December 2000**

My ref: F/2000/2934

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/2000/2934
82, Wargrave Road, Twyford, Reading.
Proposed two storey side and front extension to dwelling and front porch and dormer extension.

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/2000/2934**
82, Wargrave Road, Twyford, Reading.
Proposed two storey side and front extension to dwelling and front porch and dormer extension.
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: **11 December 2000**

My ref: F/2000/2934

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

Dear Councillor

Application Number: F/2000/2934
82, Wargrave Road, Twyford, Reading.
Proposed two storey side and front extension to dwelling and front porch and dormer extension.

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/2000/2934**
82, Wargrave Road, Twyford, Reading.
Proposed two storey side and front extension to dwelling and front porch and dormer extension.
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: **11 December 2000**

My ref: F/2000/2934

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/2000/2934
82, Wargrave Road, Twyford, Reading.
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Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/2934

Proposal:
Proposed two storey side and front extension to dwelling and front porch and dormer extension.

Location:
82, Wargrave 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 04/01/2001. 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

11 December 2000

Environmental Services

For office use only.
Application number: 29.NOV.2000* 2934

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	HUGH GORDON BEECH LAWN 82 WARGRAVE RD TWYFORD BERKSHIRE RG10 9PJ 0118 9320104
2	Agent's Name Address and postcode Phone number	N/A
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	ADDITION OF KITCHEN, DINING ROOM, 3 BEDROOMS
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 BRICK TO MATCH EXISTING ROOF TILES TO MATCH EXISTING
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: 5
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: [signature] on behalf of

Date 24/11/00

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

ADDRESS 82 WARGRAVE ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
102/63	MR. W. GILBERT	DET. HOUSE, GARAGE, CARPORT	4.7.63	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074