APPLICATION NO:
F/2001/5434

LOCATION:
3 Hermitage Drive, Twyford Reading.

APPLICANT:
Mr & Mrs Williams C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/12/2001**
End of consultation 7/1/2002
APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Joanna Medler**

APPROVED
No PBS 28/01/02 SV

547 01

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Williams
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/5434

Parish: **TWYFORD**

Location: **3, Hermitage Drive, Twyford, Reading.**

Proposal: **Proposed two storey side extension 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.

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. 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.

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

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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5434
CASE OFFICER: Joanna Medler

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

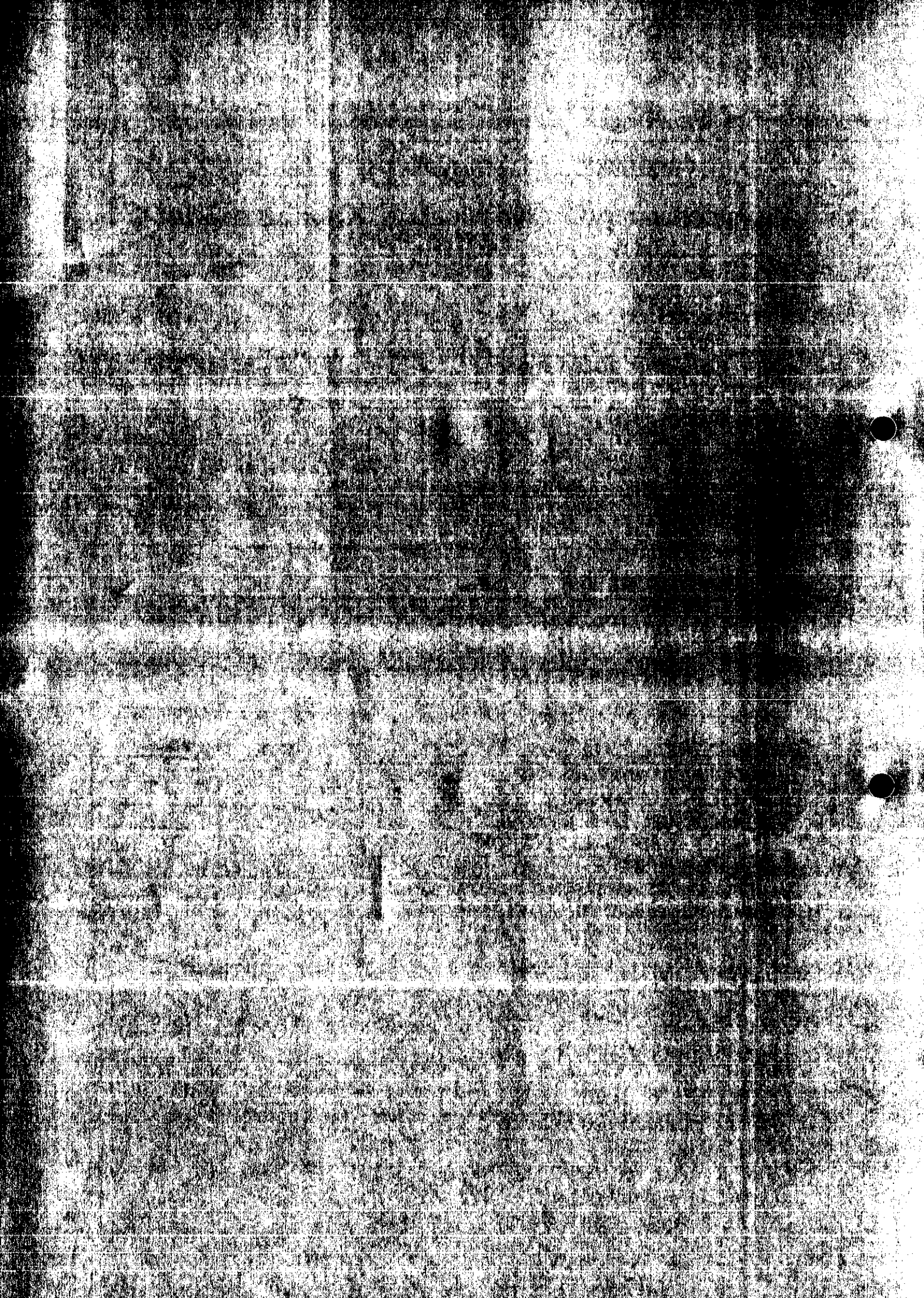
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5434	Joanna Medler.
BUILDING CONTROL NUMBER.	FX2002/2907 North	
~~APPLICANT~~/AGENT	Greg Carell	
ADDRESS OF SITE	3 Hermitage Drive TWYFORD.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A rec'd 20/3/02	rec'd 29/11/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/4/02	

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	



Received by Wokingham District Council

Application No: F/2001/5434

Proposal:
Proposed two storey side extension to dwelling.

Location:
3, Hermitage Drive, 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/2001/5434 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. 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 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

10 December 2001

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5434

Applicant : Mr & Mrs Williams C/O Greg Farrell.

Location : 3, Hermitage Drive, Twyford, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/01

Date Registered : 29/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 24/01/2002. 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 :

Twyford Parish Council - no comments
Environmental Health - no objections.
No objection from Environment agency, subject to conditions

No other comments/responses.

Planning Issues :

Neighbouring properties : BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Streetscene : BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Application Number: F/2001/5434

Appraisal :

① Development: The proposed development is for a two storey side extension to the dwelling, which will replace the existing attached garage. The proposal will extend approximately 2m towards the boundary with No.1 Hermitage Drive, leaving 1m for access to the rear of the property. The proposal is 9.7m in length and 4m wide.

② Impact upon neighbouring properties: The neighbouring property at No.1 Hermitage Drive has been extended in a similar manner to No.3. There are no windows in the gable end closest to No.3, and the only window in the proposed extension at No.3 as at ground floor level to the garage. Therefore, although the proposed extension is 1m from the boundary to No.1, no overlooking can occur. Nether is the proposed extension overbearing on the neighbouring properties, due to the general size of properties in Hermitage Drive. No.22 to the rear of No.3 is approximately 12m away from the proposed extension, No.22 also has a first floor window which faces No.1 Hermitage Drive, but due to the distance between those properties, there will be a minimal impact.

③ Impact upon streetscene: No.3 has an existing garage attached to the property, although the proposed extension is 2m under than existing garage the only real change is the first floor extension. However, No.1 has already extended in a similar manner, and due to the properties being of reasonable size, detached and 2 storey. I do not feel that there will be a detrimental impact upon the streetscene.

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

Application Number F/2001/5434
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full permission - 5yrs
2	C014	R014	External finishes to match.
			You are advised that should
3			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.
			INFORMATIVE: Under the terms of
		1.	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.
Informative for approvals			2.
3. N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS 3			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: LO3			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RB. MJT
(Development Control Manager)

Date: 23.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 3 Hermitage Drive Twyford Reading.

APPLICATION NUMBER: F/2001/5434

OFFICER: Joanna Medler

DATE OF SITE VISIT: 17/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Detached 2 Storey dwellings, chalets + bungalows on opposite side of road

3. DESCRIPTION OF SITE/BUILDING 2 Storey detached dwelling - ~~detached~~ - attached garage existing -

4. RELATIONSHIP TO ADJOINING PROPERTIES Properties to rear - however a significant distance away from proposed extension 12m, No.22 also No.1 has a first flr extension over garage which ~~would~~ is same as proposed at No.3. has a 1st flr window overlooking.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING

LEVELS —

BOUNDARY TREATMENT Fence panels approximately @ 1.75m in height.

OTHERS —

ENVIRONMENT AGENCY

51948

JXM

18 JAN 02

Our Ref : SP/2001/005013-1/1
Your Ref : SU77NE/9/54

Date : 15 January 2002

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

Dear Ms Medler

TWO STOREY SIDE EXTENSION TO DWELLING AT 3 HERMITAGE DRIVE, TWYFORD, READING

Thank you for your letter dated 10th December 2001, received on 11th December 2001. Please quote the following reference in any correspondence: **SU77NE/9/54**. 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 Surface and Roof 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
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: Greg Farrell

Joanna Medler

From: Fiona Penn [fpenn@fish.co.uk]
Sent: 27 December 2001 17:03
To: Joanna.Medler@wokingham.gov.uk
Subject: application 2001/5434

Dear Ms Medler

re 2001/5435 3 Hermitage Drive, Tywford, my Council has no comments on this application.

Fiona J Penn
Tywford Parish Clerk

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Joanne Medler
Development Control

Your Ref: F/2001/5434

From: Tom Payne
Environmental Health

My Ref: 20015873

Date: 17 December 2001

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

3 HERMITAGE DRIVE, TWYFORD.

These proposals have been evaluated and I have the following comments:

According to our records there is one landfill site within 250 metres of the site.

NGR	Landfill Distance	Landfill Name	Landfill Description
SU 788742	230 metres	King George's Field	Putrescible/household

In view of the distance and age of the waste it is unlikely that landfill gas will present a risk to this proposal.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29/11/01	
Officer: JXM	Application No. F/2001/5434

Map No 29. Site ....003....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F...) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 3 HERMITAGE DRIVE

Parish: TWYFORD Ward: Twyford
10-12-01 B.

Applicant: MR/MRS WILLIAMS

Fee (7) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~PARKING LAYOUT NOT SHOWN~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation	request with SN	
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 : 10.12.01 JD Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health (LANDFILL SITE 250m CONSULTATION) .....
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 (LANDFILL SITE 250m 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:

(Note to Officer: Site is in a Groundwater Protection Zone: See guidance notes from Conrad Haase re planning informatives) .....

No pre-appo

NEIGHBOURS:

.....S/W + see map.....

1933

E

ADDRESS 3 HERMITAGE DRIVE PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 78 76 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/17/60	SHORT & PINNS.	O/L	12.2.60	CIA
145/60	"	ROADS & SEWERS	11.6.60	APP CIA
168/60	"	DET HOUSE & GARAGE	12.9.60	APP CIA
809/73	MR. D. OVERIN	EXTS & ADDITIONS	10.5.73	APP CIA

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 29.NOV.2001 5434

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS WILLIAMS 3 HERMITAGE DRIVE TWYFORD BERKS
	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	BRICK & 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: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

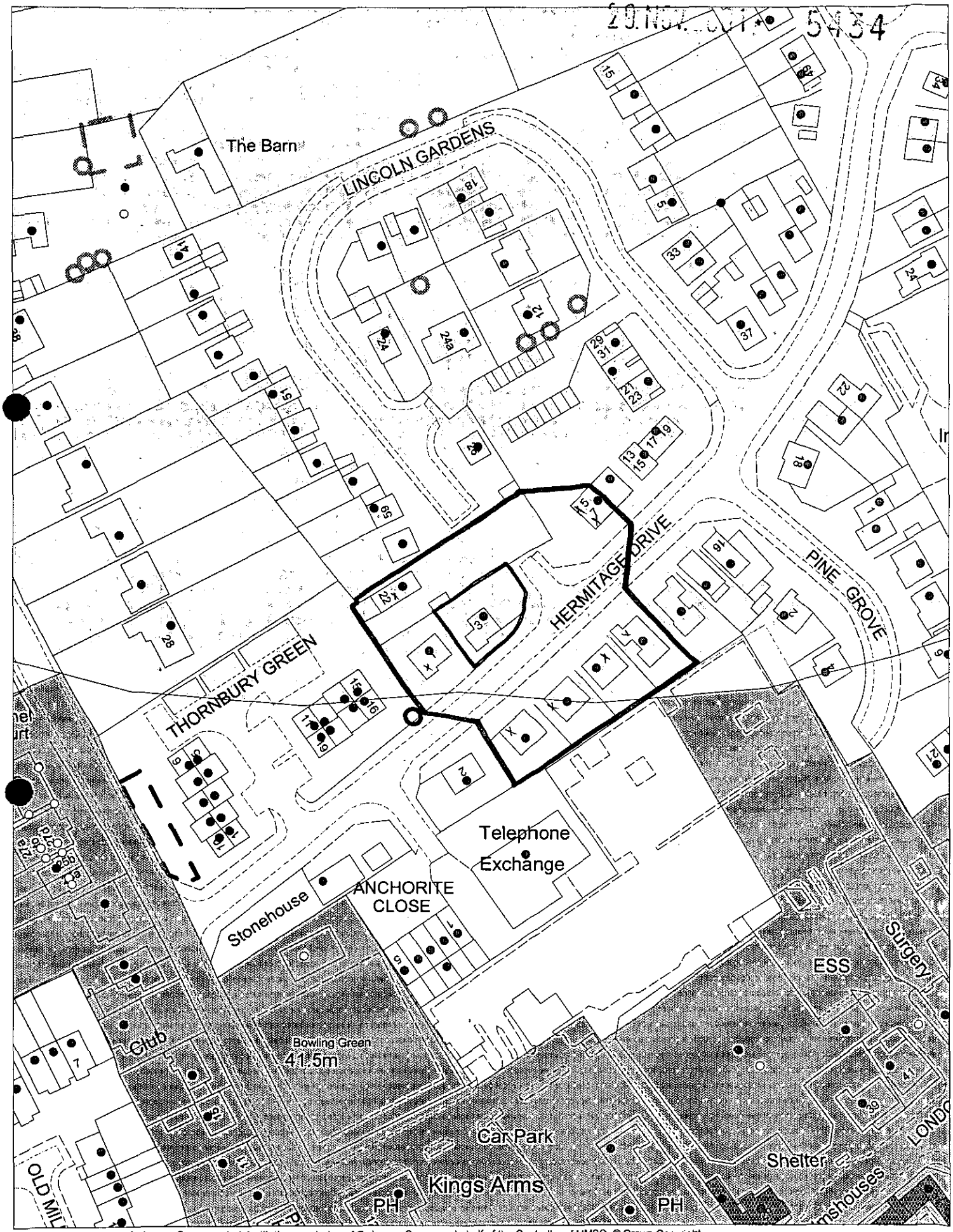
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr & Mrs Williams

Date 26/11/01

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



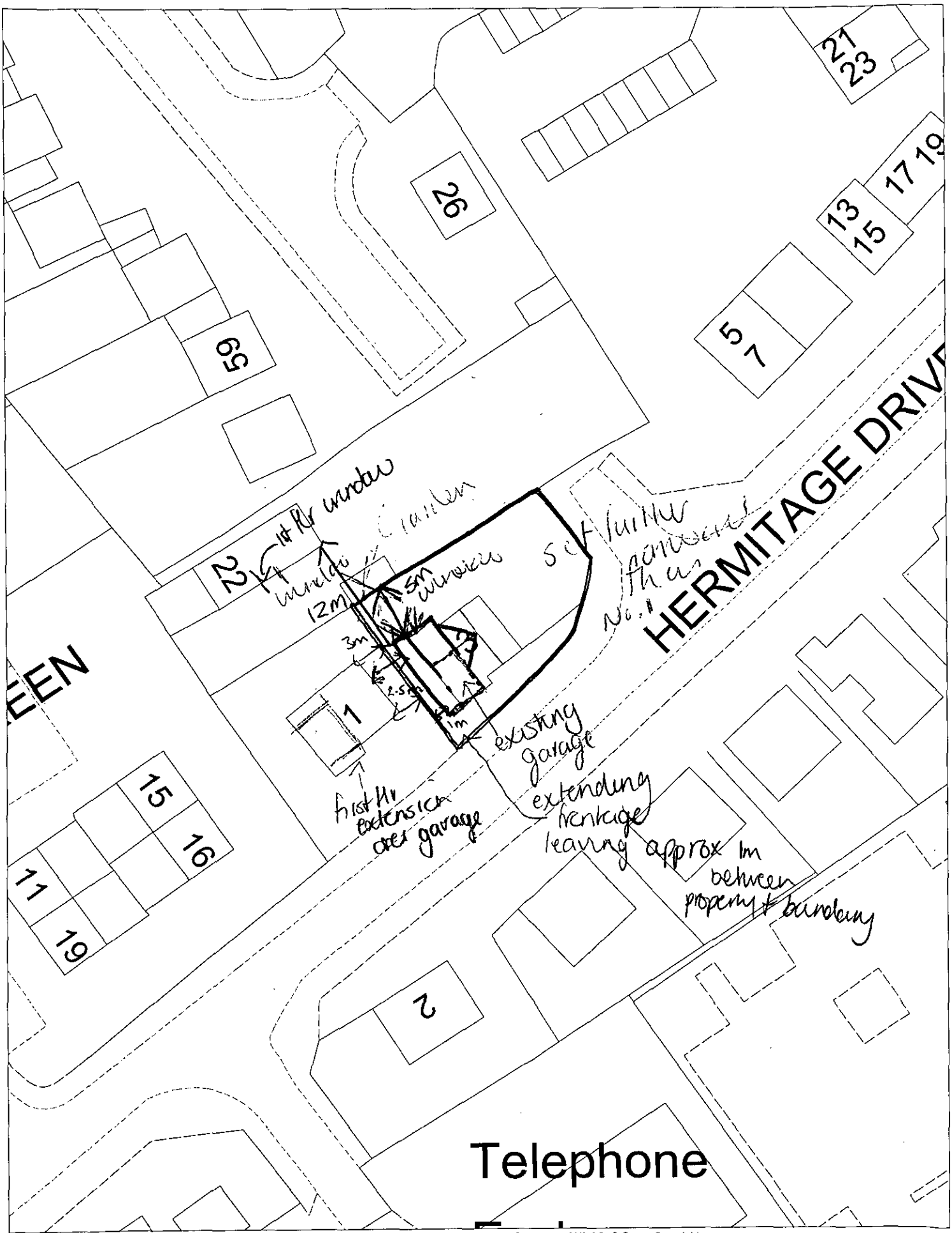
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Development Control Section, Environmental Services, Wokingham District Council.

3 December 2001

Scale: 1 : 1250

N
W E
S



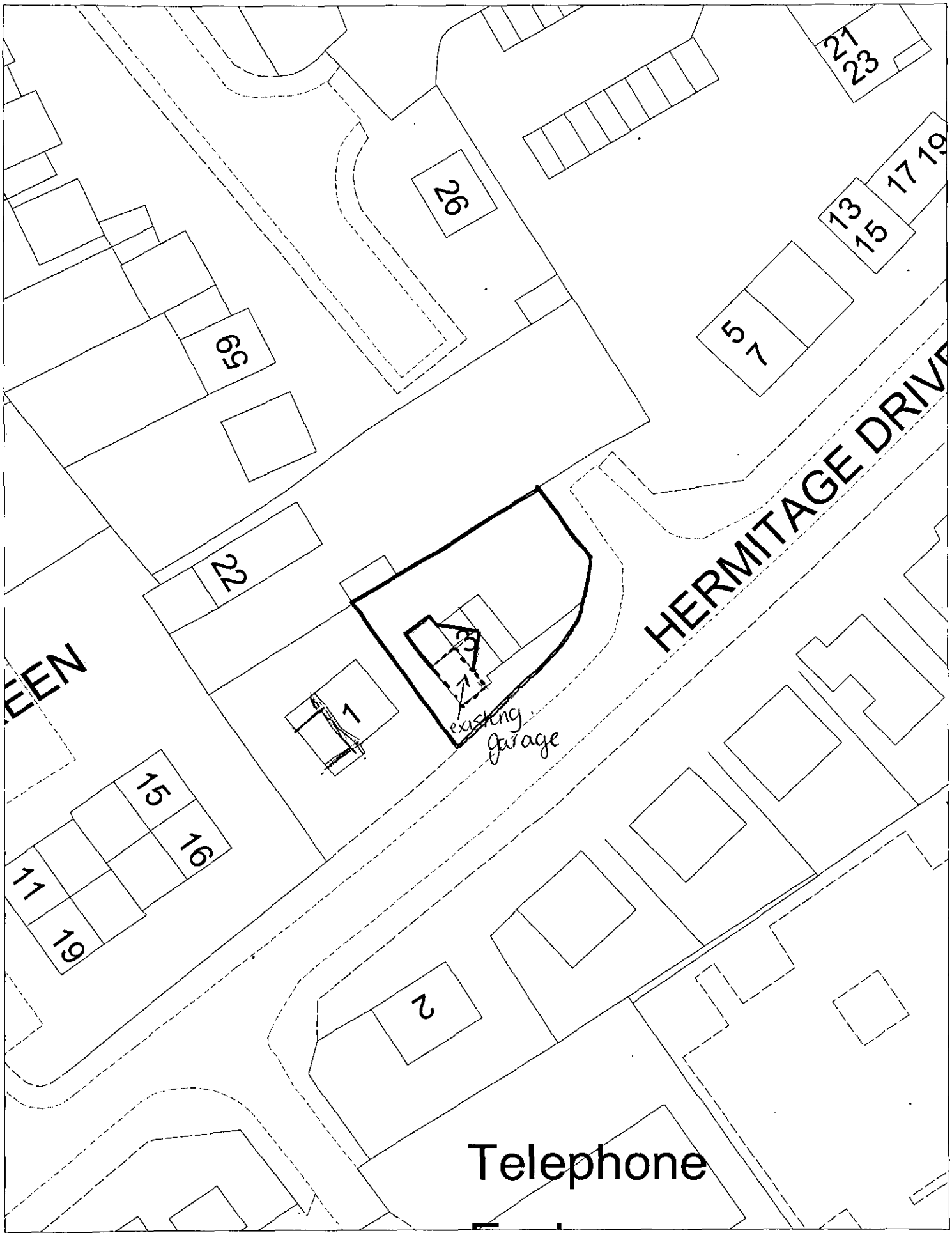
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Development Control Section, Environmental Services, Wokingham District Council.

10 December 2001

Scale: 1 : 500

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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001

Scale: 1 : 500

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