APPLICATION NO:
F/2000/1543

LOCATION:
57 Broadwater Road, Twyford Reading.

APPLICANT:
Mrs P Lowe C/O R G Butler & Associates

PROPOSAL:
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs P Lowe
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berks
RG10 9QT

Application Number: F/2000/1543

Parish: **TWYFORD**

Location: **57, Broadwater Road, Twyford, Reading.**

Proposal: **Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking/garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation facing 59 Broadwater Road.

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised Drawing No. 449/2 Rev B received by the Local Planning Authority on 15/06/00 and Drawing No. 449/SK1 Rev A received on the 14/6/00.

Condition
6. The bathroom window in the first floor side elevation of the proposed development facing 59 Broadwater Road shall not at any time be glazed other than with obscure glass and non-opening except top vent level.

Condition
7. The bedroom window in the first floor side elevation facing No.59 Broadwater Road of the development hereby approved shall be non opening.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

Reason
5. For the avoidance of doubt.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

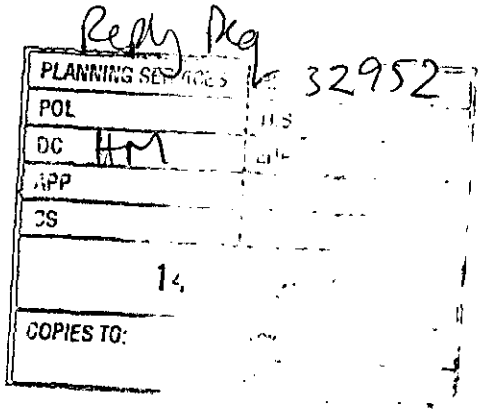
John Mitchell
Development Control Manager
Date: 04/07/2000

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.

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

11th August 2000



Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Heather Morgan

Dear Ms. Morgan

Re: 57 Broadwater Road, Twyford

I have been asked by my client, Mrs Lowe, to look into extending the front of the family room another 670 mm to line through with the bay window of the attached next door property.

I pointed out that this would negate one of the three car parking spaces. The existing house is already a four bedroomed property with only one car parking space (see survey drawing), whereas the altered house will still have only four bedrooms. Therefore, I would propose that a four bed house with two spaces is an improvement over a four bed house with one space.

If you consider this might be acceptable as an amendment to the approval F/2000/1543, I will send you appropriately amended drawings. Perhaps you would telephone me.

Yours sincerely

Dick Butler

R. G. Butler

enc.

CONDITIONS OF CONSENT FOR APPLICATION No. 03861

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. The external walls of the proposed development shall be constructed in facing brickwork of a predominantly red or red/brown colour and the roof shall be covered in dark red/brown or dark brown tiles.

3. A schedule and also samples of the materials to be used in the elevations of the proposed development shall be submitted to and approved by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

4. The garages hereby permitted shall be built concurrently with the dwellings on the site and no dwelling shall be occupied until its garage has been built. The garages shall be used as domestic garages only and shall not be used for business purposes. Furthermore, the garages shall not be converted into living accommodation without the prior permission of the District Planning Authority.

5. The design of all the garage blocks shall be amended to provide pitched and tiled roofs and shall be so constructed concurrently with the development of the site.

6. Before development commences, a phasing programme shall be submitted to and approved by the District Planning Authority to include the phasing of the provision of the open spaces and play areas.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1973, no additional windows or other openings shall be constructed at first floor level or above in the elevations of the development hereby approved without the prior permission of the District Planning Authority.

8. Provision shall be made for services to be placed underground. No forms of overhead servicing shall be erected on the site.

9. This permission relates to the amended layout shown on drawing dated 9th January, 1976.

10. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved by the District Planning Authority before building operations commence. The scheme shall show full details of all the proposed planting, site levels, means of enclosure and ground surface treatment. The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed to the satisfaction of the District Planning Authority. The new planting shall thereafter be maintained until well established to the satisfaction of the District Planning Authority.

Contd:/

Contd: CONDITIONS OF CONSENT FOR APPLICATION No. 03861

11. The playspaces and amenity open spaces shown on the submitted layout shall be laid out, landscaped and planted as part of and concurrently with the development and landscaping of the whole site to the satisfaction of the District Planning Authority. The playspaces and amenity open space shall thereafter be used for the purposes of recreation only. In addition play equipment shall be provided as may be agreed with the District Planning Authority.

12. In particular the landscaping scheme referred to in Condition No. 10 above shall provide for a belt of planting to include semi mature trees along the entire frontage of the site to Hurst Road A321 and the strip of land reserved for such purposes adjacent to the proposed relief road. The approved scheme shall be carried out in conjunction with the overall phasing of the development as referred to in Condition No. 6 above.

13. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1973, no wall, fence, gate, hedge, or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwellings hereby approved unless permission has been granted by the District Planning Authority on an application made for the purpose.

14. Brick screen walls between 1.8m and 2 metres in height shall concurrently with the development of the site be erected around any rear garden area which is directly exposed to view from a road or footpath. Details of the siting and design thereof shall first be submitted to and approved by the District Planning Authority. No screen wall shall be moved from its approved position without the prior permission of the District Planning Authority on an application made for the purpose. The screen walls shall be constructed in brickwork to match that of the related dwellings.

15. In addition to condition No. 14 above, brick screen walls of a minimum of 1.8 metres in height shall, concurrently with the development, be erected around the rear gardens of all properties which abut openspaces or play spaces or garage parking courts to the satisfaction of the District Planning Authority.

16. A contour plan indicating the finished levels of the site, including open space and footpaths shall be submitted for the approval of the District Planning Authority. In addition, details of the construction of the footpath system including the surface treatment thereof shall be as may be agreed with the District Planning Authority. All footpaths construction shall be carried out concurrently with the phasing and development of the site.

17. Pedestrian safety barriers of a minimum height of 1.2 metres shall be erected opposite the ends of the footpaths which lead from the development to the Hurst Road and details of such shall first be agreed with the District Planning Authority. The barriers shall be erected concurrently with the appropriate phase of the development referred to in Condition No. 6 above.

18. All turning heads shall be laid out in accordance with the diagrams incorporated in the "Layout and Design Standards for Housing Estate Roads" (This may mean re-siting dwellings, garages or drives).

19. There shall be no access, pedestrian or vehicular, to the proposed relief road.

Contd:-

Contd: CONDITIONS OF CONSENT FOR APPLICATION No. 03861

20. Upon completion of the proposed relief road, an additional vehicular access shall be constructed to approved standards onto the Hurst Road between Plots 168 - 170 inclusive and joining up in all respects, including width, with the end of the cul-de-sac adjacent to those plots. The necessary land for the extended road shall accordingly be reserved in the front of the affected 4 plots. Immediately upon completion of this additional access, the existing vehicular access to the Hurst Road between Plots 143 and 144, shall be closed off and abandoned and a turning head substituted to form a cul-de-sac. The section of road between the newly formed turning space and the Hurst Road shall be broken up other than for a footpath and the area grassed over and planted to the satisfaction of the District Planning Authority.

21. A minimum of 4.5 metres shall be provided to the front gardens of all properties abutting open spaces and footpath systems. In addition, all properties shall have a minimum rear garden depth of 10.50 metres and shall not be closer than 21 metres back to back.

22. Having regard to conditions 20 and 21 above, the building line to plots 143 and 144 shall be adjusted accordingly.

23. The dwelling on Plot No. 204 shall be 'handed' and the building line decreased by 6.00 metres and the building line to Plot 205 shall be decreased by 2.00 metres. Both these properties shall have a minimum rear garden depth of 10.50 metres thus providing for an enlarged amenity area at the rear.

24. Amended drawings to comply with conditions 5, 6, 20, 21, 22 and 23 above shall be submitted to and approved by the District Planning Authority before building operations commence.

25. An unclimable fence or an impenetrable hedge shall be provided and maintained to the satisfaction of the District Planning Authority along boundary of the site abutting the proposed relief road.

REASONS

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.

2. To ensure that the materials will be in keeping with the area.

3. Insufficient details of the materials have been submitted with the application.

4. In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development.

5. In the interests of visual amenity and to secure a more satisfactory development.

Contd:/

Contd: APPN. No. 03861

REASONS

6. To secure the orderly development of the site.

7. To protect the present design and external appearance of the dwellings and to prevent overlooking of adjacent properties.

8. In the interests of visual amenity.

9. For the sake of clarity and to ensure an improved layout.

10.) In the interests of amenity.
11.)

12. In the interests of visual amenity.

13.) In the interests of amenity.
14.)
15.)

16. To ensure a satisfactory layout of the site and in the interests of amenity.

17. In the interests of road safety and amenity.

18.) In the interests of road safety.
19.)

20. To ensure a satisfactory layout of the site and in the interests of amenity.

21. To comply with the District Planning Authority's standards for residential layouts and in the interests of amenity.

22.) To ensure a satisfactory layout of the site in accordance with
23.) the District Planning Authority's standards.

24. To secure compliance with the relevant conditions and for the sake of clarity.

25. In the interests of road safety.

6 FEB 1976

District Secretary.

Please file 55 Broadwater Rd.

SDS

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

June 20, 2000

Wokingham District Council,
Environment Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

Attention: Heather Morgan, Planning Officer

Dear Madam

Subject: Application No.F/2000/1543

I write regarding the proposed two storey front and rear extensions to 57,Broadwater Rd., Twyford. Having had the opportunity to look at the plans and being the owner of the property next door I am anxious that the proposed extension doesn't change these two current detached properties into semi detached.

I therefore have particular concern regarding the construction of the Utility room and Lobby exterior walls and the proposed change to the garage roof from flat to pitched. The plans are not that clear as to the actual position of the walls and roof edge in relation to my own. In order to keep our respective properties detached I would ask that the construction of the extension be clearly shown on the plans as being inside the boundary of 57, Broadwater Rd. and not on it. Ensuring that maximum space between our properties is achieved. I am not a building expert but I am rather concerned regarding my walls and garage roof both during building re the contractor and after with regard to drainage off of two roofs and walls in such close proximity to each other.

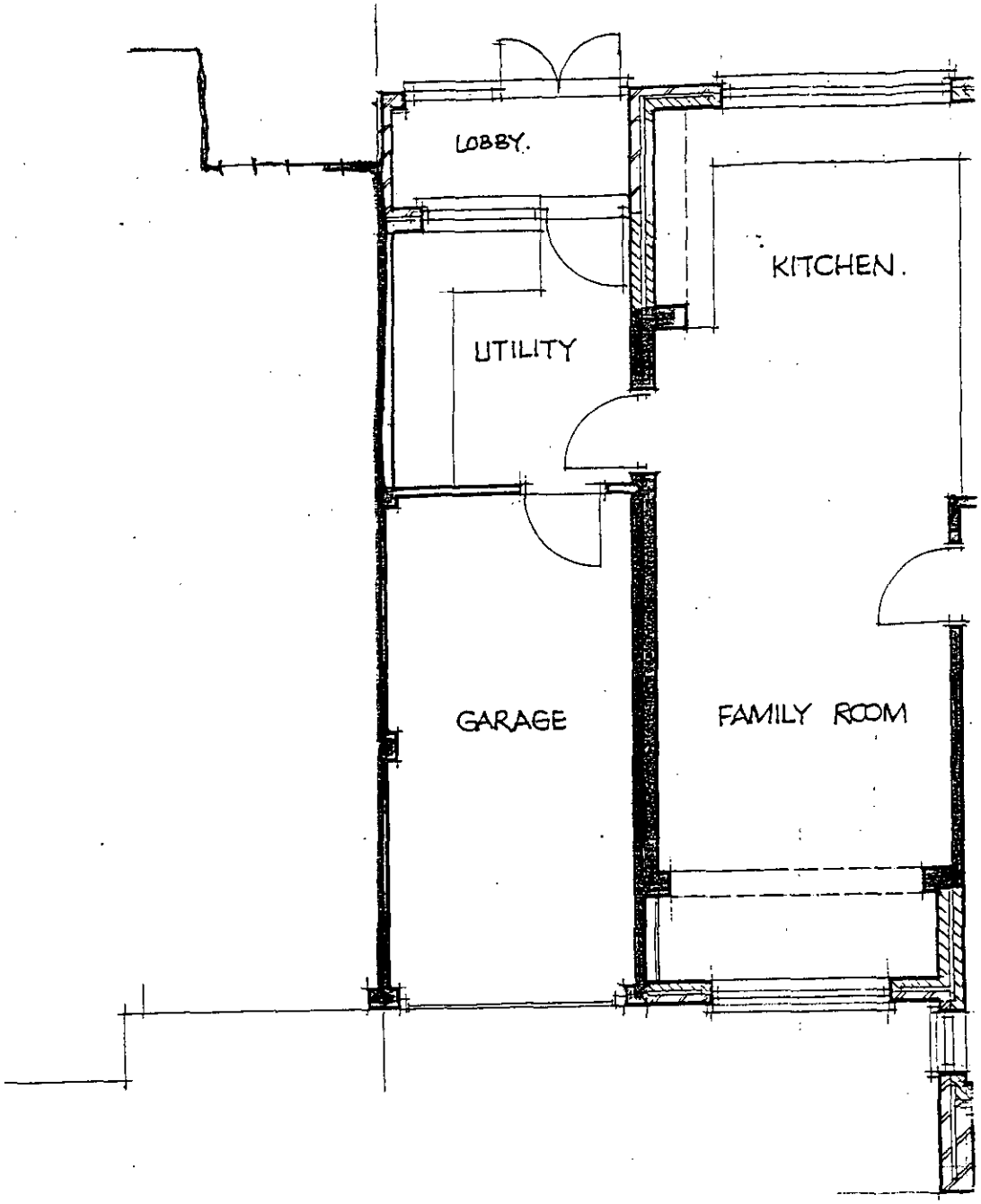
The back wall of the Lobby is shown on the plans as extending beyond my Utility room which will reduce light in to this room as it will be sandwiched between the proposed extension and my own back room. There are no measurements on the plans regarding this so I am unable to determine to what extent.

Finally I have concern that the front extension, which I believe will come out approx. 10' 3", will restrict and reduce the current outlook I have from my front windows.

I hope that you will look favourably on what I believe are reasonable concerns in the protection of my property. To assist in my explanation of these issues I attach a photocopy of the plan high lighting the areas in question.

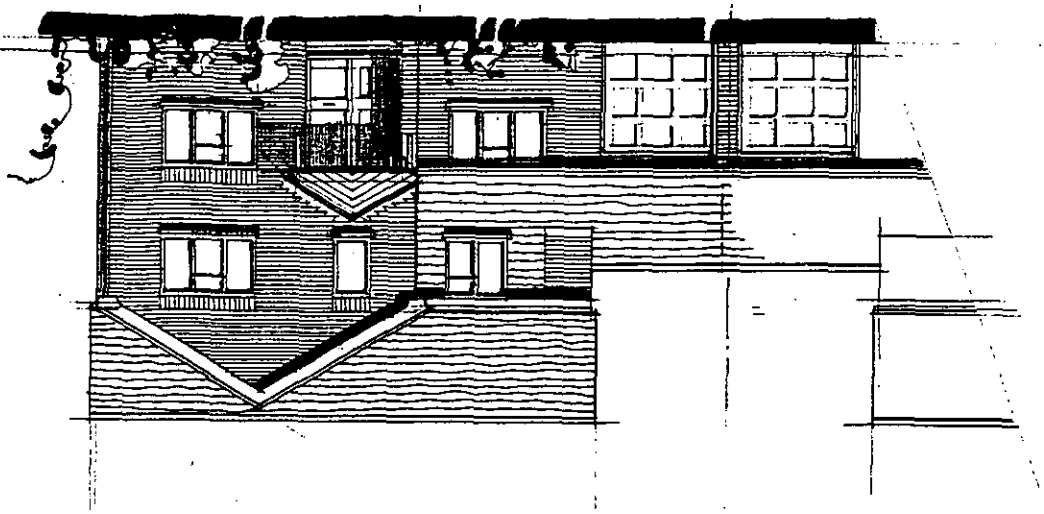
Sincerely,

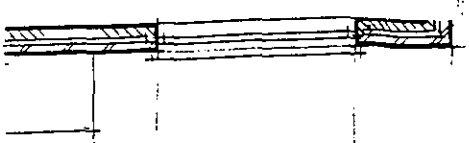
Allen Freeman.



GROUND FLOOR PLA

FRONT ELEVATION





11 STRATHMORE DRIVE CHARVIL READING
RG 10 9QT Tel/fax 0118 934 3040.

PROPOSED EXTENSIONS TO

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1543	HM
BUILDING CONTROL NUMBER.	FP2000/0887	Andy
~~APPLICANT~~/AGENT	R G Butler & Associates	
ADDRESS OF SITE	57. Broadwater Road TWYFORD.	
DESCRIPTION OF PROPOSED WORK	2 Storey front + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	449/2C	449/2B
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/7/00.	

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	

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
31262
Please file
HM

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO F/2000/1543
revised plan

Parish: TWYFORD

Proposal: PROPOSED two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

SITE ADDRESS: 57 Broadwater Road, Twyford

APPLICANT: Mrs P Lowe c/o R G Butler & Associates

The Council's previous comments still apply to this revised application:-
i) The front extension goes too far forward.
ii) The new wall will not match the existing wall as it is to be completely solid.
iii) The proposal will be unneighbourly to number 59

MRS A JACOBS
PARISH CLERK
28.06. 00

Please file.

Our ref: SP\2000\001859\001
Your ref: F/2000/1543

ENVIRONMENT AGENCY

Date: 30th June 2000

31320

HM

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

Attention: Heather Morgan

Dear Madam

PROPOSED FRONT & REAR EXTENSIONS AND REBUILDING OF BOUNDARY WALL AT 57 BROADWATER ROAD, TWYFORD

Thank you for your letter dated 2 June 2000 which was received on 6 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/5/11. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 789 747	176 m	Redland Broadwater	Inert

In view of distance involved, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

- 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.

A copy of this letter has been sent to the agent. 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.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp. **Sarah Paxman**
Development Planning Officer

cc. R. G. Butler & Associates, 11 Strathmore Drive, Charvil, Reading RG10 9QT

Please File

Date: 21 June 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1543

Location: 57, Broadwater Road, Twyford, Reading.

Proposal: Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

Applicant: Mrs P Lowe C/O R G Butler & Associates.

Case Officer: Heather Morgan

The new plans show the following: Reduction in height of wall to 2m plus 0.35m trellis, bathroom window obscure glazed, circular fixed shut window in side elevation of additional bedroom. Drawing nos 449/2 Rev B, 449/SK1 Rev A.

Comments are required by 01/07/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

Approved with no Condition(s) & Reason(s).

Highways has no comments.

Stephanie Knowles.

26/06/00.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 7 August, 2000
My ref. BC/DC/2000/1543

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

Mrs D Lowe
c/o R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berkshire
RG10 9QT

Dear Sirs

PLANNING PERMISSION 2000/1543
SITE: 57 BROADWATER 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 2000/1543 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 your client 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 faithfully

H. P. Morgan

Heather Morgan
Senior Planning Officer

Date: 21 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1543

Location: 57, Broadwater Road, Twyford, Reading.

Proposal: Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

Applicant: Mrs P Lowe C/O R G Butler & Associates.

Case Officer: Heather Morgan

The new plans show the following: Reduction in height of wall to 2m plus 0.35m trellis, bathroom window obscure glazed, circular fixed shut window in side elevation of additional bedroom. Drawing nos 449/2 Rev B, 449/SK1 Rev A.

Comments are required by 01/07/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1543 (Ludhouse) Date Rec. 14/06/00

Location: 57 BROADWATER ROAD, TWYFORD

Parish TWYFORD.

Applicant: MRS. P. LOWE.

Description of attached plans Reduction in height of wall to 2m plus 0.35m trellis bathroom window obscure glazed, cranker fixed shut window in side elevation of existing bedroom

Drawing No's: 449/2 Rev B, 449/SK1 Rev A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 45, 47, 49, 55, 59, 65, 67, 69 - Broadwater Road

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER H.P.M.

Consultations Sent by Admin. on 21.06.00.

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1543

Applicant : Mrs P Lowe C/O R G Butler & Associates.

Location : 57, Broadwater Road, Twyford, Reading.
Proposal : Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/6/00

Date of Neighbour Notifications : 2/6/00

Date of Site Visit : 8/6/00

Date Registered : 15/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses :

① Env. Health – No Objection.

② Twyford PC – Front extension goes too far forward.
– New wall must not match existing as this to be solid.

③ Highways – Opening of the garage needs to be 5.5m from highway. Internal dimensions should be 2.5m
(Officer note – changes are to be made even though the garage itself is unchanged by the proposals to ensure adequate parking spaces can be provided.

④ Environment Agency – No response to date.

⑤ Consultations – No response to date

Planning history

No relevant history with the exception of the original consent for the house and garage (03861)

The site is located within the identified settlement where there is no objection subject to meeting relevant policies of the development plan.

1/ Impact on the streetscene

The scheme proposes the erection of a 2 storey front extension which will project 2.3m in front of the existing building line and would provide a gable front. No 53, at the bottom end of the cul-de-sac, has a gable front as do 47 and 49 opposite. This element is therefore visually acceptable.

The introduction of a pitched roof over the existing garage which runs along the front of the dwelling would match the works undertaken at No 55, which is joined to the application site by a garage. This will provide a degree of visual continuity which is currently lacking, and would be acceptable in terms of the impact upon the street-scene.

One of the main issues is the projection of the gable extension forward of the front building line. No 53 at the end of the cul-de-sac is set 3m further forward than nos 55 and 57. In addition, No 59 on the corner, has a blank wall which is set 2.5m in front of the existing building line of No 57. The relationship of No 59 and No 57 is such that there would only be a partial view of the extension. It is not considered this would be so visually prominent as to be detrimental to the visual amenity of the streetscene. The introduction of the extension would not breach the building line established between Nos 53 and 59.

2/ Impact on residential amenity

No 55 - The 2 storey front extension would be m from the side boundary and m from the first habitable room, a living room. This room is already partially screened by the own garage which is part of the front wall. It is considered that the distance to the 2 storey extension is adequate to prevent overdominance or loss of light.

To the rear the two storey extension would project m beyond the rear wall of No 55's garage and be m from the side

Application Number: F/2000/1543

Appraisal :

boundary. No 55 to the East has a two storey rear extension which would project beyond the rear of No. 57 as proposed to be extended. There would be no material impact upon the living conditions of residents.

No 59 – The two storey extension would project no closer than the flank wall of No 57 to No 59. The gable ended front extension is deemed to be sufficiently distant to prevent overdominance. The new bathroom window in the flank elevation has been amended to be obscurely glazed and non opening except for top vent. The new lounge windows are also to be top opening only and the extension & the 1.8m close boarded fence will ensure there is no loss of privacy. The side window in proposed bedroom 1 has been revised to a high level circular non opening window. Again to prevent overlooking of the rear garden of No 59.

3, Impact on the footpath

As originally proposed, the applicants sought the erection of a solid 2.3m high wall. The footpath to the rear is currently enclosed by 2m high walls. As amended, the wall would be 2m with a trellis 0.3m high. This is acceptable in visual terms. There is no objection to the open mesh green black panels as these are solid for climbing up and represents a security risk.

4, Parking provision

The extensions will result in the extension to one existing bedroom and the addition of another, up to 4 beds. Three parking spaces have been provided on site in order to meet the Councils parking standards.

5, Parish Council Concerns

These have been dealt with in the main body of the report

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)

Application Number F/2000/1543
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
(1)	~~SC01~~	~~SR02~~	
(2)	SC53	SR12	brickwork
(3)	SC23	SR07	parking / garaging.
(4)	SC08	SR10	Side elevation facing 59 Broad-water Road
(5)	SC04	SR04	Dwg Nos 449/2 Rev B received on 15/6/00 and Dwg No 449/ SK1 Rev A received on 14/6/00.
(6)	SC20	SR10	Bathroom first floor side elevation facing 59 Broadwater Road. add "and non-opening except top vent level" to the end
(7)	~~SC20~~	SR10	The bedroom window in the first floor side elevation facing No 59 Broadwater of the development hereby approved shall be non opening.

John Mitchell
4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 57 Broadwater Road Twyford Reading.

APPLICATION NUMBER: F/2000/1543

OFFICER: Heather Morgan

DATE OF SITE VISIT: 8/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. Front door

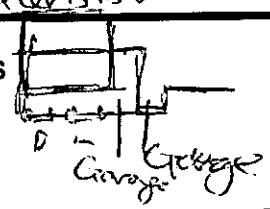
2. DESCRIPTION OF SURROUNDINGS Residential cul de sac. Gable fronted properties opposite with extensions to some (set well back). 2 gable sided properties adjacent to one another. Next di - s/s/ front extension with mono-pitch. and hipped roof to single garage

3. DESCRIPTION OF SITE/BUILDING gable sided property. Not been extended previously.

Design of gable okay

Next door has had 2/s/r extension

4. RELATIONSHIP TO ADJOINING PROPERTIES



Acceptable distance to property on main road. Okay in streetscene terms

Not going to appear overdominant or loss of light

New w/ dows in side elevation where none. Property on main road has yes w/ dows

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Existing 3 ops.

LEVELS Flat site

BOUNDARY TREATMENT Fencing and walls

OTHERS N/A

2 m low wall

2.5 m onto Ft path with Trellis.

State 1.8 m ab. & trees. - o'side site need details of o'ship.

Repeated opposite. No higher walls

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

Tel: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1543

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/2000/1543
57, Broadwater Road, Twyford, Reading.
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1543**
57, Broadwater Road, Twyford, Reading.
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.
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 6446

Date: **02 June 2000**

My ref: F/2000/1543

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/2000/1543
57, Broadwater Road, Twyford, Reading.
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1543**
57, Broadwater Road, Twyford, Reading.
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.
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 6446

Date: **02 June 2000**

My ref: F/2000/1543

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/2000/1543
57, Broadwater Road, Twyford, Reading.
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1543**
57, Broadwater Road, Twyford, Reading.
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/1543

Proposal:
Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

Location:
57, 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. 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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

02 June 2000

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

PLANNING SERVICES | HPT
PCL | TLS
DC HM | ENF
APP | 30711
CS |
19 JUN 2000
COPIES TO: | ACK:
FILE:

16th June 2000

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Heather Morgan

Dear Heather

Re: 57 Broadwater Road, Twyford - F/2000/1543

I can confirm that the Utility wall adjacent to the Western boundary will not be built on the adjoining property owner's land. Furthermore, the existing short section of wall that the neighbour objects to will be removed.

Yours sincerely

Dick Butler.

R. G. Butler

FROM: Heather Morgan

DATE: 02 June 2000

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1543

Proposal: Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall..

Site Address: 57, Broadwater Road, Twyford, Reading.

Applicant: Mrs P Lowe C/O R G Butler & Associates.

Your observations are required in respect of this application **by 26/06/2000** .

The Council would like to make the following objections:-

i) The front extension goes too far forward.

ii) The new wall will not match the existing wall as the new wall is to be completely solid.

SIGNED: _____ DATE: 10-6-00

Clerk To Twyford ~~Parish~~/Town Council.

Advised applicant 13/6. To do tone 1st Strictly speaking can't enforce tons ∴ to no part of tone application

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 02 June 2000

Application Number: F/2000/1543

Proposal: Proposed two storey front and rear extensions to dwelling and rebuilding of rear boundary wall.

Parish: TWYFORD PARISH

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

Applicant:
Mrs P Lowe C/O R G Butler & Associates.

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).~~

Comment

The opening of the garage doors need to be 5.5m away from the Highway boundary. Also the internal dimensions of the garage need to be a minimal amount of 2.5 x 5m, with the door opening from the utility room this reduces it to 2.5 x 4.5m. Therefore by either changing the direction of the door opening or by extending the internal dimensions of the garage, will allow a vehicle to be parked there.

Signed: [signature] **Print name:** Stephanie Knowles

12/06/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL | TLS
APP | ENF
CS
07 JUN 2000
COPIES TO: | ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/

To: Heather Morgan, Planning

Your Ref:

Date: 6 June, 2000

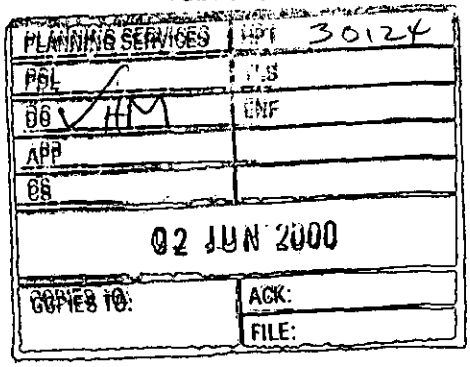
PROPOSED TWO STOREY FRONT & REAR EXTENSIONS TO DWELLING AND REBUILDING OF REAR BOUNDARY WALL
LOCATION: 57 BROADWATER ROAD, TWYFORD, READING

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040



31st May 2000

Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Heather Morgan

Dear Mrs Morgan

Re: 57 Broadwater Road, Twyford

Please find enclosed, as requested, a drawing showing the existing and proposed rear boundary wall designs. 449/SK4

The existing wall with solar screen blocks gives two problems. Firstly, the rear garden privacy is compromised because people using the public footpath can and do peer through. Secondly, the solar screen blocks make an excellent ladder for children on the public side to climb.

Yours sincerely

R G Butler

R. G. Butler

enc.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 MAY 2000	Map No. ..... Site 0.03
Officer: HM	Application No. F/2000/1543
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY FRONT & REAR EXTENSIONS TO DWELLING AND REBUILDING OF REAR BOUNDARY WALL

Location: 57 BROADWATER ROAD

Parish: TWYFORD Ward: Twyford

Applicant: MRS LOWE

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

(9)

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	elevation of wall as existing & proposed	Phoned 24/5	to follow
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 : 2.6..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: Site Consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

250m Landfill →

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... S/N + 45, 47, 49, 55, 59, 65, 67, 69 Broadwater Rd .....

.....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number:
15MAY2008 1543

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	MRS P. LOWE.
	Address and postcode	57 BROADWATER ROAD TWYFORD
	Phone number	
	Agent's Name	R G BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040
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.	57 BROADWATER ROAD TWYFORD.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY FRONT & REAR EXTENSIONS & REBUILD THE REAR BOUNDARY WALL
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.	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 ☐

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

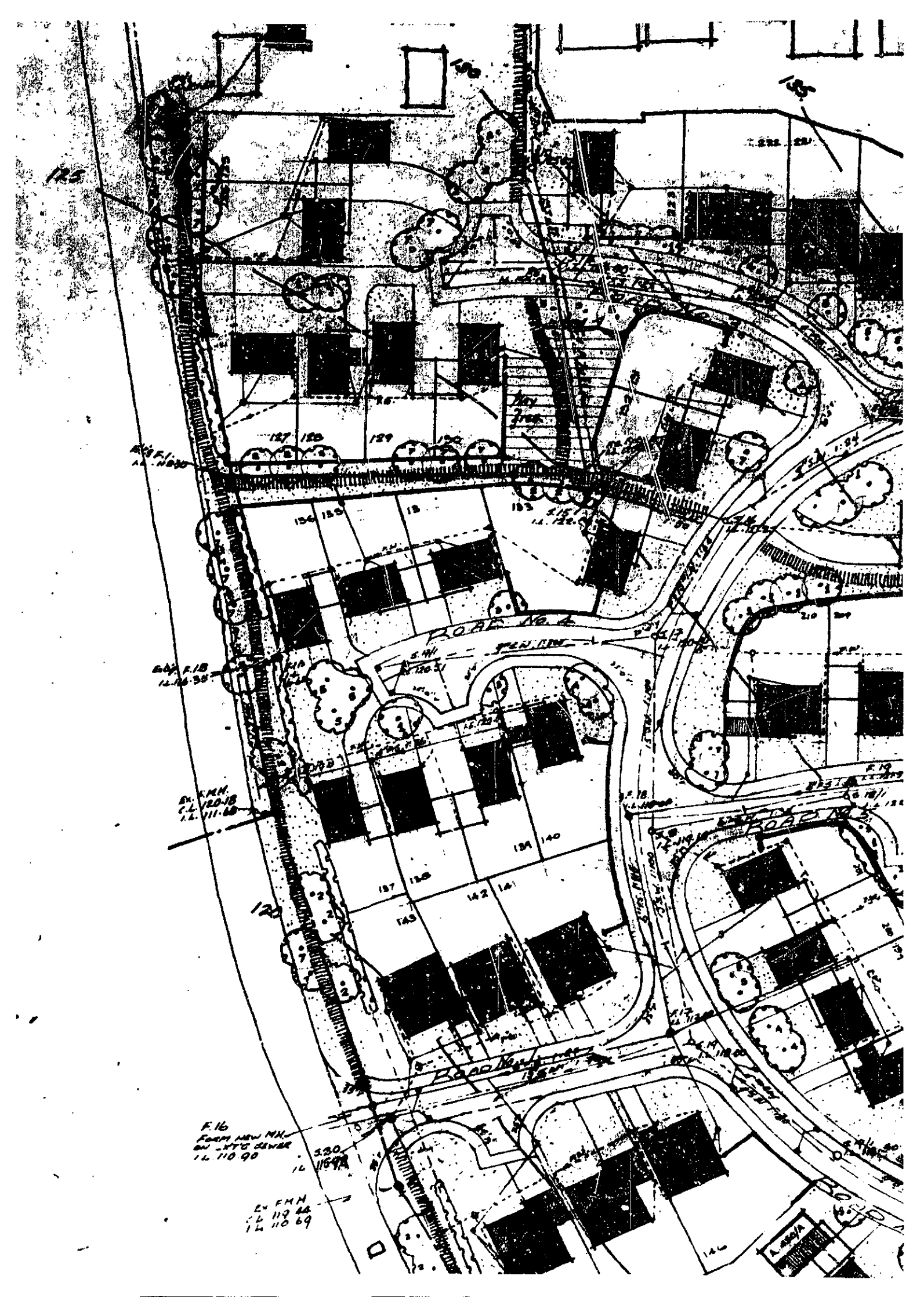
~~None~~ of the land forms part of an agricultural holding.

Your signature: R C Baker

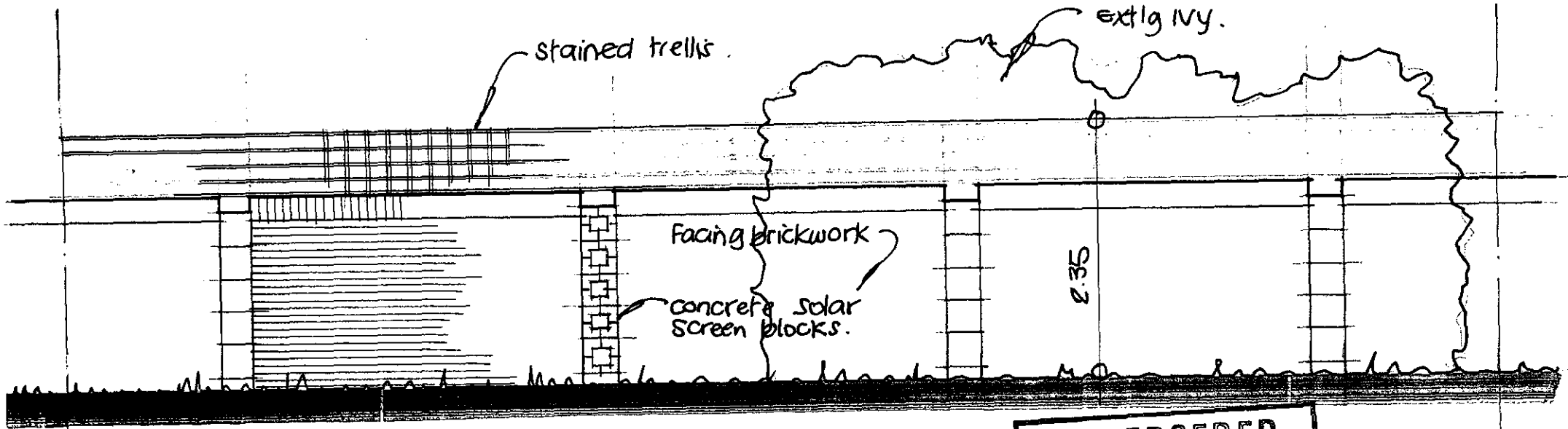
on behalf of MRS P. LOWE

Date 12-5-00

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

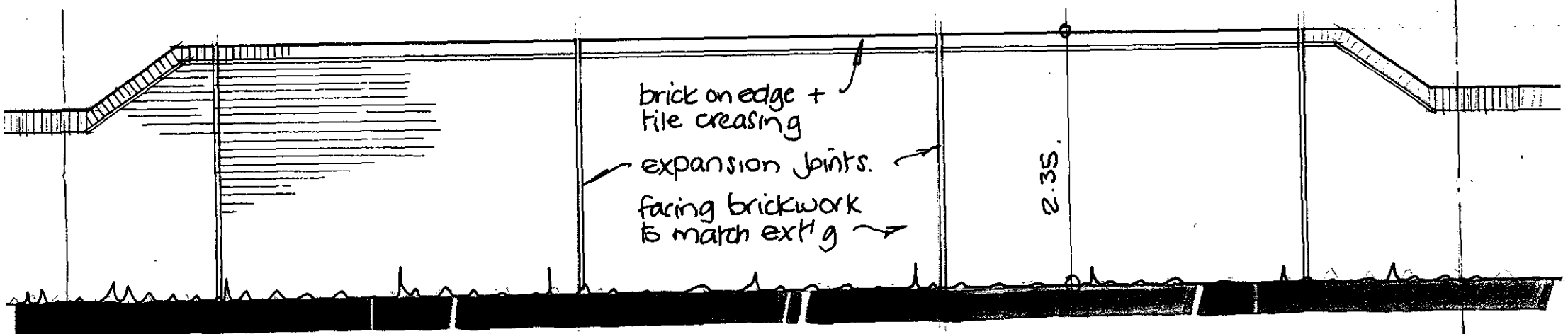


125
135
ROAD No. 4
ROAD No. 5
ROAD No. 1
120
F.16
FORM NEW MH.
ON EXT'G SEWER
I.L. 110.90
Ex. F.M.H.
C.L. 120.18
I.L. 111.68
Ex. F.M.H.
C.L. 119.44
I.L. 110.69



ELEVATION AS EXISTING.

SUPERSEDED

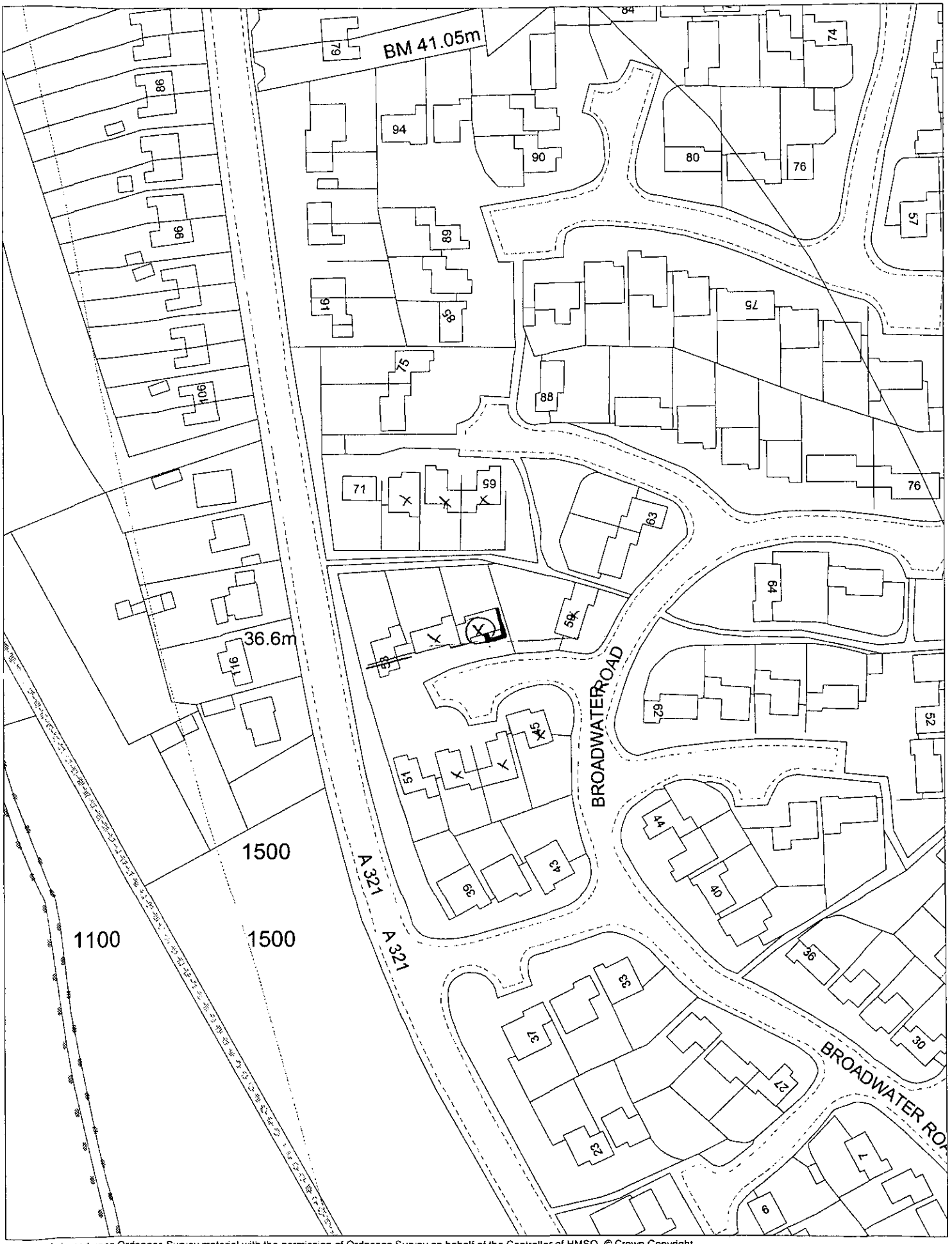


ELEVATION AS PROPOSED.

REAR BOUNDARY WALL AT 57 BROADWATER ROAD TWYFORD.

scale 1:50.

449/SK1



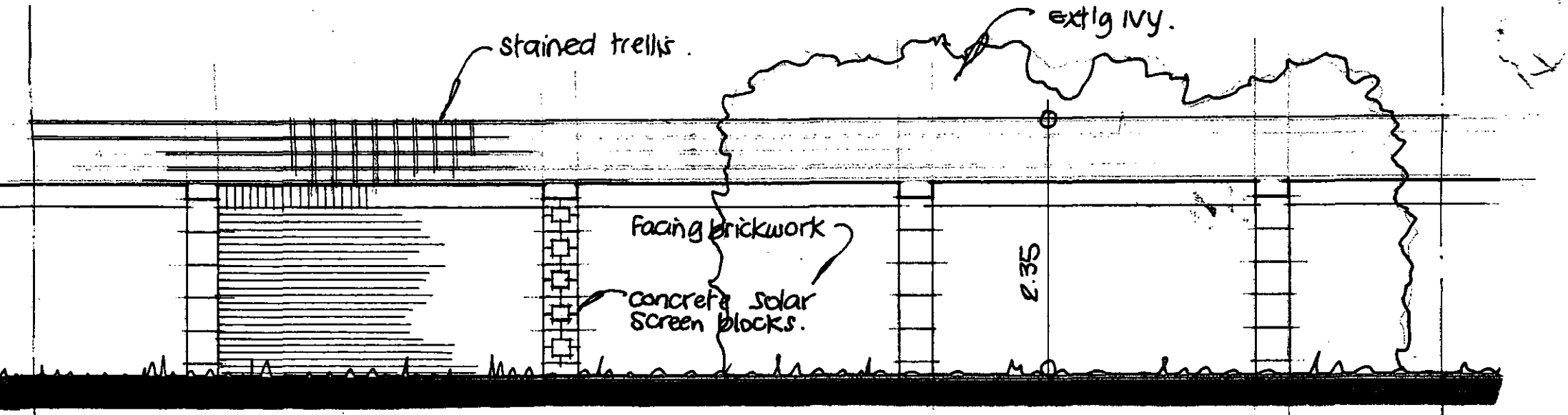
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

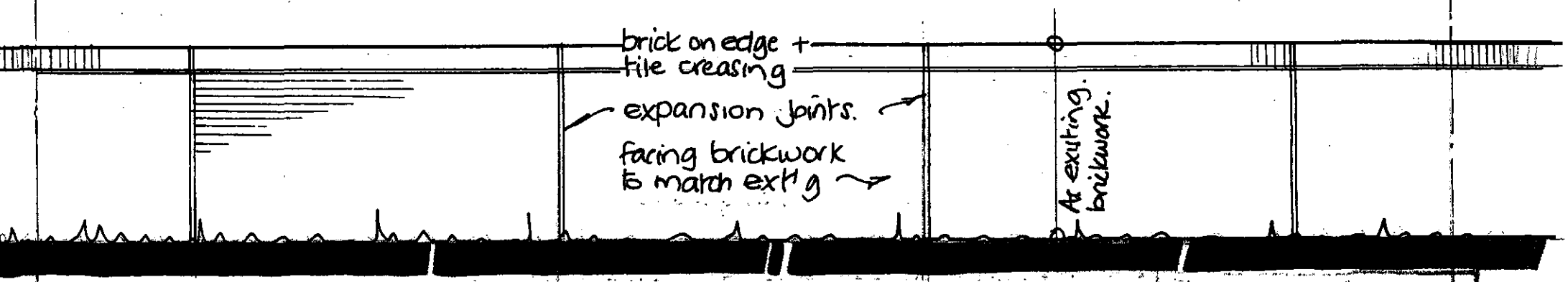
22 May 2000

Scale: 1 : 1250

N
W E
S



ELEVATION AS EXISTING.



ELEVATION AS PROPOSED.

REAR BOUNDARY WALL AT 57 BROADWATER ROAD TWYFORD

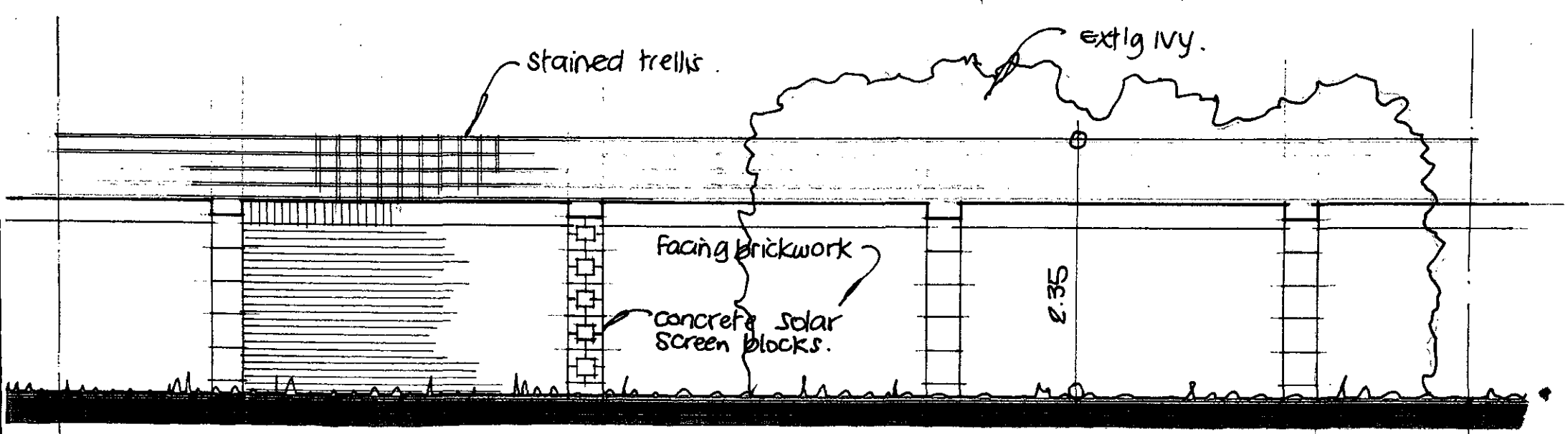
scale 1:50.

REVISED PLAN 1543

14 JUN 2000

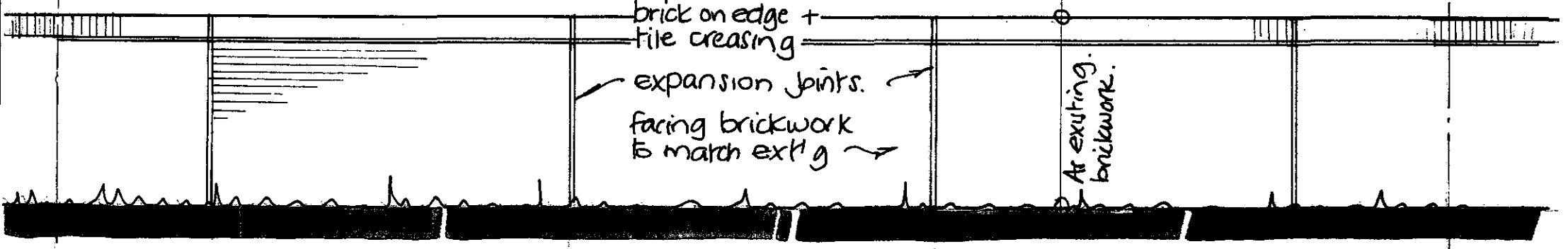
COPIES TO: ACK: FILE: rev A.

119/SKI



ELEVATION AS EXISTING.

APPROVED



ELEVATION AS PROPOSED.

REAR BOUNDARY WALL AT 57 BROADWATER ROAD TWYFORD.

scale 1:50. REVISED PLAN 1543

PLANNING SERVICES HPT 30570
POL
DC
APP
rev A.
COPIES TO:
449/SK1