SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0911

LOCATION:
72 Wargrave Road, Twyford Reading.

APPLICANT:
Mr J Challis

PROPOSAL:
Proposed erection of garage and demolition of part of existing garage.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **02/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Challis
72, Wargrave Road
Twyford
Reading
RG109PH

Application Number: F/2000/0911

Parish: **TWYFORD**

Location: **72, Wargrave Road, Twyford, Reading.**

Proposal: **Proposed erection of garage and demolition of part of existing garage.**

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 work 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 and 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.

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 vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 27 April 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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0911
Your ref.

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 J Challis
72 Wargrave Road
Twyford
READING
Berkshire
RG10 9PH

Dear Mr Challis

PLANNING PERMISSION 2000/0911
SITE: 72 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 2000/0911 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

NLake.

NICOLA LAKE
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0911	NC
BUILDING CONTROL NUMBER.	FP2000/076	AWoon
APPLICANT/~~AGENT~~	Mr T. Challis	
ADDRESS OF SITE	72 Wargrave Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	erection of garage + demolition of part of existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9909/2 A	9909/2
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Nicky who asked Heather. What amendment was needed.	BC - double garage door changed to 2 x single garage doors. Inspection post garage.	
DATE	29/6/00	

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	

Application Number F/2000/0911
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12 ·	Works ·
3	SC23	SR06	~~Works~~ Parking + Garaging ·

John Mitchell
26/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 72 Wargrave Road
Twyford Reading.

APPLICATION NUMBER: F/2000/0911

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on the front hedge.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

two level long bungalows.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal infront of the house with a lower ridge height - check inspectors decision

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0911

Applicant : Mr J Challis .

Location : 72, Wargrave Road, Twyford, Reading.
Proposal : Proposed erection of garage and demolition of part of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13.3.2000.....

Date Registered : 07/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 02/05/2000

Consultation Responses :

Highways - No objection subject to conditions
Twyford P. C - Concerned about impact upon the Street Scene.

Planning Issues :

Site Description - within the identified Settlement

1) Impact upon the neighbouring dwellings

2) Impact upon the Street Scene.

Application Number: F/2000/0911

Appraisal :

Officers notes :- The 50ft rule mentioned in the Parish Council comments is a covenant and is not related to planning.

There was a recent appeal also within this site for a higher application, neither ourselves or the inspector made comment about impact upon adjacent dwellings.

1.) Impact upon the neighbouring dwellings.

The proposed development is to replace an existing garage with a proposed new adjacent garage. The proposed garage would project 4.75m out from the existing dwelling and would be in about the same position as the existing garage. The adjacent dwelling - No 74 is set further back than the current front of No 72 and is 4m from the boundary with No 72. The proposed garage would have a height of 4.9m. As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the street Scene.

The proposed garage, is a significant improvement upon the previously refused application and appeal. The garage has been reduced in width to 4.75m, which resulted in a reduction in the height of the garage down to 4.9m (a reduction of 1m) more importantly the proposed garage is now in line with the ridge height of the existing bungalow. The garage appears in keeping with the existing dwelling and the wider area and as such there will be no detrimental impact upon the amenity or appearance of the street scene.

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

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

Tel:

Date: **22 March 2000**

My ref: F/2000/0911

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/2000/0911
72, Wargrave Road, Twyford, Reading.
Proposed erection of garage and demolition of part of existing garage.

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 **Nicola Lake** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0911**
72, Wargrave Road, Twyford, Reading.
Proposed erection of garage and demolition of part of existing garage.
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:

Date: **22 March 2000**

My ref: F/2000/0911

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Head of Planning and Transportation

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72, Wargrave Road, Twyford, Reading.
Proposed erection of garage and demolition of part of existing garage.
*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:

Date: **22 March 2000**

My ref: F/2000/0911

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

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72, Wargrave Road, Twyford, Reading.
Proposed erection of garage and demolition of part of existing garage.

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If you have any questions please do not hesitate to contact **Nicola Lake** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0911**
72, Wargrave Road, Twyford, Reading.
Proposed erection of garage and demolition of part of existing garage.
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/2000/0911

Proposal:
Proposed erection of garage and demolition of part of existing garage.

Location:
72, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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

ADDRESS 72 WARREAVE ROAD PARISH TWYFORD

PLOT No. GRENSIDE ORD. SHEET No. SU. 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
480/80	TWYFORD P C	EXTEND EX. PLAYING FIELD	12.12.80	N/A
307/84	MR. D RICHMOND	BUNGALOW + GARAGE	11.5.84	APP
BR 5019	MR MORRISON	BEDROOM + LOUNGE EXT	8.7.76	APP
04979	[illegible]	[illegible]	5.8.76	N/A
19455		NEW GARAGE + UTILITY ROOM	2.6.83	N/A
99/69768/F	Mr J. Challis.	s/st/fr. extn room. of garage and car port.	13/7/99.	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 22 March 2000

Application Number: F/2000/0911

Proposal: Proposed erection of garage and demolition of part of existing garage.

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

Applicant:
Mr J Challis .

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).

Sc 23- GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

31-3-00

FROM: Nicola Lake

DATE: 22 March 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/0911

Proposal: Proposed erection of garage and demolition of part of existing garage..

Site Address: 72, Wargrave Road, Twyford, Reading.

Applicant: Mr J Challis .

NL
E F
10 APR 2000
COPIES TO:

Your observations are required in respect of this application **by 15/04/2000** .

This application is an improvement on the recent appeal which was refused because the roof line of the garage is no longer higher than the existing bungalow. The Council still has concerns:-

i) The proposed garage goes right up to the boundary and, due to the pitched roof, will be overbearing on the neighbouring bungalow and could lead to a loss of light to the neighbour. It would be better if the garage went no closer to the boundary than the existing car port.

ii) The proposed garage seems unnecessarily large for two cars. The Council is concerned that other uses are intended especially as it is proposed to attach the new garage to the bungalow.

The garage and indeed the existing garage breach the fifty foot rule that applies to all the properties on this particular section of Wargrave Road whereby no building is allowed within fifty feet of the highway.

SIGNED: _____ DATE: 3-4-00

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 MAR 2000	
Officer: NL	Application No. F/2000/0911

Map No 29. Site ...0.:20...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF GARAGE AND DEMOLITION OF PART OF EXISTING GARAGE

Location: 72 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford & Remscombe
22.3.2000

Applicant: MR J CHALLIS
re-submission 99/69765/F-

Fee Received 00-00 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	~~Scale ?~~		
2	1:500 block plan showing existing & *proposed dev. + adj. Properties*	~~Show proposed development on plan~~ ~~Scale ?~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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: .....
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 ATTACHED.

NEIGHBOURS:

S/N + 70, 74, 67, 69, 65 WARGRAVE ROAD.

07 MAR 2000* 0911

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 0860141627

6 MARCH 2000

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mr M Thorpe, Principal Development Control Officer.

Dear Mr Thorpe,

Re: 72 WARGRAVE ROAD, TWYFORD.

Thank you for your letter dated 17 January 2000 regarding 99/69768/F.

I enclose a revised application for the rebuilding of the garage at the above. I have endeavoured to replicate the application which received conditional approval from yourselves on 2 June 1983, but which was not constructed. However I wish to retain that part of the existing garage which abuts my boundary with number 74.

Yours sincerely,

John Challis.

Environmental Services

For office use only.
Application number: 07.MAR2006 0911

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	JOHN CHALLIS 72 WARGRAVE ROAD TWYFORD RG10 9PH 0118 934 2279
2	Agent's Name Address and postcode Phone number	JOHN CHALLIS CHARTERED ARCHITECT 72 WARGRAVE ROAD TWYFORD BERKSHIRE. RG10 9PH 0118 934 2236.
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.	72 WARGRAVE ROAD TWYFORD RG10 9PH
4	Give brief details of the proposal for example, two storey side extension. About the application	PART DEMOLITION OF GARAGE ERECTION OF GARAGE.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS 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 ☑

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.		
APPLICATION WITHIN 12 MONTHS OF REFUSAL			
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 [illegible]

Date 6/MAY/00

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



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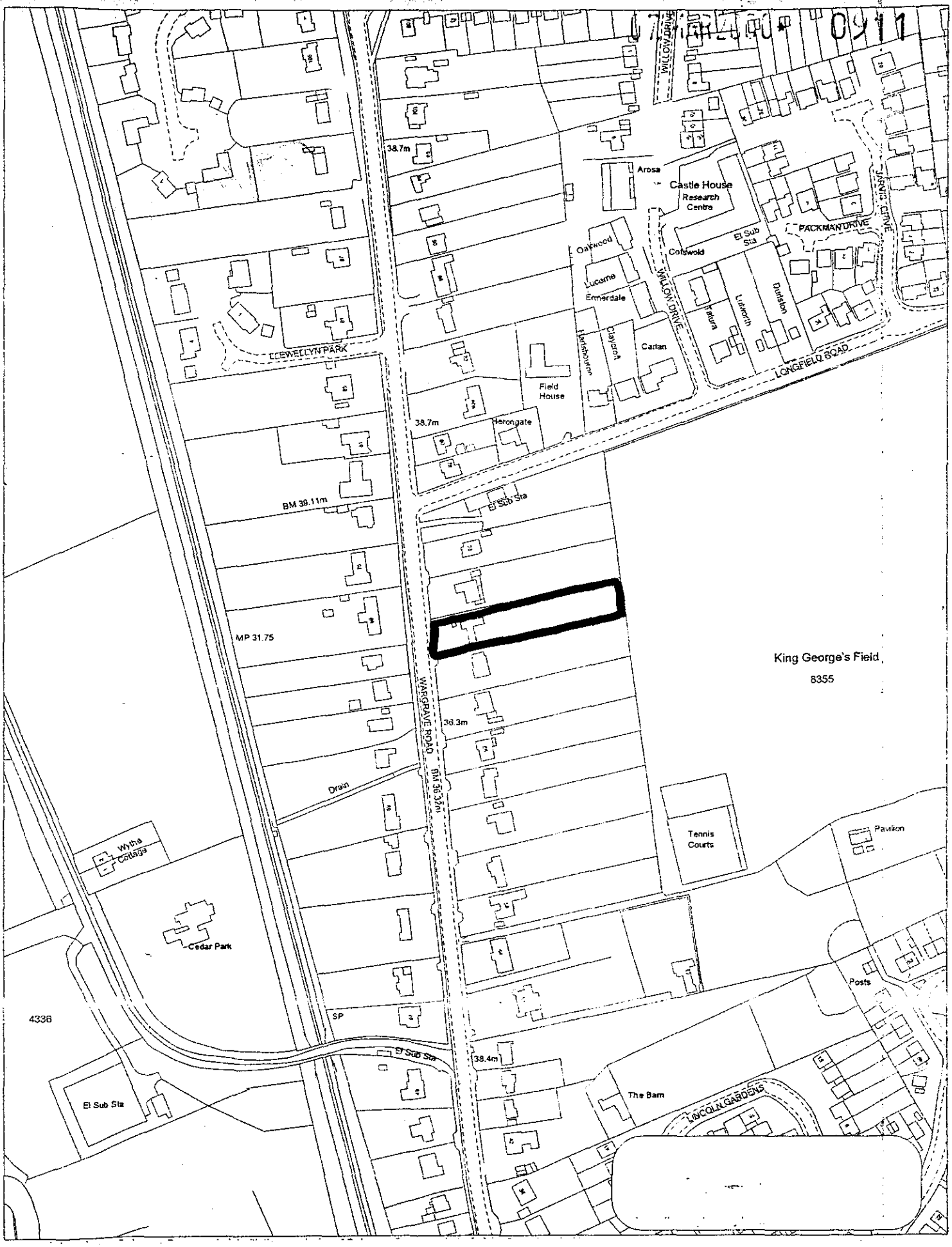
Development Control Section, Environmental Services, Wokingham District Council.
25 April 2000

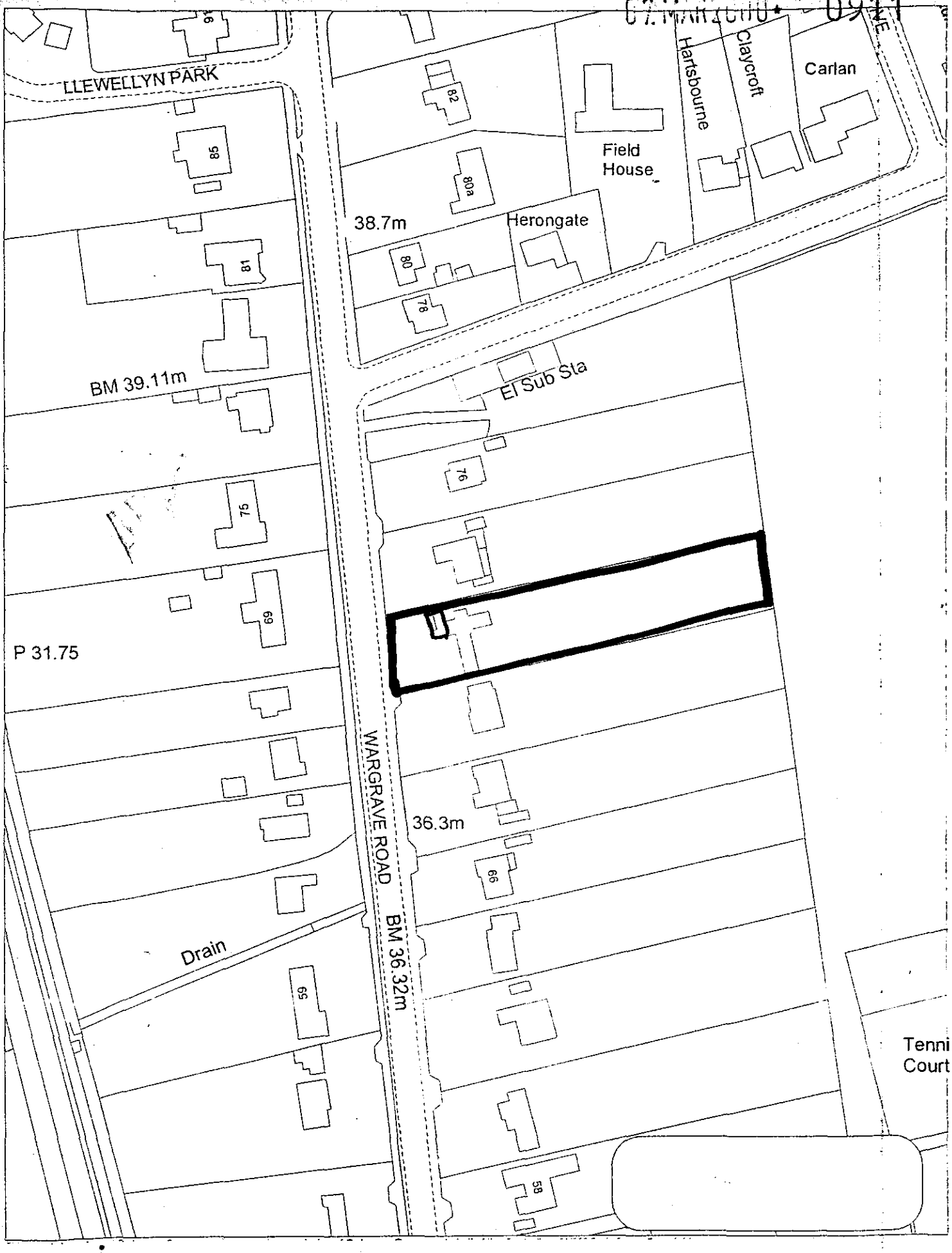
Scale: 1 : 500

N
W E
S

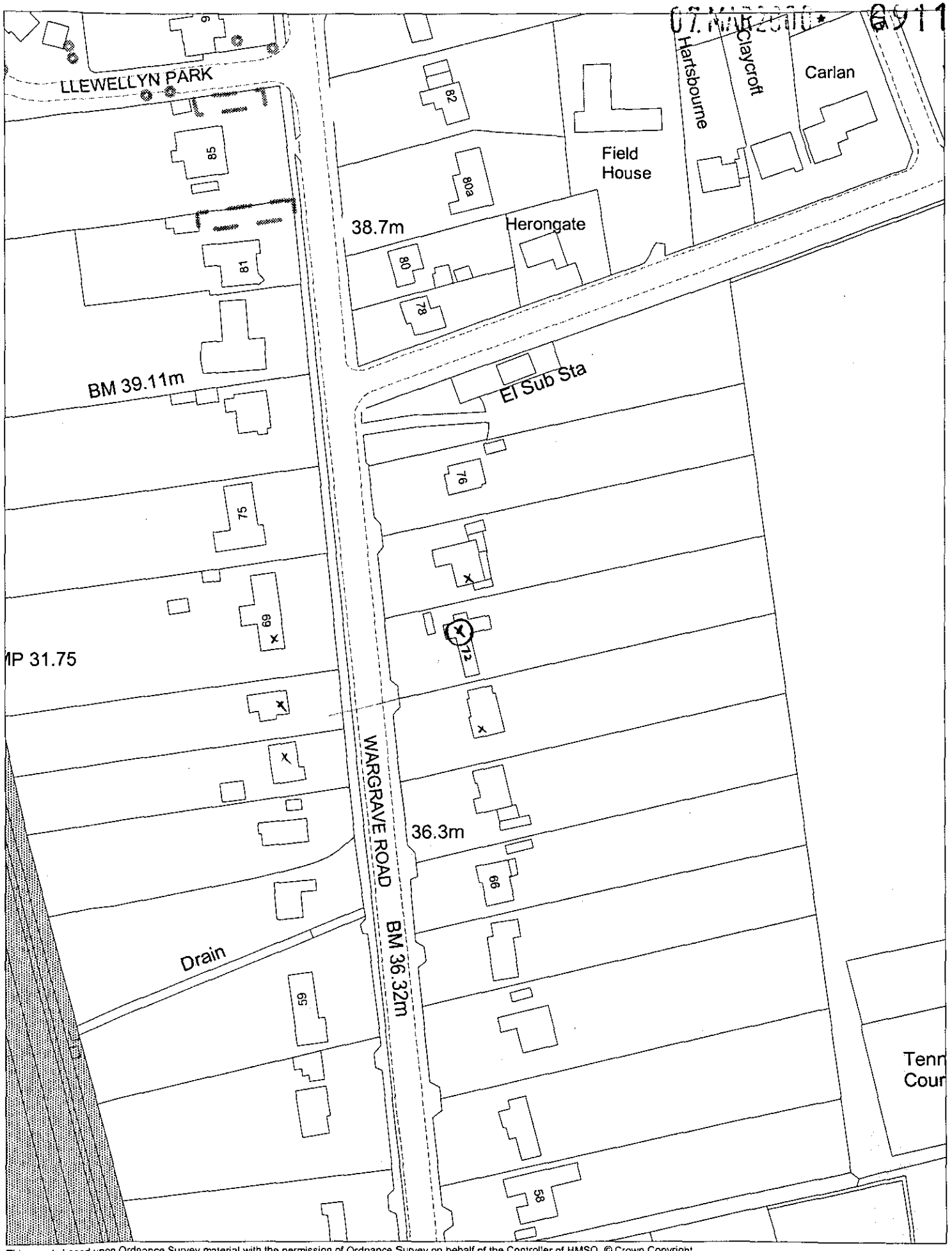


0911
WILLOW DRIVE
38.7m
Arosa
Castle House
Research Centre
PACKMAN DRIVE
JARVIS DRIVE
El Sub Sta
Oakwood
Cotswold
Lucerne
Ermerdale
WILLOW DRIVE
Tatura
Lutworth
Durlston
Hartshourne
Claycroft
Carlan
LLEWELLYN PARK
LONGFIELD ROAD
Field House
38.7m
Herongate
BM 39.11m
El Sub Sta
MP 31.75
King George's Field
8355
WARGRAVE ROAD
36.3m
BM 36.32m
Drain
Tennis Courts
Pavilion
Wythe Cottage
Cedar Park
Posts
4336
SP
El Sub Sta
38.4m
The Barn
LINCOLN GARDENS
El Sub Sta

1:2500


LLEWELLYN PARK
Field House
Hartsbourne
Claycroft
Carlan
Herongate
38.7m
BM 39.11m
El Sub Sta
P 31.75
WARGRAVE ROAD
36.3m
BM 36.32m
Drain
Tenni
Court
82
80a
80
78
58
81
76
75
69
66
59
58

1:1250



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

Scale: 1 : 1250