APPLICATION NO:

F/2002/8117

LOCATION:
65 Wessex Gardens, Twyford Reading.

APPLICANT:
Mr/Mrs Whittaker C/O K W Elstow

PROPOSAL:
Proposed two storey extension to dwelling and alterations to existing single storey roof.

EARLIEST DATE FOR DECISION: ~~30/12/2002~~ 8.2.03

APPLICATION WILL HAVE EXPIRED ON:
~~28/01/2003~~ 14/3/03

CASE OFFICER: **Daniel Gigg**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Whittaker
C/O K W Elstow
29 Whyteladyes Lane
Cookham
Berks
SL6 9LT

Application Number: F/2002/8117

Parish: **TWYFORD**

Location: **65, Wessex Gardens, Twyford, Reading.**

Proposal: **Proposed two storey extension to dwelling and alterations to existing single storey roof.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the north facing elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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

Informative
1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan numbers 962 and F/2002/8117/1 (car parking layout), received by the Local Planning Authority on 3 December 2002 and 10 March 2003 respectively.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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 EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/03/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE DPG
OFFICER

PLANNING APPLICATION NUMBER	F/2002/8117
BUILDING CONTROL NUMBER.	FP/2003/4398
APPLICANT/AGENT	K. W. Elston
ADDRESS OF SITE	~~26~~ 65 Wessex Gardens Twyford
DESCRIPTION OF PROPOSED WORK	Two storey side extension

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	962	962
ELEVATIONS	962	962
FLOOR PLANS	962	962

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED ✓	10.03.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11.07.03	

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8117

Applicant : Mr/Mrs Whittaker C/O K W Elstow.

Location : 65, Wessex Gardens, Twyford, Reading.
Proposal : Proposed two storey extension to dwelling and alterations to existing single storey roof.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 28/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Neighbours - 2 letters of Support.

Twyford Parish Council - Object for following reasons
① Terracing effect
② Overbearing to neighbours
③ Parking provision.

Planning Issues :

Impact upon the Character of the area
" " the neighbouring properties

Application Number: F/2002/8117 – 65 Wessex Gardens, Twyford.

Appraisal:

Proposed Development

The proposed development is a two storey side extension to dwelling and alterations to the roof of the existing single storey roof. The proposed extension will be 3.5m in width, it 5.5m in length and will have a height to the ridge of the roof of 6.2m. The alteration to the single storey extension will be a monopitched roof which will increase the height from 2.5m to 3.5m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted Loddon Area Local Plan and Wokingham District Local Plan (as modified in December 2002).

1. Impact upon neighbouring properties

Overbearing
Given that the 2 storey element projects approximately 1.25m beyond the rear wall of no. 63 Wessex Gardens, it will not be overbearing to this property.

Further, although the addition of the roof to the single storey extension has increased the height of this part of the development, it will not be overbearing as the bulk and massing is reduced by it having a monopitched roof. This is even though the single storey extension including the 2 storey extension project approximately 3.5m beyond the rear wall of 63 Wessex Gardens.

Overshadowing
Given its relationship to the neighbouring properties the extension will not cause any overshadowing.

Overlooking
There are no windows proposed in the north facing elevation. It must be noted that there are no windows in the south facing elevation of no. 63 Wessex Gardens. However, a condition will be attached removing the right to insert windows in the north facing elevation of the extension.

2. Impact upon the character of the area

The proposed extension is of an appropriate scale to the host building particularly the roof of the extension is 0.5m lower than the main roof of the dwelling. Lastly, materials are proposed to match the existing. Accordingly, there will not be any detrimental impacts on the character of the area.

3. Parking

The property will have 5 bedrooms. Accordingly, the parking standards require 2 spaces. However, additional parking spaces for 5 bedroom properties need to be judged on their

8117

own merits. Given that the site is not in the most accessible location the Highways Officer has recommended that 3 car parking spaces should be provided. Accordingly, this is shown on the plans submitted on 10 March 2003.

4. Consultation

The Parish Council comments:-

- Concern over the terracing effect;
- Overbearing impact to neighbours; and,
- Concern over the level of car parking.

Officer comments – Given the comments raised in sections 1, 2 and 3 of this report it is not felt that the Council's concerns could warrant refusal of the application. It is not felt that there would be any terracing effect given that there will be a gap of 1m between the properties in addition to the building being set back from the front wall of no. 63 by approximately 1m.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	"first floor level and above of the north facing elevation"
Informatives for approvals			
	This approval is in respect of the OS Site Location Plan and Plan No.s 962 and F/2002/8117/1 (Car parking layout) received by the LPA on 3 December 2002 and 10 March 2003 respectively.		
N04			
N16			

Loddon Area Local Plan	**LBE1, LBE2, LT6**
South East Area Local Plan	
Wokingham District Local Plan	**WOS3, WBE1, WT6**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: B T E Watson

Date: 10/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 65 Wessex Gardens Twyford Reading.

APPLICATION NUMBER: F/2002/8117

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 16/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

Detached property
Brick built
Concrete tiled roof
White uPVC window frames

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 63 - No windows in side elevation of property
~~East~~ Boundary with no. 63 is staggered in height from rear of garage with a 1.8m high close boarded fence
Fence rises by 30cm from rear of garage to rear of property
1.8m high brickwall Land beyond is higher by about 0.5m → 1m from no. 61 ~~to~~ then slopes towards playground

New Wall is a Window at 1st floor level. At ground floor are french doors.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING New garage

LEVELS ~~N/A~~ Land rises on approach towards house from west.

BOUNDARY TREATMENT N/A

OTHERS N/A

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 21 February 2003
My ref: F/2002/8117
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) 974 6991
DX: 33506 – Wokingham

Mr. K. Elstow
29 Whyteladyes Lane
Cookham
Berkshire SL6 9LT

Dear Mr. Elstow,

F/2002/8117
PROPOSED TWO STOREY EXTENSION & ALTERATIONS TO EXISTING SINGLE STOREY ROOF AT 65 WESSEX GARDENS, TWYFORD.

I write regarding the above-mentioned subject.

From having consulted this authority's Highways Officer I have been informed that the internal dimensions of the garage do not meet the Council's standards. These standards being at least 2.5 metres by 5 metres. Accordingly, the garage cannot be considered as a car parking space.

In order for the proposed extension to comply with this Council's car parking standards as set out in the Wokingham District Local Plan (as proposed to be modified) the applicant will need to demonstrate that 3 cars can be parked within the curtilage of the dwelling. As such, you will need to submit a car parking layout. I must advise you that the dimensions for a car parking space on a driveway should be 2.4 metres by 4.8 metres. In addition, no more than 70% of the front garden should be paved over to create car parking spaces and the use of porous materials are encouraged to reduce surface water run-off. Lastly, please indicate on the plans the type of vegetation to be retained.

I trust this advice is of use. If you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on his direct line.

Finally, you should be aware that this advice is given without prejudice to the Council's normal decision-making process.

Yours sincerely

Daniel Gigg
Planning Officer

Cc Mr. & Mrs. Whittaker, 65 Wessex Gardens, Twyford, Berkshire RG10 0BA

PLANNING SERVICES	
POL	TLS
DC	
APP	
CS	
17 JAN 2003	
COPIES TO	

K.W.Elstow,
29 Whyteladyes Lane,
Cookham,
Berkshire,
SL6 9LT

Attn Daniel Gigg,
Environmental Services Department
Planning Services
P.O.Box 157
Shute End,
Wokingham,
Berkshire
RG40 1WR

Re application P2002/8117
Proposed Two Storey Extension at 65 Wessex Gardens, Twyford.

Dear Mr Gigg,

As you are aware this project has been discussed with their neighbours and I enclose certificate B as there will be encroachment by foundations.
I believe that the applicant has discussed the possibility of a hipped roof and it has been agreed to proceed as per original submitted plans.

Yours sincerely,

K.W. Elstow

9	How many bedrooms does the property have?	Existing:	Proposed:
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
MR & MRS KINNERSLEY	63 WESSEX GARDENS TWYFORD	7/1/03

None of the land forms part of an agricultural holding.

Your signature: K. W. Estan

on behalf of MR & MRS WHITTAKER

Date 13/1/03

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

Environmental Services

For office use only.
Application number:

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	
2	Agent's Name Address and postcode Phone number	
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	
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.	
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

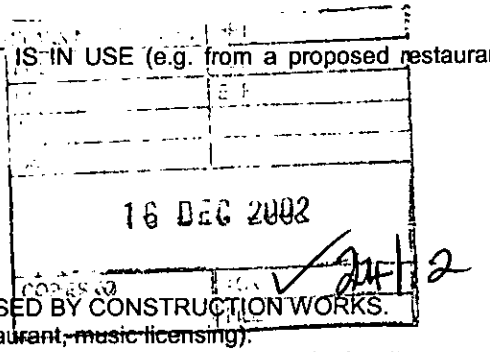
Please turn over

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8117. (Case Officer:Daniel Gigg)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8117

YOUR NAME: MRS J JONES

YOUR ADDRESS: (if these details are incorrect please amend)
67 WESSEX GARDENS
TWYFORD
READING
RG10 0BA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Tel. (0118) 974 6296
Date: 09 December 2002
Your Ref:
My Ref:Daniel Gigg
F/2002/8117

The Owner / Occupier
67
WESSEX GARDENS
TWYFORD
READING
RG10 0BA

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

Application Number: F/2002/8117
Site Address: 65, Wessex Gardens, Twyford Reading
Proposal: Proposed two storey extension to dwelling and alterations to existing single storey roof.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/8117 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/8117.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Daniel Gigg on (0118) 974 6296.

Yours faithfully,

Daniel Gigg

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8117. (Case Officer:Daniel Gigg)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

ENVIRONMENTAL SERVICES DEPT
16 DEC 2002
24/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8117

YOUR NAME: E. J. Bowers

YOUR ADDRESS: (if these details are incorrect please amend)
12 MALLARD CLOSE
TWYFORD
READING
RG10 0BE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:
NO UNDUE COMMENTS — EXCEPT PERHAPS ANY OBJECTIONS MAY BE BY Nº 63 or 67 WESSEX GARDENS. — DOES NOT CHANGE ANY VIEW POINTS FROM Nº12 MALLARD CLOSE

Continue over the page if more room required

Application Number : F/2002/8117	Map No : 33
Case Officer : DPG	Site Area : 0.03
Valid Date : 3.12.02.	Received Date: 03/12/2002

Level : Delegated Application

Description : Proposed two storey extension to dwelling and alterations to existing single storey roof.

Location : 65, Wessex Gardens, Twyford, Reading.

Parish : TW **Ward : TWY** 9.12.02 TB.

Applicant : Mr/Mrs Whittaker C/O K W Elstow.

Fee Required: £110 **Fee Received: £110** (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	confirm no encroachment at side boundary.	9.12.	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 9.12.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..SIN. & see map:.....

.....

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		76WESSEX GARDENSREADING	RG10 0AY
		57WESSEX GARDENSREADING	RG10 0BA
		63WESSEX GARDENSREADING	RG10 0BA
		65WESSEX GARDENSREADING	RG10 0BA
		67WESSEX GARDENSREADING	RG10 0BA
		69WESSEX GARDENSREADING	RG10 0BA
		71WESSEX GARDENSREADING	RG10 0BA
		12MALLARD CLOSEREADING	RG10 0BE
		14MALLARD CLOSEREADING	RG10 0BE

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

Tel: (0118) 974 6296

Date: 09 December 2002

My ref: F/2002/8117

WOKINGHAM UNITARY
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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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/8117
65, Wessex Gardens, Twyford, Reading.
Proposed two storey extension to dwelling and alterations to existing single storey roof.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8117**
65, Wessex Gardens, Twyford, Reading.
Proposed two storey extension to dwelling and alterations to existing single storey roof.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Tomlin

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

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

Tel: (0118) 974 6296

Date: 09 December 2002

My ref: F/2002/8117

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/8117
65, Wessex Gardens, Twyford, Reading.
Proposed two storey extension to dwelling and alterations to existing single storey roof.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8117**
65, Wessex Gardens, Twyford, Reading.
Proposed two storey extension to dwelling and alterations to existing single storey roof.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

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

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

Tel: (0118) 974 6296

Date: 09 December 2002

My ref: F/2002/8117

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S 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
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Councillor S Conway
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8117

Proposal:
Proposed two storey extension to dwelling and alterations to existing single storey roof.

Location:
65, Wessex Gardens, 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/2002/8117 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

09 December 2002

Environmental Services

For office use only.
Application number: 03.12.2002 8117

03 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8117

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 WHITTAKER 65 WESSEX GARDENS, TWYFORD, BERKSHIRE 0118 934 1892
2	Agent's Name Address and postcode Phone number	K.W. ELSTOW 29 WHYTELADYES LANE, COOKHAM, BERKS SL6 9LT 01628 530143
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.	65 WESSEX GARDENS, TWYFORD, BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	PITCHED ROOF TWO STOREY SIDE EXTENSION, MINOR ALTERATIONS TO EXISTING SINGLE STOREY ROOF

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.	BROWN/RED BRICKWORK TO MATCH EXISTING RED/ORANGE 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: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

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: K. W. Elston

on behalf of MR & MRS WHITTAKER

Date 28/11/02

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

ADDRESS 65 WESSEX GARDENS PARISH TWYFORD

PLOT No. 106 ORD. SHEET No. SU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/58 0/189/61	MR. A. GODSAL	O/APP. RES. DEV.	14.2.58	N/A REF
0/100/63	"	"	13.9.61 22.6.63	REF N/A REF.
M/1/65	COLL	MINERAL WORKINGS	12.5.65	N/A C/A
0/144/66	MR. A. GODSAL	O/APP. RES. DEV. FOLLOWING REMOVAL OF GRAVEL & AGGR	7.11.66	N/A REF.
1097/72	PYE	O/APP. RES. DEV.	4.3.73	N/A C/A
1388/73	"	DETACHED HOUSE & GARAGE	22.11.73	C/A
BR 327	"	"	8.4.74	APP. N/A
			5.7.79	N/A REF
F/2002/8117	Mr/Mrs Whittaker	2/st ext & alts to S/st roof.		

DATE OF COMPLETION

MINISTRY DECISION 0/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074

PLANNING SERVICES
PCL
DC
APP
CS
10 MAR 2003
COPIES TO
FEE 66918

K.W.Elstow,
29 Whyteladyes Lane,
Cookham,
Berkshire,
SL6 9LT

Attn Daniel Gigg,
Environmental Services Department
Planning Services
P.O.Box 157
Shute End,
Wokingham,
Berkshire
RG40 1WR

Re application P2002/8117
Proposed Two Storey Extension at 65 Wessex Gardens, Twyford.

Dear Mr Gigg,

Please find enclosed layout of proposed car parking.

Yours sincerely,

K.W. Elstow

K.W. Elstow