APPLICATION NO:
F/2002/8035

LOCATION:
39 Hurst Road, Twyford Reading.

APPLICANT:
Mr Dale C/O Peter H Watkins

PROPOSAL:
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

EARLIEST DATE FOR DECISION: **16/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2003

CASE OFFICER: ~~Heidi Lynch~~ Tanya Davies

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Dale
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/8035

Parish: **TWYFORD**

Location: **39, Hurst Road, Twyford, Reading.**

Proposal: **Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.**

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.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 in the north-east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

4. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

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

4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informatives

1. This approval is in respect of Drawing No. PW 221891 Version B, received by the Local Planning Authority on 9 July 2003.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies LD3 and EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LBE5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/08/2003

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.

REVISED PLAN

8035 ..

Philip Dale
39 Hurst Rd
Twyford
RG10 0AQ

8th July 2003

Dear Ms Jackson,

Re: Planning Permission 39 Hurst Rd.

- Further to our recent telephone conversation Please find enclosed a copy of our amended plans as requested as a result of your recent visit.

I trust everything is finally in place to proceed but would appreciate

- confirmation.

Many Thanks in anticipation.

Philip Dale

70876

PLANNING SE...
POL
DC JJ
API
CS
09 JUL 2...
COPIES TO
FILE

Date: 16 July 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8035

Location: 39, Hurst Road, Twyford, Reading.

Proposal: Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

Applicant: Mr Dale C/O Peter H Watkins.

Case Officer: Jeni Jackson

The new plans show the following: Amendments to proposed extension. Drawing no: PW 22189 B.

Comments are required by 30/07/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

(RING ONE)

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

App. No. F/2002/8035 Date Rec. 9/07/03

Location: 39 Hurst Road, Twyford

Parish: Twyford

Applicant: Mr Dale

Description of attached plans: amendments to proposed extension' [Penny - please copy plan to do consultations - has been sent in before but gone twice]

Drawing No's: PW 22189 B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: as original application'

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice Y / (N)

Revised Proposal Description: —

CASE OFFICER Jeni Jackson.

Consultations Sent by Admin. on 16.07.03

Yellow - Case Officer Copy
Green - Part One Copy

Jeni Jackson.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/8035

Applicant : Mr Dale C/O Peter H Watkins.

Location : 39, Hurst Road, Twyford, Reading.
Proposal : Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 19/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

This application will have expired on: 14/01/2003. 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 :

Highways - no objections/conditions

Twyford Parish - concern it may be overdevelopment of site.

n° 37 - objects to development.

See typed report.

Planning Issues :

Identified settlement

Part in mineral site consultation area

Groundwater zone

Loddon Area Plan

Application Number: F/2002/8035

Appraisal : see attached report.

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

Application F/2002/8035 – 39 Hurst Road

Consultation responses:
Original Plans:
Twyford PC – There is concern that the application may constitute over development of the site when compared to the original footprint.
Highways – no objection.

One letter of objection received from the neighbour at No.37 on the grounds that:
- the proposal is inappropriate when considered in context;
- no precedent for a two storey side extension up to the boundary;
- the proposal is not in character with the neighbourhood;
- the proposal would severely overshadow the front and side of our house and would result in an unacceptable loss of light;
- the proposed side extension would loom over our home in a most intrusive and overbearing way;
- the massing of the development would be accentuated by the minimal drop in the ridge line and gable end (the existing roof is hipped);
- account must also be taken of the relationship between the proposal and the permission already granted for a single storey garage to be built on the side of our house, if both were built they would appear linked;
- a similar extension to our home would result in our homes becoming effectively terraced;
- we are also worried about the extent to which our back garden would be overlooked by the proposed rear first floor extension;
- the proposal constitutes unreasonable over-development of the site and would have a significantly negative impact on our home;
- the proposal contravenes the SPG on house extensions.

Revised plans (3/01/03):
Twyford PC – there remains concern that this proposal is too large in size.
Neighbour maintains objection.

Revised plans (16/07/03):
Twyford PC – no comments received.
Neighbour maintains objection to the proposal.

Appraisal:

1. Permission is sought for the erection of a two storey side/rear extension to the existing house together with single storey front and rear extensions. The property is semi-detached and is also set back and up from the road.

2. The proposal has been revised twice. The first set of amendments changed the gable end of the two storey extension to a hip to be in keeping with the existing

property. The second amendments brought the hipped element in to the main roof and also increased the length of the first floor rear element.

3. The proposed extensions wrap around the side of the existing property to provide and single storey front porch extension and then and two storey side extension element to provide a garage at ground floor and bedroom above and then continued out to the rear and also providing a single storey ground floor extension to the kitchen and dining room. This would involve the removal of the existing single storey rear extension that currently projects 3 metres to the rear of the house and the existing single storey garage to the side. The two storey extension would be three metres in width and would extend 3 metres beyond the rear of the original house (as the existing single storey) with the single storey element 2 metres beyond that. The height to eaves of the two storey element is 5 metres and 7 metres to the ridge, the main ridge of the house is about 8 metres.

4. These houses are set above the level of the road, the rear gardens are further elevated and steps lead up from the existing single storey rear element to the garden. The application site is to the south of No.37 which has a single ground floor window in the side elevation to light the hall and a first floor side window that lights the landing, both of these windows would be lost as a result of the construction of the single storey garage extension for which permission has been granted. Neither of these windows light habitable rooms.

5. There is a first floor window proposed in the two storey element that would afford oblique overlooking of part of the garden of No.37 although this would be generally in the location of the existing single storey building to the rear of that property. It is considered that this is a relationship that is normal within the urban area and would not result in significant loss of amenity to the rear garden of No.37.

6. The bulk and mass of the proposal has been reduced by the amendments to the roof. The two storey element would continue for a length of 8 metres along the boundary in a location which adjoins the house at No.37. Consequently it is not considered that the proposal would be overbearing or over dominant, loss of light would occur to the windows lighting the hall and landing but the area of land to the side of the house affords access to the rear and is not used as a garden area as such. Furthermore, the neighbour has already advised that permission exists for construction of a single storey garage in this location.

7. Concern has been expressed about the terracing effect that would result from the proposal and would be exacerbated by the construction of the single storey garage at No.37. Given the urban location of the site and the fact that there are houses in close proximity that form part of a terrace, it is considered that this relationship would not be out of keeping with the character of the locality or detrimental to the street scene. The first floor element of the two storey side extension would be set back 3 metres from the existing front elevation of the house. This would succeed

in improving the relationship to the front of No.37 and would mean that loss of light to first floor front windows in that house would be unlikely as a result of this stagger.

8. In conclusion, it is considered that the revised scheme would not have a significant impact on the neighbouring properties through loss of light or through overlooking. It is considered that the proposal would accord generally with the guidelines in the SPG. The proposal may, in association with the extant permission to extend next door, result in terracing but this is not considered to be out of keeping with the surrounding area.

RECOMMENDATION: THAT PERMISSION BE GRANTED.

Application Number F/2002/8035
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C012	R012	
3.	C044	R044	north-east elevation of the extension
			at first floor level or above.
4.	C049	R049	
	Permission		relates to drawing no. PW 22189 Tension B
	received by		the local Planning Authority on.
	9 July 2003.		

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LBE5
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WDS3.
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3, EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. G. Watson
(Development Control Manager)

Date: 19/8/03

check for other front extensions in area impact on n° 37 (windows in side elevation).

RECORD OF SITE VISIT

SITE ADDRESS: 39 Hurst Road
Twyford Reading.

APPLICATION NUMBER: F/2002/8035

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 10/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS single sty garage to side

3. DESCRIPTION OF SITE/BUILDING
single sty rear ext.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n° 37 - side elevation first floor window / landing window, single sty ext side ext
ground floor hall window on side
attached n° 41 - have front porch ext

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

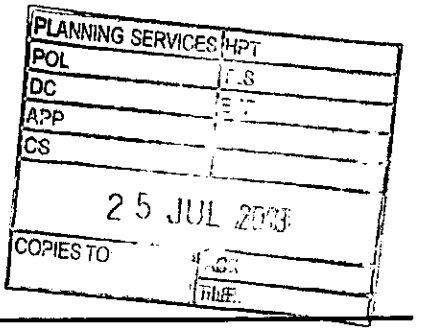
LEVELS above road

BOUNDARY TREATMENT

OTHERS

n° 37 front elevation - bedroom window, only window, first floor front closest to side wall

n° 37 - single sty rear extension extends past side wall of house + garage ext to side of house
- no garage ruling side boundary further back



Date: 16 July 2003

To: Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8035

Location: 39, Hurst Road, Twyford, Reading.

Proposal: Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

Applicant: Mr Dale C/O Peter H Watkins.

Case Officer: Jeni Jackson

The new plans show the following: Amendments to proposed extension. Drawing no: PW 22189 B.

Comments are required by 30/07/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

No objection in principle but query the need to extend beyond the existing rear extension.

25/7/03

Carol Hurst

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 12 January 2003 10:59
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

The following information was sent from the Standard Enquiry Form on 1/12/03 10:58:55 AM

What do you want to do?: Object

Planning application number: F/2002/8035 - REVISED PLANS NOTIFICATION

Your comments

Our objection of 11/12/02 refers (para numbers quoted below). The amendment is welcome in that it seems to go some way towards meeting our concern about loss of light (our para 3). But we would like confirmation that this goes far enough to meet relevant guidelines. Unfortunately, the revision seems to have been made without direct reference to our concerns and there is no further attempt at mitigation. In particular, gable ends continue to be proposed for the roofs of both the existing property and the two storey side extension. Planning Guideline B2 indicates that both should be hipped (our para 4). Such an amendment would at least go some way towards reducing the significant visual impact of the side extension (our para 3). That notwithstanding, the concerns we set out in our paras 2, 5, 6, 7 and 8 remain: the proposal still appears inconsistent with Planning Guideline B2.

Name : John and Kate Parkinson

Address
---
37 Hurst Road
Twyford
Berkshire

Postcode : RG10 0AQ

Telephone : 0118 934 5344

Email Address : john.parkinson@zoom.co.uk

Jenifer Jackson

To: John Parkinson
Subject: RE: REVISED PLANS NOTIFICATION - F/2002/8035

The applicant is obviously keen for the application to be considered. I was only on leave for one week and am now back in the office. However, I have considered your request and am prepared to give you until 5pm on Thursday 7 July to get any additional comments in on the amended plans. I will be writing the application up on Friday 8 July. Obviously you can email your response to me on 7 July 2003.
I trust that this is of assistance and hope that you had a good holiday.
Regards
Jeni Jackson
Principal Planning Officer

-----Original Message-----
From: John Parkinson [SMTP:john.parkinson@zoom.co.uk]
Sent: 18 July 2003 16:36
To: jenifer.jackson@wokingham.gov.uk
Subject: REVISED PLANS NOTIFICATION - F/2002/8035

Dear Ms Jackson

The above application relates to 39 Hurst Road, Twyford. We live in the neighbouring property, 37 Hurst Road, and unfortunately had to object to the original plans submitted last year.

This morning we received your letter of 16 July providing notification that revised plans have been submitted and setting a deadline of 30 July for comments. However, we are going on holiday early tomorrow morning and will not return until late on 2 August. It is therefore impossible for us to view the revised plans and provide comments by your deadline.

Having spoken to one of your colleagues, we understand that you too are on leave and hence are e-mailing you to request an extension to your deadline to allow us to view the plans and comment if necessary. We hope that the amended plans will address the concerns we have previously expressed but given that the description of the proposed extensions remains unchanged it is likely that we will remain of the view that the scale of this development is inappropriately large in the context of the surrounding properties. Thank you for your consideration.

Yours sincerely

John and Kate Parkinson

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. 4 June 2003

My ref. JJ/2002/8035

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 P Watkins
48 Broomfield Road
Tilehurst
RG30 6AL

Dear Mr Watkins,

RE: APPLICATION NO. F/2002/8035 – 39 HURST ROAD, TWYFORD.

I am writing to advise that Ms Davies has left the employ of the Council and the application has been allocated to me. I can be contacted on the telephone number above. I would advise that I have previously accompanied Ms Davies on a site visit and am familiar with the proposed amendments. I look forward to receiving the revised plans.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 1 May 2003
My ref: TD/F/2002/8035

Mr P Watkins
48 Broomfield Road
Tilehurst
RG30 6AL

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 Mr Watkins

Proposed 2 storey side extension at 39 Hurst Road, Twyford.
F/2002/8035

Thankyou for your letter received 13 March 2003 and I apologise for the delay in responding.

I confirm that the details works outlined in your letter are acceptable as an amendment to the existing application and are likely to be acceptable. This is subject to the extension having a single hipped roof (please see enclosed crude illustration).

I also require a block plan showing the extension in relation to the neighbouring property (including their extension) and clarification if the existing conifer tree to the rear of the property will be retained?

I look forward to receiving revised plans.

Please contact me with any queries.

Yours sincerely

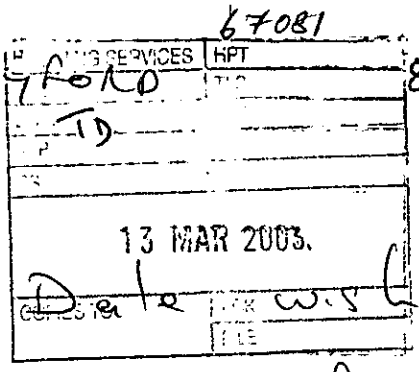
Tanya Davies
Senior Planning Officer

copied to Mr Dale
19/5/03

0118 9423696

48 BROOMFIELD ROAD
TILEHURST
READING, RG30 6AC

RE. 39 HURST ROAD, TWYFORD



Dear Sir,

My client Mr. Date wishes to slightly modify the rear first floor extension, to compensate for having to step back the front by 3.0M.

Can you please advise me

1.) Is this likely to be accoptable
2.) Can this be done as an amendment
3.) Is a new planning applcation required with a new fee?

I would appreciate your comments

Yours faithfully

Tim Nott

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
AGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: Tanya

Mr / Mrs / Miss Kate Parkinson

of: 37 Hurst Road Tel No: 9345344

- [x] Telephoned
- [ ] Visited
- [ ] Wants to see you
- [x] Please Phone
- [ ] Will call again
- [ ] URGENT

Message: Please call

Re : F2002/8035

39 Hurst Road,

- would like to arange a meeting with you to discuss the above

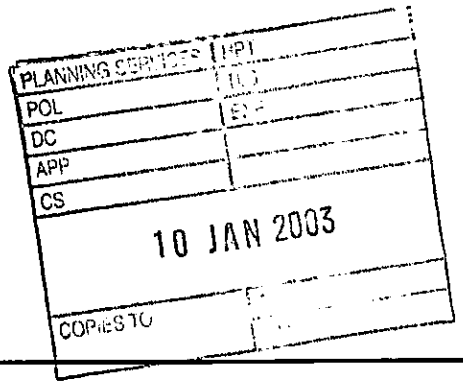
- Told her awaiting revised plans willing when receive + meet when do so

Message taken by: Eleanor Time: 14.14

Date: 6/02/03

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Date: 03 January 2003



To: Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8035

Location: 39, Hurst Road, Twyford, Reading.

Proposal: Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

Applicant: Mr Dale C/O Peter H Watkins.

Case Officer: Heidi Lynch

The new plans show the following: Reduced two storey side extension. Drawing no: PW/22189 Rev A.

Comments are required by 13/01/2003.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

There remains the concern that this proposal is too large in size.

8/1/03

Date: 03 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8035

Location: 39, Hurst Road, Twyford, Reading.

Proposal: Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

Applicant: Mr Dale C/O Peter H Watkins.

Case Officer: Heidi Lynch

The new plans show the following: Reduced two storey side extension. Drawing no: PW/22189 Rev A.

Comments are required by 13/01/2003.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App. No. F/2002/8035 Date Rec. 19/12/02

Location: 39 Hurst Rd Twyford

Parish: Twyford

Applicant: Mr Dale

Description of attached plans: PW/22187 Rev A - revised 2 sty side extension

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

- Landscape & Trees ☐
- Urb. Design & Conservation ☐
- Highways ☐
- Dinton Pastures ☐
- Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

as above & neighbours only

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

NEIGHBOURS: all neighbours

Date for Responses by 13th Jan

FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice Y / (N)

Revised Proposal Description: _____

CASE OFFICER HEIGI

Consultations Sent by Admin. on 03.01.03.

Yellow - Case Officer Copy
Green - Part One Copy

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8035. (Case Officer:Heidi Lynch)

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).

PLANNING SERVICES	HPT
POL	TLS
DC	INF
APP	
CS	

13 DEC 2002

COPIES TO: ACK: FILE.

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/2002/8035

YOUR NAME: JOHN PARKINSON

YOUR ADDRESS: (if these details are incorrect please amend)
37 HURST ROAD
TWYFORD
READING
RG10 0AQ

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:
PLEASE SEE THE ATTACHED PAGES

Continue over the page if more room required

OBJECTION TO APPLICATION NUMBER F/2002/8035

1. We sympathise with our neighbours' desire to create more living space for their family and regret that we must object to their plans. We would much prefer not to have to do so. But we have a young family too and we are extremely concerned about the effect these proposals would have on our home and our quality of life. We have consulted draft Planning Guideline B2 to try to establish whether our concerns have substance in terms of the Council's planning policies. Clearly, we are not experts, but our reading of Planning Guideline B2 suggests that there are planning grounds for this application to be rejected.

2. While the proposed design might be attractive viewed in isolation, we believe it is inappropriate when considered in context. The planned development is extremely large compared to the width of the plot and the relatively narrow gap between our houses. If implemented, our neighbours' plans would create a large four-bedroom house on a plot designed for a relatively small three-bedroom one (and which already includes a substantial ground floor rear extension). Having looked at comparable properties in Hurst Road and Paddock Heights, we can see no precedent for a two-storey side extension up to the party boundary or for a development on this scale. These proposals therefore appear inconsistent with paragraph 2.2 of Planning Guideline B2, which specifies that any development should be "... in character with ... the general neighbourhood in which it is located".

3. If these proposals were allowed to proceed, an unbroken brick wall would run for over 14 metres along the party boundary, i.e. less than 3 metres from the side wall of our house. This wall would be two storeys high for much of its length, rising to a height of over 7 metres at the apex of the gable-ended roof. Because of the alignment of our properties, around 5 metres of this two-storey length, including its highest point, would stand beyond the front of our house. The proposal does not, therefore, appear to follow the guidance provided in paragraph 2.3 of Planning Guideline B2, as it would severely overshadow the front and side of our house and according to the relevant criteria would result in an unacceptable loss of light. This is to say nothing of the visual impact such a large development would have. Paragraph 2.2 of Planning Guideline B2 advises that developments should "... not dominate ... adjoining buildings ...". The proposed side extension would loom over our home in a most intrusive and overbearing way.

4. From the front, the massing of the proposed development would be accentuated by the minimal drop in the ridge line and the gable ended roof (the existing roof is hipped). Paragraph 6.5 of Planning Guideline B2 refers to the need to ensure that "... side extensions do not entirely fill the gap between neighbouring pairs of semi-detached houses" and paragraph 7.1 emphasises the preferability of hipped roofs.

5. Account must also be taken of the relationship between this application and planning permission already granted for a single storey garage to be built on the side of our house (Full Plans Application No. FP/2000/0831). This

garage extension would be consistent with most other comparable properties on Hurst Road, including neighbouring houses on both sides. We made our application – having consulted our neighbours prior to the submission of plans – in the knowledge that once the garage was built there would be a gap of around 3 metres between it and the outer wall of our neighbours' house as presently constructed. We amended our plans to take account of our neighbours' concern at that time that our houses should not appear to be linked. We share this concern: if the above application were approved as drafted, it is hard to see how both extensions could be accommodated without them appearing to be linked.

6. We also wonder if our neighbours' plans are compliant with paragraph 6.2 of Planning Guideline B2, which requires that any two-storey side extension should "not affect the possibility of the adjacent property being extended in a similar manner". A similar extension to our property up to the party boundary would result in our homes effectively becoming terraced, albeit with a stagger. This would not appear to be permissible under paragraph 2.4 of Planning Guideline B2, which advises that "Extensions should not be detrimental to the character of a street e.g. by converting regular semi-detached pairs of houses into apparent terraces", as well as under paragraph 6.5 as quoted above.

7. While the side extension is our main concern, we are also worried about the extent to which our back garden would be overlooked by the proposed rear first floor extension (paragraph 5.6 of Planning Guideline B2). According to the plans, three bedrooms, instead of one at present, would look out at the back of our neighbours' property. The window of the outermost of these would be very close to the party boundary and this in particular would contribute to a loss of privacy. This aspect of the proposal also appears to be inconsistent with paragraph 5.8 of Planning Guideline B2, which states that for two-storey rear extensions on semi-detached or detached properties: "the first floor should be set in from the party boundary (a minimum of 2.5m is recommended) ..."

8. We are not trying to be unnecessarily obstructive but we believe that as drafted this application constitutes unreasonable over-development of the site and as such would have a significantly negative impact on our home. While most similar properties in this area have been extended, none comes anywhere near the scale of development proposed here. In our view, the mass and height of the proposed development would be overbearing, intrusive and detrimental to the residential amenity that our family could reasonably expect to enjoy.

John and Kate Parkinson
11 December 2002

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

HIGH[redacted]S CONSULTATION SHEET

From: Heidi Lynch **Date:** 25 November 2002

Application Number: F/2002/8035

Proposal: Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

Parish: TWYFORD PARISH

Site Address:
39, Hurst Road, Twyford, Reading.

Applicant:
Mr Dale C/O Peter H Watkins.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C049
C137 (INSERT : ~~two~~ extension), R157
C122

Signed: _____ **Print name:** AC 19/12/02

1327

WOKINGHAM DISTRICT COUNCIL

To Heidi.

Date 11/12/02 Time 9.15

WHILE YOU WERE OUT

Name John Parkinson

Of

Phone No. 02079448190 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 39 Hurst Rd. Twyford

(neighbour).

n° 37 - objects to development

Signed Den

FROM: Heidi Lynch

DATE: 25 November 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

PLANNING
POL
DC
APP
04 DEC 2002
COPIES TO

Application Number: F/2002/8035

Proposal: Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions..

Site Address: 39, Hurst Road, Twyford, Reading.

Applicant: Mr Dale C/O Peter H Watkins.

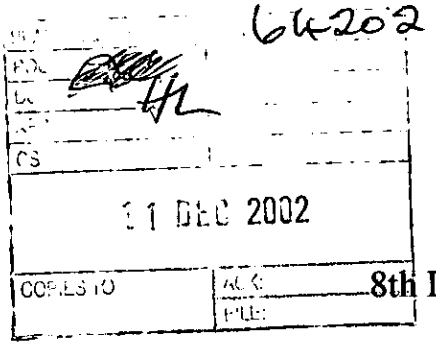
Your observations are required in respect of this application **by 16/12/2002** .

My Council comments;
There is concern that the application may constitute over development of site when compared to the original footprint.

SIGNED: _____ DATE: 3/12/02

Clerk To Twyford Parish/Town Council.

Philip Dale
39 Hurst Road
Twyford
RG10 OAQ



Your Ref: F/2002/8035

8th December, 2002

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1BR

Dear Sir/Madame,

Re: Planning Application: 39 Hurst Road, Twyford

Can you please also take into account that we have ample off street parking available at our property. Three vehicles can be parked in the concreted part of the front drive and one vehicle can be parked in the garage. There is also an addition decorative area (raised patio) which completes the space to the front of the house.

Yours Faithfully

Philip Dale
0118 9340150

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8035
CASE OFFICER: Heidi Lynch

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

Application Number : F/2002/8035	Map No : 33
Case Officer : H.L	Site Area : 0.05
Valid Date : 19.11.02	Received Date: 19/11/2002

Level : Delegated Application

Description : Proposed 2 storey side/rear extension to dwelling, plus single storey front & rear extensions.

Location : 39, Hurst Road, Twyford, Reading.

Parish : TW Ward : TWY 25.11.02 8.

Applicant : Mr Dale C/O Peter H Watkins.

Fee Required: £110 Fee Received: £110 (6)

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	Is there any encroachment?	25.11.	
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 25.11.02

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

...Groundwater Zone 3.....

.....

.....

.....

.....

.....

NEIGHBOURS

...Site Notice + See Map.

.....

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		40HURST ROADREADING	RG10 0AL
		42HURST ROADREADING	RG10 0AL
		44HURST ROADREADING	RG10 0AL
		37HURST ROADREADING	RG10 0AQ
		39HURST ROADREADING	RG10 0AQ
		41HURST ROADREADING	RG10 0AQ

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

Tel: (0118) 974 6482

Date: 25 November 2002

My ref: F/2002/8035

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8035
39, Hurst Road, Twyford, Reading.
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/8035**
39, Hurst Road, Twyford, Reading.
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.
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 6482

Date: 25 November 2002

My ref: F/2002/8035

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/2002/8035
39, Hurst Road, Twyford, Reading.
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

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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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/8035**
39, Hurst Road, Twyford, Reading.
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.
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 6482

Date: 25 November 2002

My ref: F/2002/8035

WOKINGHAM UNITARY
Aiming for Excellence

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 S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2002/8035
39, Hurst Road, Twyford, Reading.
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/8035**
39, Hurst Road, Twyford, Reading.
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.
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 S Conway
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8035

Proposal:
Proposed 2 storey side/rear extension to dwelling plus single storey front & rear extensions.

Location:
39, Hurst 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 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/2002/8035 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. 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

25 November 2002

Environmental Services

For office use only.
Application number: 19.NOV.2002 8035

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

8035 19 NOV 2002

1	Your name Address and postcode Phone number	M J PACE 39 HURST ROAD TWYFORD 9340150
2	Agent's Name Address and postcode Phone number	PETER H WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	39 HURST ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXT
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.	CONC. ROOF TILES & BRICK TO MATCH
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: 3	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.	f110-00	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

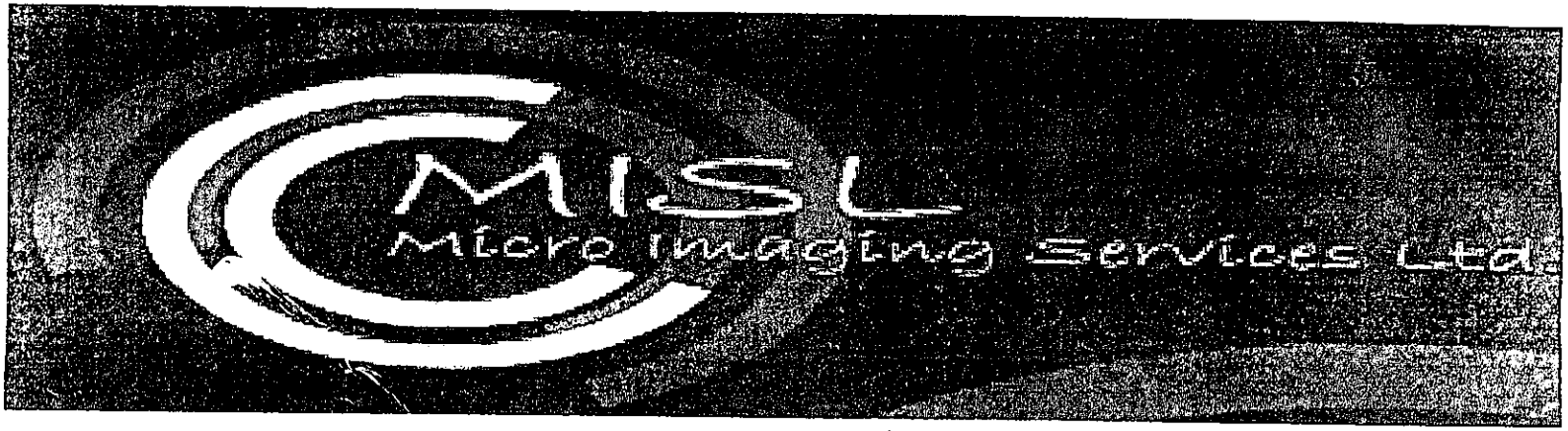
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR-DALE

Date 18-11-2002

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 39 HURST ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7976

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/54	COCKLOSTERS DEV. CO.	O/APP. RES. DEV.	21.4.54	N/A RE
732/54	"	"	12.10.54	N/A C
271/56	LEIGHTON CONTRACTORS	LAYOUT	8.5.56	AP
202/57	"	SEMI-DETACHED HOUSE	9.4.57	APP. AP
PD/193/61	MR. M. RIXON	GARAGE	18.5.61	APP. N/
PD/147/68	"	ADDITIONS	11.4.68	APP. N
F/2002/8035	Mr. Dale	2 St/S Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (Scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo (scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot Bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Mem ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/