APPLICATION NO:
F/2000/0696

LOCATION:
8 Woodpecker Close, Twyford Reading.

APPLICANT:
Mr & Mrs Howlett C/O B S L Design Services

PROPOSAL:
Proposed first floor side extension to dwelling & front/rear single storey extensions.

EARLIEST DATE FOR DECISION: ~~30/03~~ 16/5/2000

APPLICATION EXPIRY DATE: ~~26/04~~/2000 20/06/2000

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Howlett
C/O B S L Design Services
103 Bridgestone Drive
Bourne End
Bucks
SL8 5QX

Application Number: F/2000/0696

Parish: **TWYFORD**

Location: **8, Woodpecker Close, Twyford, Reading.**

Proposal: **Proposed first floor side extension to dwelling & front/rear single storey 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.

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 works 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.

John Mitchell
Development Control Manager
Date: 18 May 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0696	NL
BUILDING CONTROL NUMBER	H2000/0548	Indy
APPLICANT/AGENT	BSL Design Services	
ADDRESS OF SITE	8, Woodpecker Close TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S front ext + S/S rear ext + first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SH2000/4	SH 2000/1
ELEVATIONS	— "	— "
FLOOR PLANS	SH2000/1	SH2000/

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/5/00	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0696

Applicant : Mr & Mrs Howlett C/O B S L Design Services.

Location : 8, Woodpecker Close, Twyford, Reading.
Proposal : Proposed first floor side extension to dwelling & front/rear single storey extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		30·3·00

Date of Neighbour Notifications : .....

Date of Site Visit : 30:3:00

Date Registered : 01/03/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 26/04/2000

Consultation Responses :

Highways - No objection subject to conditions

Twyford P.C - Concerned about impact upon the neighbouring dwelling.

Planning Issues :

Site Designation - within the Identified Settlement.

1.) Impact upon the neighbouring dwelling

2.) Impact upon the street scene.

Application Number: F/2000/0696

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a 2/s side extension and a single storey front and rear extension.

The proposed development is against the boundary between No 8 and No 10. The proposal has no side facing windows and will not step forward of the front and rear of No 10. There will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the character of the street scene.

The proposed extension is in line with the main front building line of the existing dwelling. However, a number of existing dwellings within the cul-de-sac have similar such extensions No 10 is also a different style of dwelling.

As such, the proposed development is in keeping with the existing dwelling and the surrounding. As such there will be no detrimental impact upon the street scene.

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

Application Number F/2000/0696
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	Parking + Garaging

John Mitchell
18/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Woodpecker Close Twyford Reading. APPLICATION NUMBER: F/2000/0696	OFFICER: Nicola Lake DATE OF SITE VISIT: 30.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Post front of site.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached dwelling with a side garage (intergral.)

4. RELATIONSHIP TO ADJOINING PROPERTIES Garage in line with front No 10 whose porch projects further forward. No has a small obscure glassed side window - Proposed front bay + porch infill under the existing roof. They want a first floor set in line with front 1st floor line. No set back about 1m to No 10. proposed projects out on the near - may lead to terracing. No No 10 Roof slopes away from No 8 Gable facing front.

5. SITE CONSTRAINTS

*check history No 15 + 21 - No 10 does stand further back at the near than No 8 and has a 5 ft walls between - No 6 has also had a 3/S near extension which stands some way back on the near. Good screening - street to the near.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/0696

Proposal:
Proposed first floor side extension to dwelling & front/rear single storey extensions.

Location:
8, Woodpecker Close, 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 30/03/2000*. 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

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

Tel: (0118) 974 6481

Date: **06 March 2000**

My ref: F/2000/0696

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/2000/0696
8, Woodpecker Close, Twyford, Reading.
Proposed first floor side extension to dwelling & front/rear single storey extensions.

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 **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0696**
8, Woodpecker Close, Twyford, Reading.
Proposed first floor side extension to dwelling & front/rear single storey extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **06 March 2000**

My ref: F/2000/0696

CONFIDENTIAL

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

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

Dear Councillor

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0696**
8, Woodpecker Close, Twyford, Reading.
Proposed first floor side extension to dwelling & front/rear single storey extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **06 March 2000**

My ref: F/2000/0696

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0696**
8, Woodpecker Close, Twyford, Reading.
Proposed first floor side extension to dwelling & front/rear single storey extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

Nicola Lake NL

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
The Owner 2000	10 Woodpecker Close Twyford	25th April

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of Mr & Mrs Howlett . . . . . .

Date 25/4/2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

SCHEDULE 2 Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 8 Woodpecker Close Twyford RG10 OBB

I give notice that *(b)* Mr & Mrs Howlett

is applying to the *(c)* Wokingham Council

for planning permission to *(d)* ***erect a first floor side extension and front and rear extensions***

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* Planning Dept Shute End Wokingham Berks RG40 1BN

by *(f)* 16th May 2000

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of Mr & Mrs Howlett

Date 25/4/2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

FOR INFORMATION ONLY

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
The Owner 2000	10 Woodpecker Close Twyford	25th April

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of Mr & Mrs Howlett . . . . . .

Date 25/4/2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

8 Woodpecker Close.
Tunbridge.

18/4/2000.

Spoke to agent and complained about overhanging at the rear. He said that they would serve notice on the neighbours - Sent out new certificate and notice.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 March 2000

Application Number: F/2000/0696

Proposal: Proposed first floor side extension to dwelling & front/rear single storey extensions.

Site Address:
8, Woodpecker Close, Twyford, Reading.

Applicant:
Mr & Mrs Howlett C/O B S L Design Services.

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 - Parking & Garaging (SR06)

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

15-3-00

FROM: Nicola Lake

DATE: 06 March 2000

RECEIVED

TWYFORD PARISH CONSULTATION SHEET

27656

Application Number: F/2000/0696

Proposal: Proposed first floor side extension to dwelling & front/rear single storey extensions..

Site Address: 8, Woodpecker Close, Twyford, Reading.

Applicant: Mr & Mrs Howlett C/O B S L Design Services.

Your observations are required in respect of this application **by 30/03/2000** .

The Council would like to comment as follows:-

The first floor extension is too close to the neighbour at number 10 who has windows on that side. It may be acceptable if the extension was reduced in depth and the height covered with possibly dormer windows.

SIGNED: _____ DATE: 25-3-00

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 FEB 2000~~ VALID 01 MAR 2000	Map No. 33 Site 0.02
Officer: NL / Application No. F/2000/0696	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND FRONT/REAR SINGLE STOREY EXTENSIONS

Location: 8 WOODPECKER CLOSE

Parish: TWYFORD Ward: TWYFORD

Applicant: MR/MRS HOWLETT

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

Enforcement Section to be notified ☐ tick if required (7)

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	Scale?	21/2	01 MAR 2000
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties		21/2	01 MAR 2000
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	highlight proposals to show existing & proposed	21/2	01 MAR 2000
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:

.....

.....

.....

NEIGHBOURS:

.....3. Kingfisher Court.....

.....

.....

.....

.....

.....

.....

.....

.....

BSL

DESIGN SERVICES

01 MAR 2000

01 MAR 2000

103 Bridgestone Drive
Bourne End
Buckinghamshire
SL8 5XQ
Telephone 01628 530246
EMail bsldes@globalnet.co.uk
Mobile 0789 9056234

28th February 2000

The District Planning officer
Wokingham District Council
Planning Dept.
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

01.MAR2000* 0696

FAO: Mrs Hurst

Dear Madam

Re:Planning Application Plans 8 Woodpecker Close Twyford

Please find enclosed a copy of the amended plans incorporating your comments for final approval.

Item 2 of your letter is 1:1250

Yours sincerely,
BSL Design Services.

Brian Laver.

Environmental Services

For office use only.
Application number: 01.MAR2000* 0696

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	Mr & Mrs Howlett
	Address and postcode	8 Woodpecker Close Twyford
		Berks RG10 0BB
	Phone number	
2	Agent's Name	BSL Design Services
	Address and postcode	103 Bridgestone Drive Bourne End
		Buckinghamshire SL8 5XQ
	Phone number	01628 530246
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.	Applicants Address
4	Give brief details of the proposal for example, two storey side extension. About the application	First Floor Side Extension & Front /Rear Single Storey Extenmsions
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.	All materials to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Howlett

Date 14./2/2000

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

ADDRESS 8 Woodpecker Close PARISH Twyford

PLOT No. 65 ORD. SHEET No. SU. 7968 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58 O/189/60	MR. A. GOOSAL	O/APP RES. DEV.	14.2.58	N/A REF
O/100/63	"	"	13.4.61 27.6.63	N/A REF
M/1/65	Coll.	MINERAL WORKINGS	12.5.65	N/A C/A
O/144/66	MR. A GOOSAL	O/APP RES. DEV. FOR ERECTION OF REMOVAL OF GRAVEL & AGGR	7.11.66	N/A REF
1697/72	PYE	O/APP. RES. DEV.	14.3.73	N/A C/A
1388/73	"	DETACHED HOUSE & GARAGE	22.11.73	C/A
BR 2236	"	"	20.3.75	APP N/A
BR/6873	Mr W A Watt	Utility Room pitched roof over garage & porch	26 X 81	APP MA

DATE OF COMPLETION

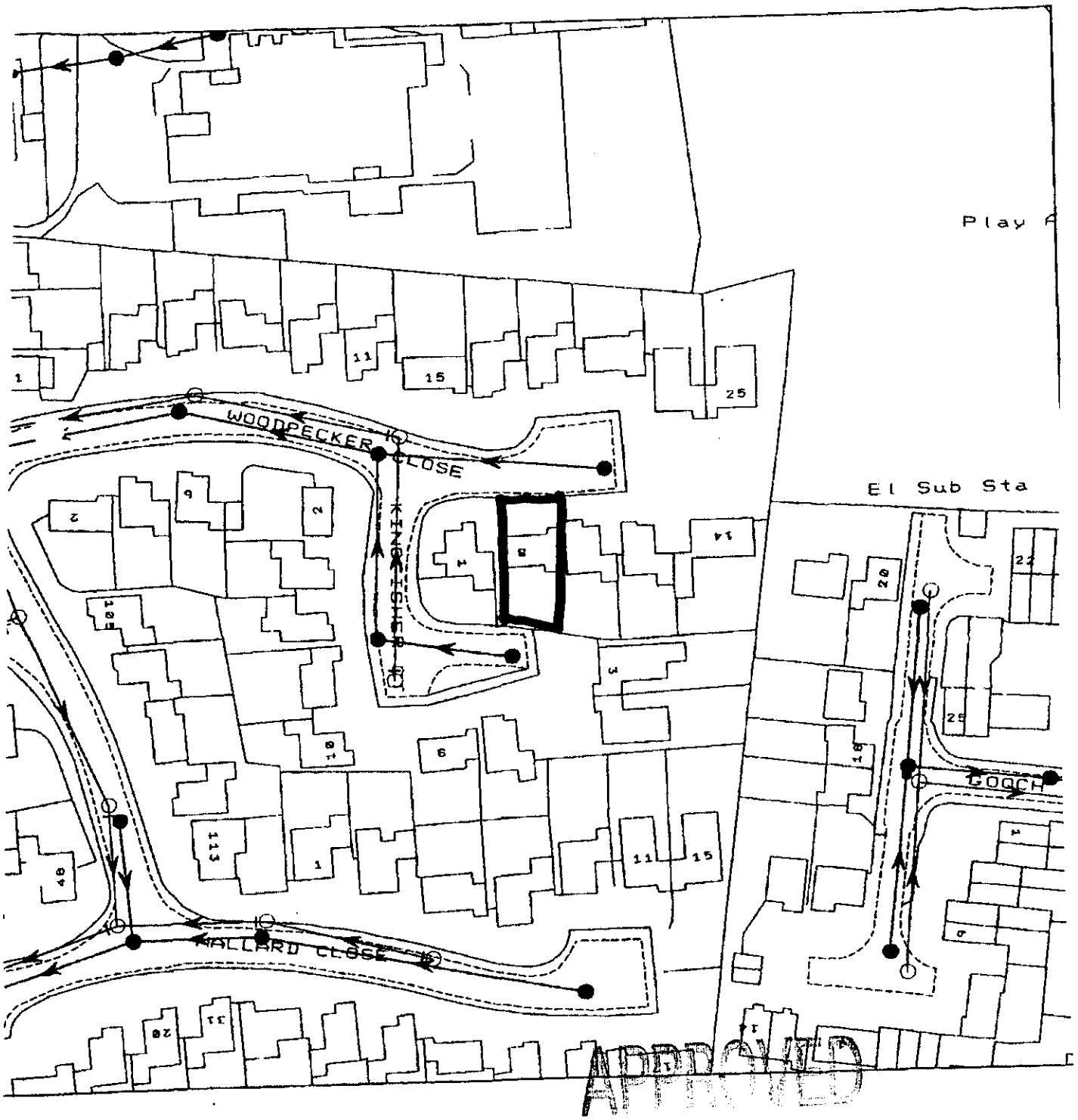
MINISTRY DECISION O/144/66 - APPEAL DISMISSED - 25-8-67

SPECIAL ORDERS

DRAINAGE

091074

01.MAR2000* 0696



01.MAR2000* 0696

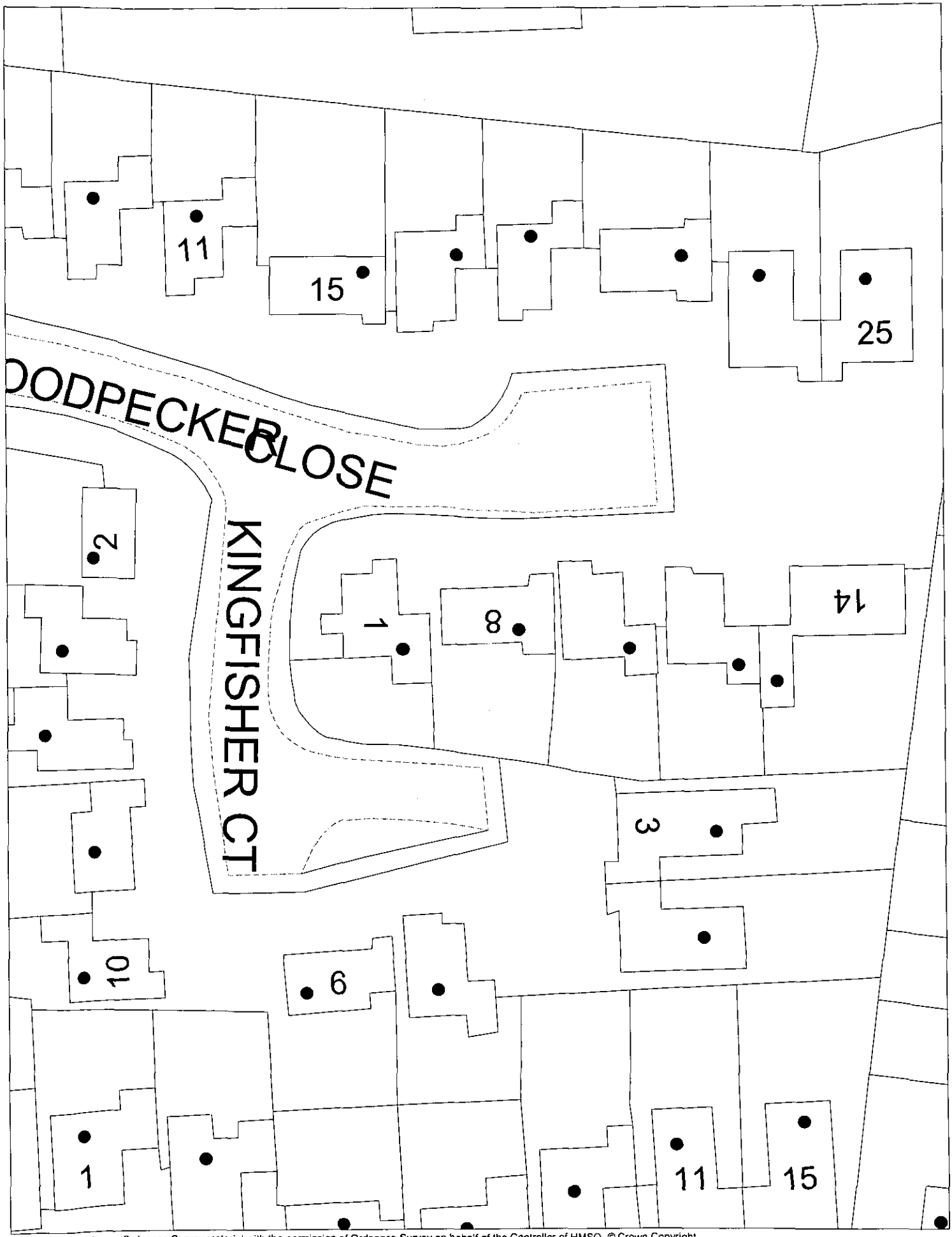
Thames Water CON29(1994) Sewer Plan

Plot centred on (479504,175261), which is in SU7975SE.

Requested by UTI8, on Mon Jun 16 20:36:35 1997

1:1250

SCALE



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Development Control Section, Environmental Services, Wokingham District Council.
21 February 2000

Scale: 1 : 500

N
W E
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