EX SYSTEMS LTD

APPLICATION NO:
F/2000/1035

LOCATION:
33 Station Road, Twyford Reading.

APPLICANT:
G Somersby C/O John Challis Chartered Architect

PROPOSAL:
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

G Somersby
C/O John Challis Chartered Architect
72 Wargrave Road
Twyford
Berkshire
RG10 9NS

Application Number: F/2000/1035

Parish: **TWYFORD**

Location: **33, Station Road, Twyford, Reading.**

Proposal: **Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.**

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. 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.

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

Reason
2. In the interests of the character and appearance of the Conservation Area.

John Mitchell
Development Control Manager
Date: 25/05/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1035

Applicant : G Somersby C/O John Challis Chartered Architect.

Location : 33, Station Road, Twyford, Reading.
Proposal : Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : ..... green s/n

Date Registered : 30/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 25/05/2000

Consultation Responses :

Twyford PC - "no comment"

Conservation- no objection to refurbisment, materials to match house.

additional plan with wall

could look odd

appropriate for this part of conservation area.

Planning Issues :

Identified Settement
Station Rd conservation area
neighbours /street scene

Application Number: F/2000/1035
33 Station Road, Twyford

Appraisal: Planning permission for the change of use of 33 Station Road from an A1 shop to C3 residential was approved in 1999. The current proposal is for refurbishment of an outbuilding and construction of a wall at the front of the property.

The outbuilding, which adjoins the rear boundary of the property, is in rundown condition and sympathetic refurbishment would enhance the appearance of the conservation area - it is proposed to use slates and a painted softwood door and window to match the main building.

No 33 is one of a row of properties that were originally shops and the frontages of Nos 27 - 35 are open and hard surfaced. However, the front gardens of many of the dwellings in the Station Road Conservation Area are enclosed with walls. These vary in height from about 0.2 metres to about one metre. The proposed wall would be 0.6 metres high, with one metre piers at the corners and to the side of the entrance. As permission has been granted for residential use enclosure of the front garden with a wall and the design of the wall are considered appropriate to the character of the conservation area.

Recommendation: conditional approval

Application Number F/2000/1035
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SE02	
02	SC52	SE926	"Work" + delete "existing" + insert "main" building. + after texture insert "and design" Where new external work shall be carried out in materials that resemble in size, colour, texture and design those of the main building.

John Mercer
25/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 33 Station Road
Twyford Reading.

APPLICATION NUMBER: F/2000/1035

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? green s/n displayed on door

2. DESCRIPTION OF SURROUNDINGS
terrace of dwellings /shops in victorian conservation area.
Many gardens enclosed by low walls, ~~open~~ c20cm up to 1m
27-35 open from rear.

3. DESCRIPTION OF SITE/BUILDING
2 storey rendered building in terrace - former shops
outbuilding at end of garden accessed from muddy narrow path, bounded by various outbuildings 1·2m walls, 1·8m fences + open boundaries - outbuilding in rundown condition. hardstanding at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
ends of gardens + rear access, various outbuildings - removed from dwellings ∴ no impact —

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT flank of outbuilding - varied along path.

OTHERS ✓

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1035

Proposal:
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

Location:
, 33, Station Road, Twyford, Reading

This application is being advertised in the Reading Chronicle newspaper on the 14/04/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **05/05/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 14/04/2000

Received by Wokingham District Council

Application No: F/2000/1035

Proposal:
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

Location:
33, Station 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
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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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **05 April 2000**

My ref: F/2000/1035

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/2000/1035
33, Station Road, Twyford, Reading.
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1035**
33, Station Road, Twyford, Reading.
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.
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 6479

Date: **05 April 2000**

My ref: F/2000/1035

CONFIDENTIAL

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

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1035**
33, Station Road, Twyford, Reading.
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.
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 6479

Date: **05 April 2000**

My ref: F/2000/1035

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

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1035**
33, Station Road, Twyford, Reading.
Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Date: 10 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1035

Location: 33, Station Road, Twyford, Reading.

Proposal: Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

Applicant: G Somersby C/O John Challis Chartered Architect.

Case Officer: Emy Circuit

The new plans show the following: Plans and elevations of proposed wall. Drawing no 9918.8.

Comments are required by 31/05/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/1035 (Planaps) / (Ludhouse) Date Rec. 25/4/00

Location: 33 Station Road,

Parish Twyford + Ruscombe

Applicant: G Somersby

Description of attached plans plans and elevations of proposed wall

Drawing No's: 9918·8

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.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 11.05.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	RPT 28641
POL	DS
DC	RNF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

JOHN CHALLIS
CHARTERED ARCHITECT

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

TEL: 01189342236
FAX: 01189342236
MOB: 0860141627

18APRIL 2000

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

1035

ADDITIONAL PLAN

For the attention of Ms Emy Circuit,

Dear Sir,

Re: 33 Station Road, Twyford. Application number F/2000/1035.

Further to our recent telephone conversation I now enclose six copies of drawing numbered 9918/8 which shows the proposed dwarf wall to enclose the front garden.

Yours faithfully,

John Challis.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAR 2000

Officer: EXC | Application No. F/2000/1035

Map No. 33. Site ...0:02...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED REFURBISHMENT OF OUTBUILDING

Enclosure of hardstanding ~~to~~ and dwarf walls to front of dwelling.

Location: 33 STATION ROAD

Parish: TWYFORD Ward: Twyford & Ruscl 6/4

Applicant: G SOMESBY

PD rights removed

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	red line ✓	21/3	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other 2 elevations ✓	21/3	
6	Floor plans	use of building? ✓	21/3	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area) TWYFORD

Listed Building 1 2 2*

Advertisement Required Non-listed in Cons Area

Date Site Notice Sent : .....

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS:

S/N + 20, 18, 31, 35 STATION RD

18, 20 + 22 WALTHAM RD

6/4

Date: 10 May 2000

16 MAY 2000

To: Environmental Design

We have received Additional Plans for the following planning application:

Application Number: F/2000/1035

Location: 33, Station Road, Twyford, Reading.

Proposal: Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

Applicant: G Somersby C/O John Challis Chartered Architect.

Case Officer: Emy Circuit

The new plans show the following: Plans and elevations of proposed wall. Drawing no 9918.8.

Comments are required by 31/05/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

THIS PROPOSAL APPEARS APPROPRIATE FOR THIS PART OF THE CONSERVATION AREA AND WILL PROVIDE SOME PROTECTION FOR THE CHALK.

Harold Sanders

24.05.00.

To:
Conservation Officer

07 APR 2000

From: Emy Circuit

Date: 05 April 2000

Application Number: F/2000/1035

Proposal: Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling..

Site Address:
33, Station Road, Twyford, Reading.

Applicant:
G Somersby C/O John Challis Chartered Architect.

Your observations are required in respect of this application within **7 days** of the above date.

I HAVE NO OBJECTION TO THE PROPOSAL TO REFURBISH THE OUTBUILDINGS & ADD A PITCH ROOF. DETAILS, INCLUDING MATERIALS SHOULD MATCH THE HOUSE. WINDOW DETAILS AND COLOURS LIKEWISE

Harold Saunders
10.04.00

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO: F/2000/1035

Parish: TWYFORD

Proposal: PROPOSED refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling.

SITE ADDRESS: 33 Station Road, Twyford

APPLICANT: G Somersby c/o John Challis Chartered Architect

The Council would like to comment as follows:-

This location is in the conservation area, if the alterations are where we believe it may look odd. Please can the Conservation Architect look into this.

MRS A JACOBS
PARISH CLERK
19.05.00

FROM: Emy Circuit

DATE: 05 April 2000

PLANNING SERVICES
POL
DC EXC
APP
CS
COPIES TO:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1035

Proposal: Proposed refurbishment of outbuilding. Enclosure of hardstanding and dwarf wall to front of dwelling..

Site Address: 33, Station Road, Twyford, Reading.

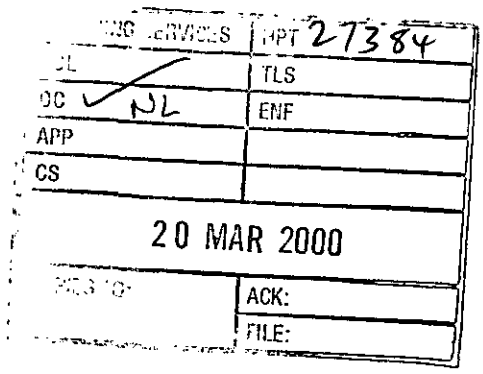
Applicant: G Somersby C/O John Challis Chartered Architect.

Your observations are required in respect of this application **by 29/04/2000** .

No Comment

SIGNED: _____ DATE: 17-4-00

Clerk To Twyford Parish/Town Council.



30.MAR2000* 1035

JOHN CHALLIS
CHARTERED ARCHITECT

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

TEL: 01189342236
FAX: 01189342236
MOB: 0860141627

17 MARCH 2000

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

Dear Sir,

Re: 33 Station Road, Twyford.

I recently made an application for the refurbishment of an outbuilding at the above, for which I have yet to receive an acknowledgement.

Can you please add to that proposal the enclosure of the hardstanding to the front of the property, with a dwarf wall similar to that at the adjoining property?

Yours faithfully,

requested drawing 11/4.

John Challis.
17 March 2000.

Tel. 0118 9746429 (Direct Line)

30.MAR2000* 1/5

Date 21-03-00

Your ref.

My ref.

J. Chalks
72 Wargrave Rd
Twyford
Berks RG10 9PH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33508 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
(3)	The location plans submitted do not have the site outlined in red. DONE	☒
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: use of building? DOMESTIC ☒

12) The following elevational plans are required: other 2 elevations of proposed building ENCLOSED ☒

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

ADDRESS 33 Station Road PARISH Twyford

PLOT No. ORD. SHEET No. SU. 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/438/64	MR P. DERRICK	ADDITIONS	3.9.64	APP.
R/315/69	MR. S. FULLER	PRINTING & STATIONERY BUSINESS	4.9.69	C/A
11928	MR. R. WARREN	CONT. USE WITHOUT REQUIREMENT TO COND 2 ON R/315/69	22.11.79	N/A C/A
12261	CREATIVE PRESS	"	13.12.79	N/A C/A
BR 12993	TWYFORD PRINTING CO.	EXTENSION TO REAR	10.3.80	APP. N/A
12843	"	NEW TOILET BLOCK	10.4.80	N/A C/A
22886	"	S/ST. EXTENSION	30.1.85	N/A C/A
BR 24305	"	ENLARGE PRINT/STORE ROOM	29.3.85	APP N/A
42791	MRS C. ROWLAND	C/o/use B1(c) L. IND TO A1 SHOP	16.6.94	C/A
99/70599/F	G. Somersby	C. of U. A1 to RES (C3)	10.12.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - replacement roof - Challis - 22/2/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 30.MAR2000 1035

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	G. SOMERSBY
	Address and postcode	33 STATION ROAD TWYFORD RG10 9NS
	Phone number	
2	Agent's Name	JOHN CHALLIS CHARTERED ARCHITECT
	Address and postcode	72 WARGRAVE ROAD TWYFORD RG10 9PH
	Phone number	0118 934 2236.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	33 STATION ROAD TWYFORD RG10 9NS
4	Give brief details of the proposal for example, two storey side extension. About the application	REFURBISHMENT OF OUTBUILDING
	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.	GREY SLATES TO MATCH MAIN BUILDING. PAINTED SOFTWOOD DOOR AND WINDOW TO MATCH MAIN BUILDING
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: 2	Proposed: 2
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.		
PERMITTED DEVELOPMENT RIGHTS REMOVED. APPN. NO. 99/70599/F. CONDITION 02. DATE 10-12-99			
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 w[illegible] 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.

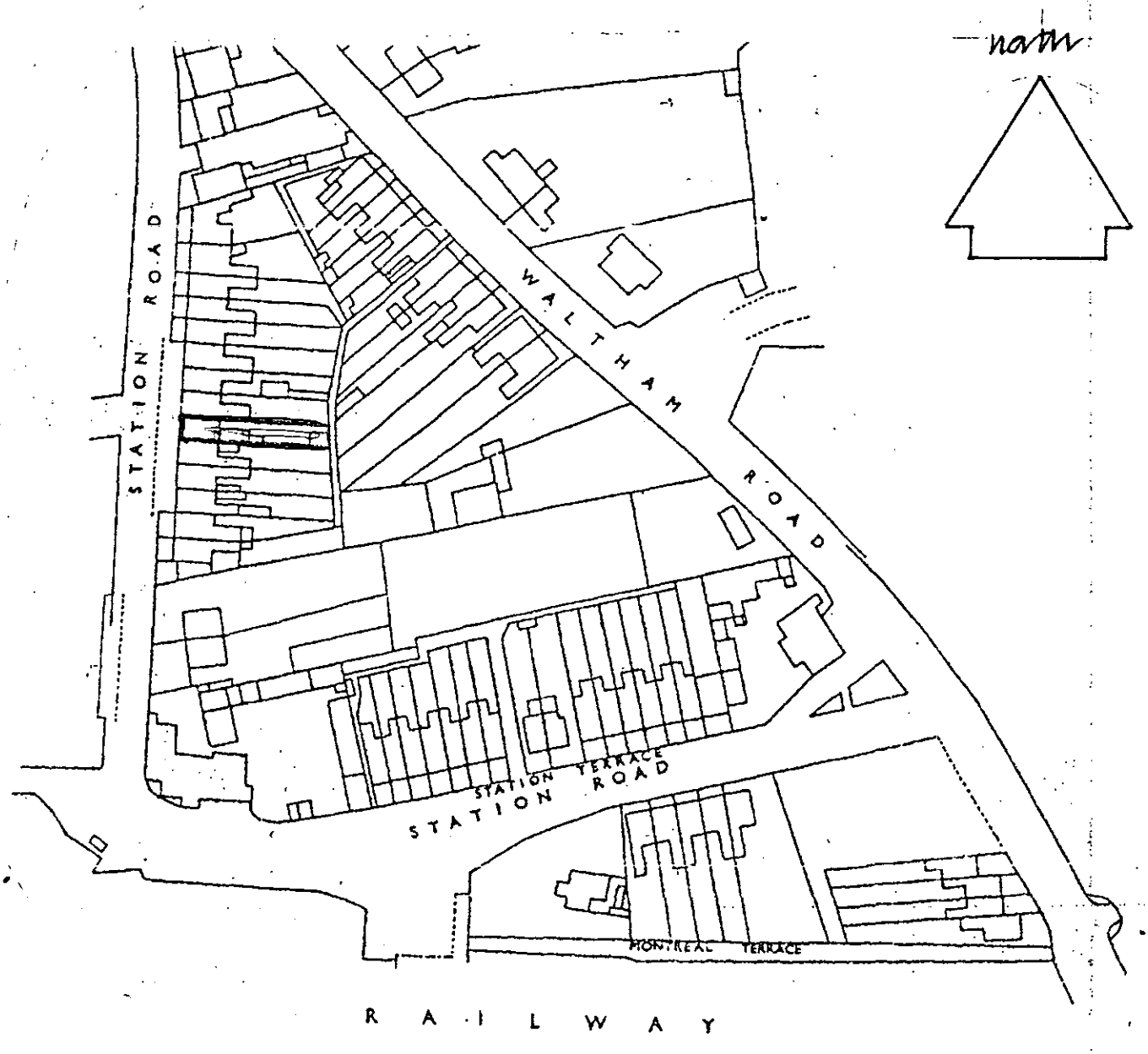
Your signature: [signature] on behalf of G. SOMERSBY

Date 6.MAY.'00

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

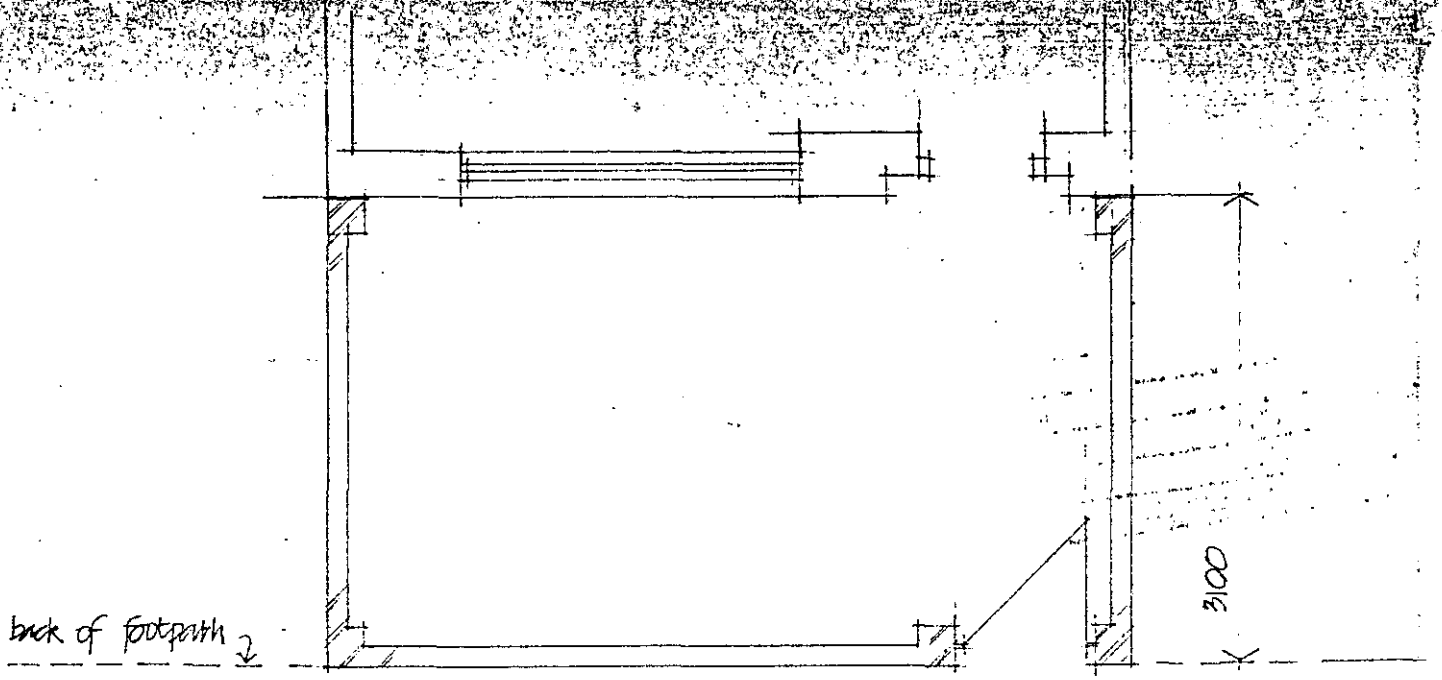
Proposed refurbishment of outbuilding

33 STATION ROAD, TWYFORD, RG10 9NS

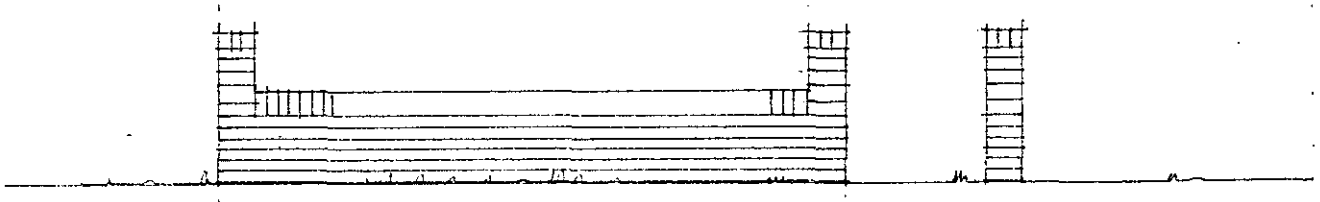


scale · 1:1250 date · october '99. drawing number 9918-3. A

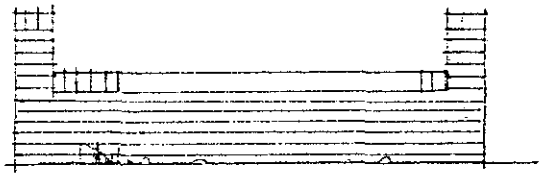
John Challis Chartered Architect, 72 Wargrave Road, Twyford. RG10 9PH



Plan.

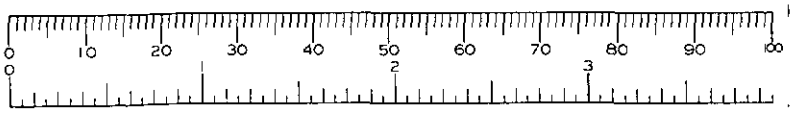


West elevation



North elevation. (South similar)

Notes.
Bricks to match existing
Piers 229 x 229 x 938 high
Brick on edge to top.
Walls 1½ Wide x 563 high
Brick on edge to top.

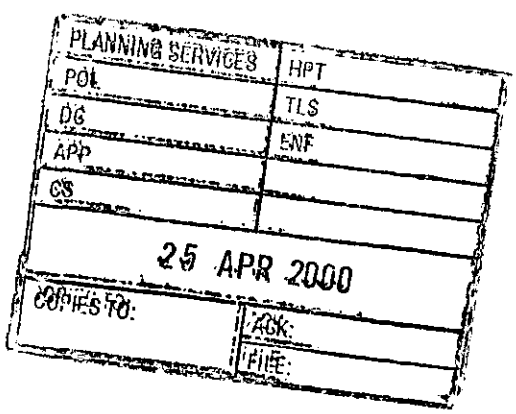


APPROVED

Dwarf wall to enclose front garden. 33 Station Road. Thyford.
Scale. 1:50. date. April 2000. drawing number 9918.8.
John Challis Chartered Architect.

1035

ADDITIONAL PLAN


PLANNING SERVICES
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25 APR 2000
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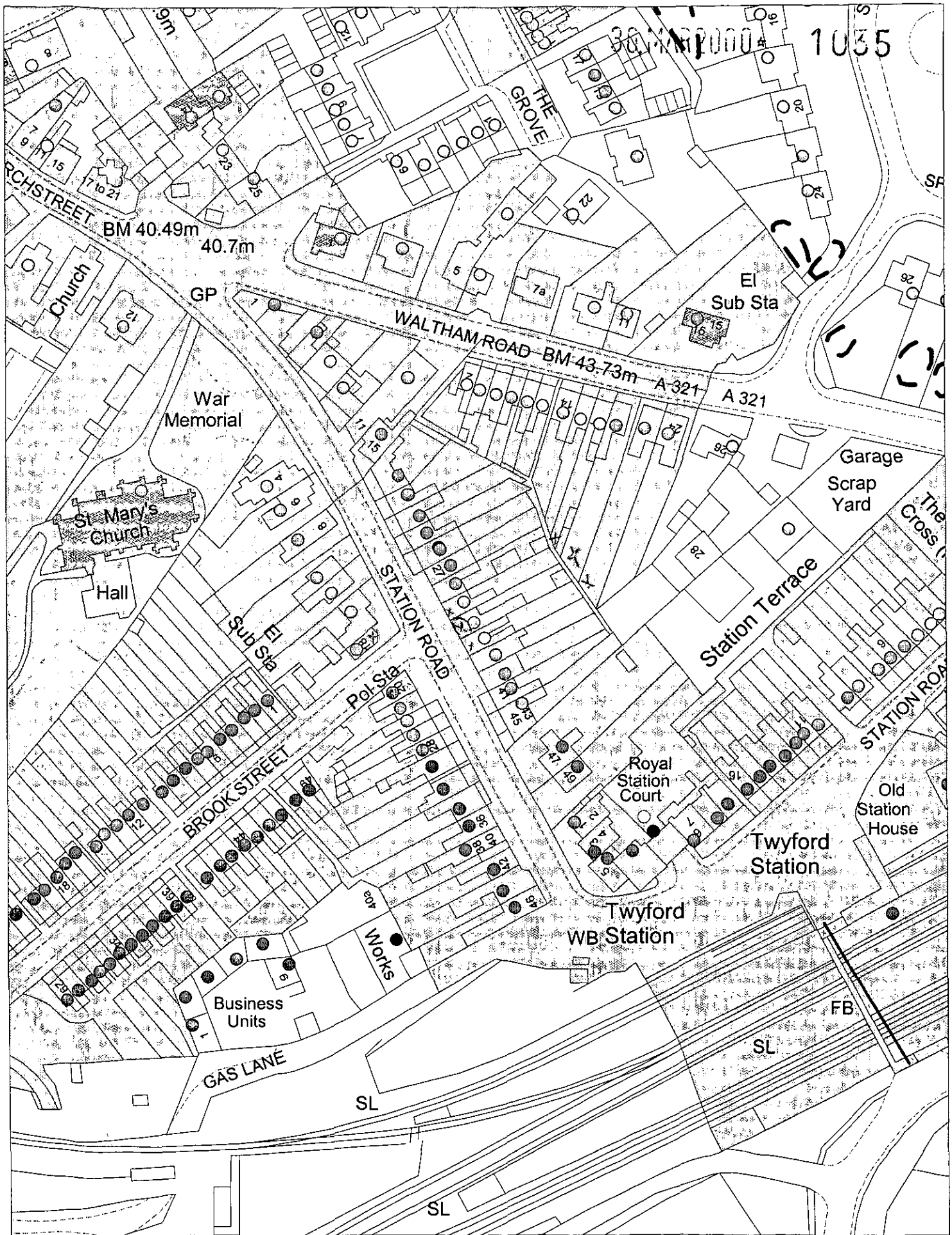
FILE:



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

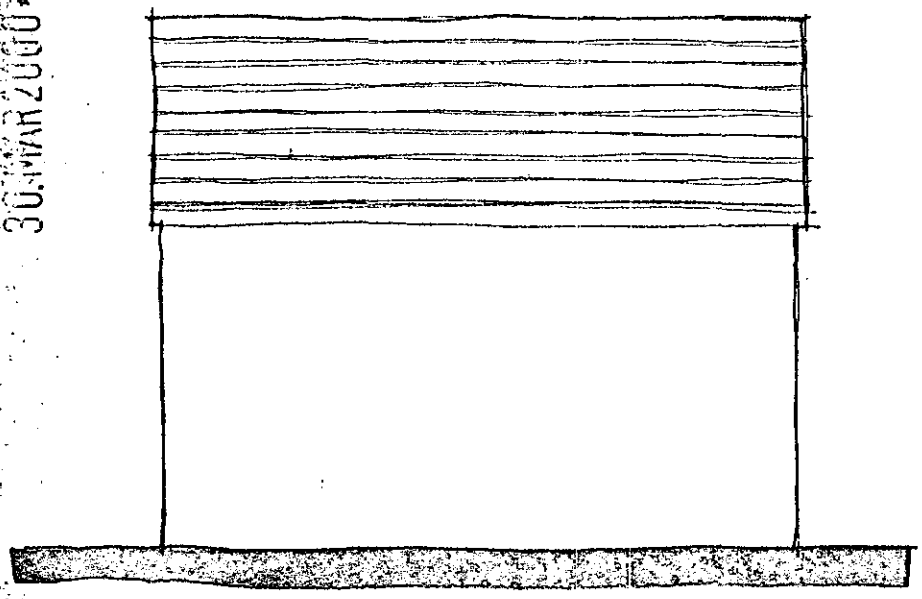
Scale: 1 : 1250

27 - 35 open
low walls common
at 39 5 brick/higher pies
red c dark @ top/ore
rendered 2 SV

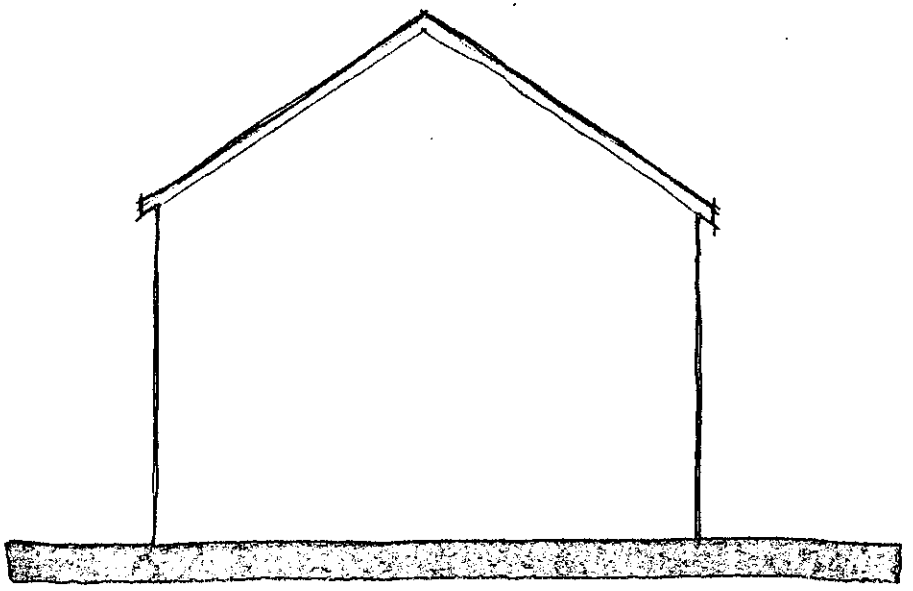
narrow/muddy access path
1.2m walls + open/fences (1.8 and
side of our buildings - rundown
condition - would enhance -
no impact
from walls
hardstanding
clow walls 120cm up to 1m
brick varying designs
former shops.

COV 70599

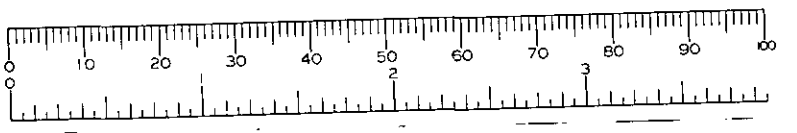
30 MAR 2000 * 1035



South Elevation



East Elevation



Refurbishment of outbuilding 33 Station Road. Twyford.

APPROVED.

scale 1:50. date March 2000. drawing number 9918.7

John Challis Chartered Architect.