Parking details needed
18/12 - 10.30 Phoned JB's practice left
[illegible]
10 38 - Returned [illegible]
[illegible]

APPLICATION NO:
F/2000/2858

LOCATION:
104 Wargrave Road, Twyford Reading.

APPLICANT:
Dr D Buckle C/O Jeremy Bailey Architects

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus alterations to porch.

EARLIEST DATE FOR DECISION: **24/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr D Buckle
C/O Jeremy Bailey Architects
The Courtyard House
Widmoor
WOODBURN COMMON
Bucks
HP10 OJG

Application Number: F/2000/2858

Parish: **TWYFORD**

Location: **104 Wargrave Road, Twyford, Reading**

Proposal: **Proposed two storey side and rear extensions to dwelling plus alterations to porch.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. 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.

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

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

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LT6
Deposit Draft Wokingham District Local Plan Policies WBE1, WT6

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/01/2001

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	2858	GA
BUILDING CONTROL NUMBER.	BN 2001/1063	Judy
~~APPLICANT~~/AGENT	P R Camplin	
ADDRESS OF SITE	104. Hargrave Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear exts plus alterations to porch.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2018.04	2018.04
FLOOR PLANS	2018.02	2018.02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	15/2/01	

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	

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

Tel: 0118 974 6442

Date: **30 November 2000**

My ref: F/2000/2858

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/2000/2858
104, Wargrave Road, Twyford, Reading.
Proposed two storey side and rear extensions to dwelling plus alterations to porch.

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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2858**
104, Wargrave Road, Twyford, Reading.
Proposed two storey side and rear extensions to dwelling plus alterations to porch.
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 6442

Date: **30 November 2000**

My ref: F/2000/2858

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

Application Number: F/2000/2858
104, Wargrave Road, Twyford, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2858**
104, Wargrave Road, Twyford, Reading.
Proposed two storey side and rear extensions to dwelling plus alterations to porch.
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 6442

Date: **30 November 2000**

My ref: F/2000/2858

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

Application Number: F/2000/2858
104, Wargrave Road, Twyford, Reading.
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2858**
104, Wargrave Road, Twyford, Reading.
Proposed two storey side and rear extensions to dwelling plus alterations to porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/2858

Proposal:
Proposed two storey side and rear extensions to dwelling plus alterations to porch.

Location:
104, Wargrave Road, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. *9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day* Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2000. 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

30 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2858

Applicant: Dr D Buckle C/O Jeremy Bailey Architect.

Location: 104 Wargrave Road, Twyford, Reading.

Proposal: *Proposed two storey side and rear extensions to dwelling plus* alterations to porch.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		09/12/00

Date of Neighbour Notifications : 30/11/00

Date of Site Visit : 14/12/00

Date Registered : 21/11/2000

Earliest Date for Decision : 24/12/2000

Latest Consultation Date/Site Notice Expiry Date : 24/12/2000
30/12/00 (GA)

This application will have expired on: 16/01/2001. 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 - request additional plan showing parking for five vehicles and position of access to be shown. REVISED DRAWING SUBMITTED SHOWING COMPLIANCE 2/01/01

The neighbour of the adjacent property states that the site location plan *incorrectly shows the application property boundary; part of what is shown as* the application site being their property.

A local resident comments they have no objection to the proposal as it does not affect their property, but they believe the sky lights would spoil the appearance of the dwelling.

REVISED PLAN SUBMITTED AND COVER LETTER CONFIRMING BOUNDARY CORRECTION. 2/01/01

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2858

Appraisal :

The application property is a detached house in a relatively large plot within a defined settlement. The property has hipped roof and a two storey gabled front projection to the south side of the front elevation.

The application proposes a two storey side extension on the south side and a part width two storey rear extension on the north rear side of the property. The rear extension would have extensive windows on the south facing side elevation and a balcony at first floor. These would face the direction of no.96.

The side extension would introduce a more symmetrical appearance and is proposed of a design which is sympathetic to the character of the original dwelling. Therefore no harm to the street scene. The rear extension would have no appreciable impact to the street scene.

Sufficient distance between the application property and No.96, the adjacent house to the south, would remain to ensure no loss of light or overbearing impact would result from the side extension.

The balcony to boundary distance would be just over 17 metres, and this is considered sufficient to ensure no material loss of privacy would result in this circumstance.

No.106 to the north has been substantially extended at the rear. A driveway, providing access to the application dwelling's garage at the rear separates the site of the rear extension from the property boundary. The separation on this side is around 3.4 metres and no.106 is an equal distance off their boundary. No.106 has windows facing the application site, however the combined separation is considered sufficient to ensure against loss of amenity.

The property is capable of meeting parking requirements.

The introduction of roof lights on the front elevation is not considered visually inappropriate, and in any event would normally fall within permitted development rights.

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

Application Number: F/2000/2858
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
5	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2	N07		ACCESS CONSTRUCTION (AGENCY)
3	N06		WITHIN CURTILAGE

2/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 104 Wargrave Road, Twyford, Reading.

APPLICATION NUMBER: F/2000/2858

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising large detached houses on large plots.

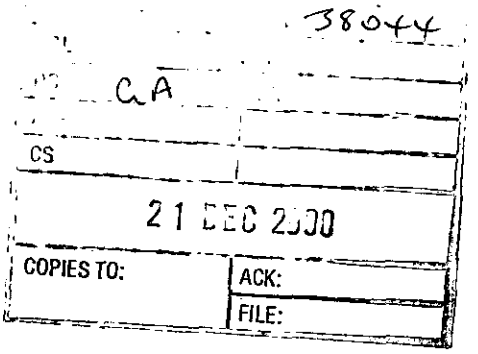
3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.106 to the north and no.96 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Single garage at rear with additional side and front garden parking for at least four cars.
LEVELS	Level.
BOUNDARY TREATMENT	Mixed hedge and timber fencing
OTHERS	None

J E R E M Y B A I L E Y Architects
THE COURTYARD HOUSE WIDMOOR WOOBURN COMMON BUCKS HP10 0JG
t 020 7388 7337 f 020 7388 7338 e j@jba.source.co.uk



For the attention of George Allpress
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

2007PL03
18 December 2000

Dear Sirs

104 Wargrave Road, Twyford, Berks
Proposed Side and Rear Extension

Further to our telephone conversation this morning, we enclose four copies of the site plan amended to show the correct boundary and site ownership between 104 and 96 Wargrave Road. We have also added to this the outline of five car parking spaces as discussed, although I am informed by Dr Buckle that there is sufficient room for eight vehicles.

We trust that you have sufficient information to determine this application, but if you require anything further please do not hesitate to contact the writer.

Yours faithfully

JEREMY BAILEY

cc Dr D Buckle

Our ref: SP\2000\002803\001
Your ref: F/2000/2858

Date: 20th December 2000

ENVIRONMENT AGENCY

38143

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

GA

COPIES TO:

For the attention of: George Allpress

Dear Sir

2 STOREY SIDE & REAR EXTENSIONS TO DWELLINGS & ALTERATIONS TO PORCH - 104 WARGRAVE RD, TWYFORD, READING

Thank you for your letter dated 30 November 2000 which was received on 4 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/9/37. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 788 765	180 m	King George's Field

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Jeremy Bailey Architects, The Courtyard House, Widmoor, Wooburn Common, Bucks HP10 0JG

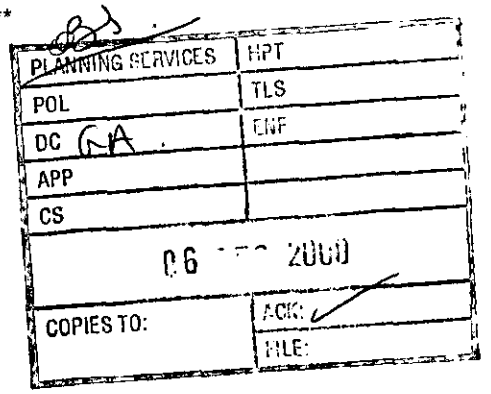
Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 05 December 2000 19:58
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2000/2858
Correspondent_FullName: Linda Dane
Correspondent_StreetAddress: 96 Wargrave Road
Correspondent_Address2:
Correspondent_Town: Twyford
Correspondent_County: Berks
Correspondent_PostCode: RG10 9PJ
Correspondent_Telephone: 01189 345809
Correspondent_Email:



Comments:

Re: Planning application for 104 Wargrave Road, Twyford, Reading.

With reference to the above planning application, we have no objections to make to this application as we do not believe it will adversely affect our property. We have one small comment – namely that the proposed skylights will rather spoil the appearance of the house from the street scene but we are unable to suggest an alternative method of lighting an otherwise dark corridor. Perhaps your experts could suggest a better answer. We also suggest that it be made a condition that the existing brick detailing between ground and first floors be matched in the extensions.

F/2000/2858

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 30 November 2000

Application Number: F/2000/2858

Proposal: Proposed two storey side and rear extensions to dwelling plus alterations to porch.

Parish: TWYFORD PARISH

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

Applicant:
Dr D Buckle C/O Jeremy Bailey Architects.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The position of the access and extent of the driveway should also be marked on the plan.

Signed: _____ **Print name:** Adam Coggins

5/12/00

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2858 relates.

Address of site 124 WARGRAVE RD

TWYFORD

Signed D Burrell

Date 9/12/00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

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

1

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 07 December 2000 18:56
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment GA dealing.
ApplicationNumber: F/2000/2858
Correspondent_FullName: Linda Dane
Correspondent_StreetAddress: 96 Wargrave Road
Correspondent_Address2:
Correspondent_Town: Twyford
Correspondent_County: Berks
Correspondent_PostCode: Rg10 9PJ
Correspondent_Telephone:
Correspondent_Email:

obj to 2000/2858
is already registered as an objector

Comments:

Further to our previous comments, please note that the location plan is inaccurate in that it shows the application site as incorporating a large part of our garden, which is in fact the same length as the neighbouring gardens.

8/12/00 10.10 am
Called agent Jeremy Bailey 020 7388 7337
is to get back to me on this. pm today.

George, 8/12/00 3.05pm

I've contacted Mr Baily (the agent) & he is going back to his client & check the redline with them, if it's incorrect then he will submit revised plans on Monday.

Ian.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 NOV	
Officer: GA	Application No. F/2000/2858

Map No. 29 Site 021
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE & REAR EXTENSIONS TO DWELLING + alterations to porch

Location: 104 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford 1
30.11.2000 DJ

Applicant: DR D BUCKLE

Fee Received 95-00 (2) 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 ?	8/12/00 - Location plan may be incorrect (redline) as neighbours @ 96 claim some of their garden area has been included.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.11.2007 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill ✓ Site consultation .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... ✓
..... S/N+ 96.100, 102, 94, 101, 103 Wargrave Road, Twyford
..... 3, 5, 7, 9 Willow Drive, Twyford .....
.....
.....
.....
.....
.....
.....

J E R E M Y B A I L E Y A r c h i t e c t s
THE COURTYARD HOUSE WIDMOOR WOOBURN COMMON BUCKS HP10 0JG
t 020 7388 7337 f 020 7388 7338 e j@jba.source.co.uk

21.NOV.2000* 2858

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

2007PL02
20 November 2000

Dear Sirs

104 Wargrave Road, Twyford, Berks
Proposed Side and Rear Extension

Further to your letter of 14 November 2000, we have pleasure in enclosing six copies of the duly completed application forms, a cheque in the sum of £95.00 and six copies of drawings 2018.01, 02, 03 and 04 in pursuit of full planning consent for a side and rear extension to the above property.

You will see that the proposals are a somewhat reduced and slightly modified version of the scheme granted consent in October 1998 (ref 98/67860/F). In principle the intention is to extend to the side of the existing house to create a new living room with bay window to replace the existing single storey sun room at ground floor with two additional bedrooms on the first floor , and to extend to the rear to provide a new kitchen / breakfast room at ground floor, modifying the existing kitchen to become wc and utility room, and a new master bedroom above.

The new master bedroom has a south facing balcony above the breakfast room. We believe that although this affords views towards the next door property as well as to the rear garden, there is sufficient distance and screening for this not to be a serious concern in terms of loss of privacy.

We trust that you have sufficient information to determine this application, but if you require anything further please do not hesitate to contact the writer.

Yours faithfully

JEREMY BAILEY

cc Dr D Buckle

Environmental Services

For office use only.
Application number:
21.NOV.2000* 2858

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	DR D BUCKLE
	Address and postcode	"THE JAYS"
		STAR LANE
		KNOWL HILL
		BERKSHIRE RG10 9XY
	Phone number	01628 825257
2	Agent's Name	JEREMY BAILEY ARCHITECTS
	Address and postcode	THE COURTYARD HOUSE, WILDMOOR,
		WOODBURN COMMON,
		BUCKS
		HP10 0JG
	Phone number	020 7388 7337
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.	104 WARGRAVE ROAD
		TWYFORD
		BERKSHIRE
4	Give brief details of the proposal for *example, two storey side extension.* About the application	TWO STOREY SIDE AND REAR EXTENSIONS
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.	RED BRICKS TO MATCH EXISTING, WHITE RENDER TO MATCH EXISTING, RED PLAIN TILES TO MATCH EXISTING, WHITE UPVC WINDOWS 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: 6
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: JEREMY BANEY ARCHITECTS

on behalf of DR D BUCKLE

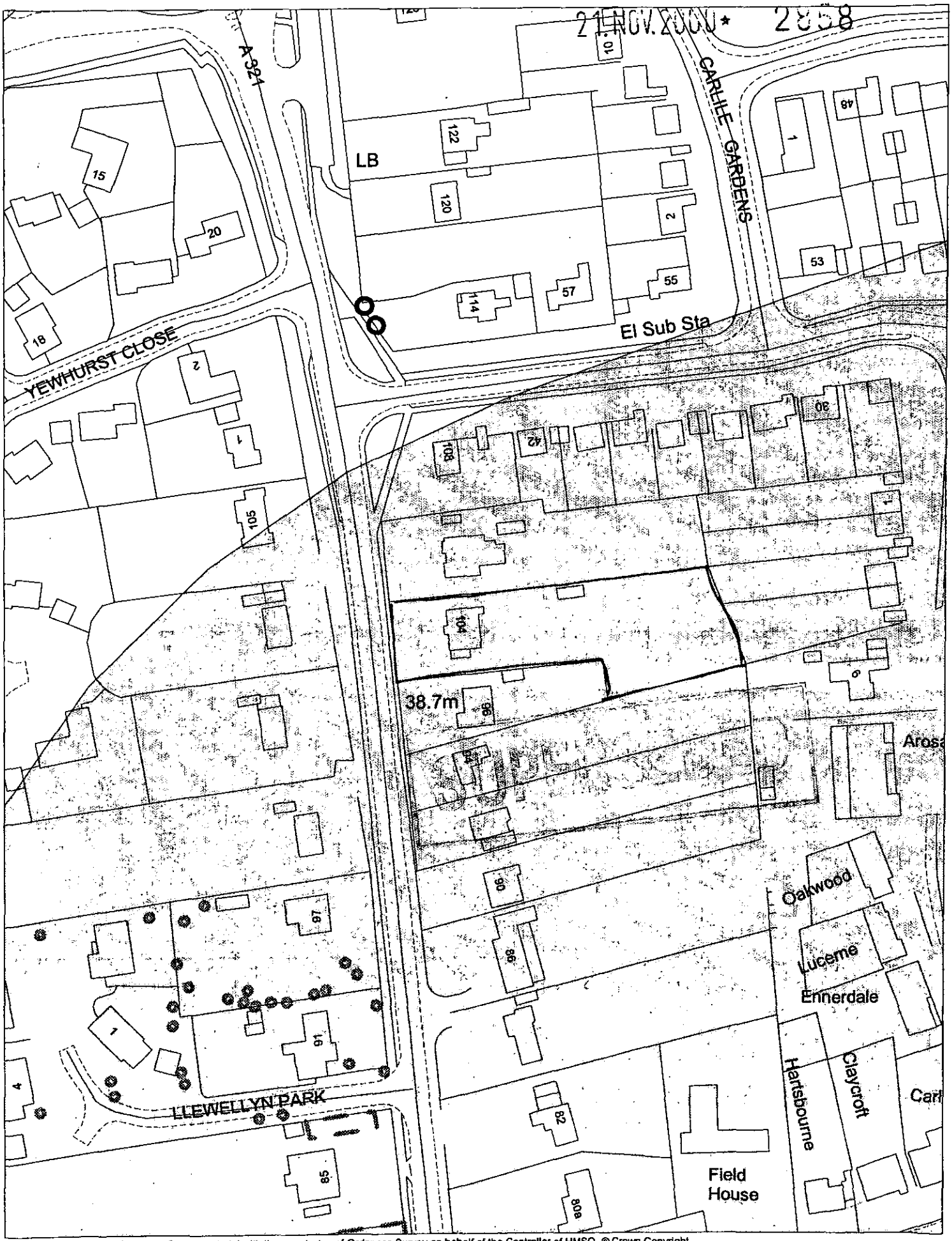
Date 19·NOV·2000

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2858**
CASE OFFICER: ***George Allpress***
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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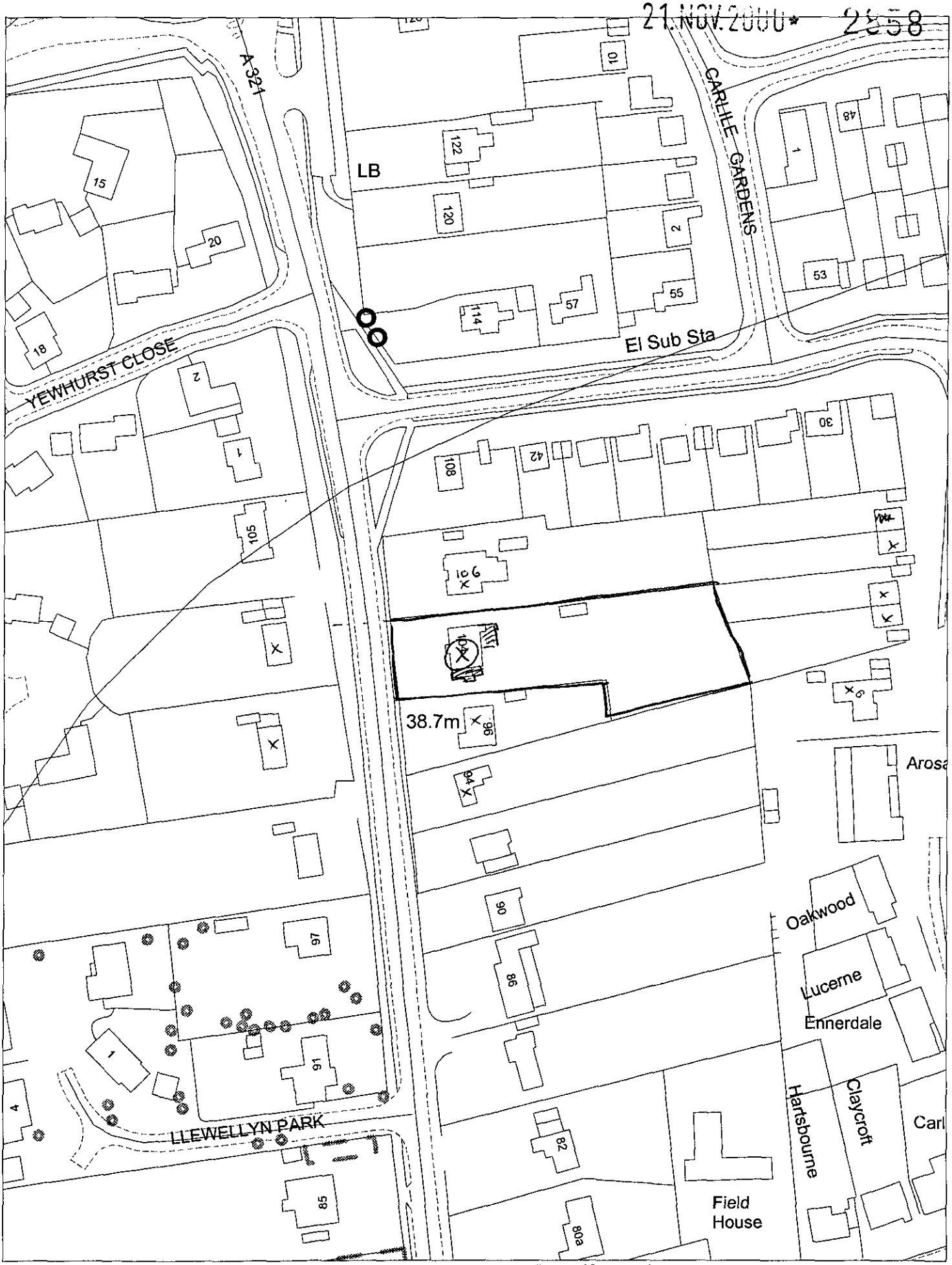
Development Control Section, Environmental Services, Wokingham District Council.

27 November 2000

Scale: 1 : 1250

N W E S

21 NOV 2000 2658



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27 November 2000 Scale: 1 : 1250

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