APPLICATION NO:
F/2000/2145

LOCATION:
15 Broadwater Road, Twyford Reading.

APPLICANT:
G Hetherington C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **07/09/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/09/2000

CASE OFFICER: **Farah Humayun**

X SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

G Hetherington
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2145

Parish: **TWYFORD**

Location: **15 Broadwater Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension to 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. All new works and works of making good to the retained fabric shall be finished to resemble 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 flank wall of the extension 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.

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.

Informatives;
This permission relates to the application as amended with revised plans numbered AH/E/3018A submitted to the Local Planing Authority on 22/9/2000 showing a reduced ridge height of the proposed extension and does not approve the proposals as originally submitted.

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.

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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS2 and WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

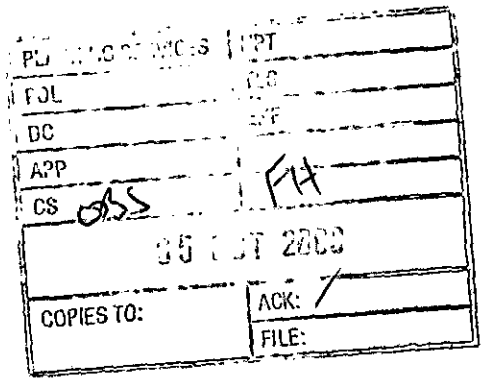
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2145	FH
BUILDING CONTROL NUMBER	FP 2000/0969	Andy
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	15, Broadwater Road TWYFORD.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3018	AH/E/3018A
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC - ridge height slightly reduced. I rang Andrew Hester. copy of 3018A sent to BC		
DATE	23/10/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC copied over 23/10.			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Dr. J. Cock
11 Broadwater Rd
Twyford, Berks.
RG10 OEX

3 October 2000

Mr. John Mitchell
Case Officer
Environmental Services Dept.,
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Mr. Mitchell

Re: Application F/2000/2145 15 Broadwater Rd, Twyford, Berks.

On 28 September, I received a letter from you, regarding the revised plans for my neighbours' proposed extension. This letter was dated 26 September and advised me that I must contact you no later than 6 October if I wish my comments to be taken into account. My comments are as follows:

Although the proposed roof ridge will now be lower than first planned, the extension will, we feel, still take too much light away from our front door (which is sideways on and immediately facing the proposed extension wall, with only 8 ft. between us). I explained and demonstrated this to Ms. Humayun when she kindly visited.

I sincerely hope you will not determine the application without looking at this matter again – and with due care. In addition to the problems of light and proximity, we feel this encroachment will detract from the value of our property.

I can only hope that the "proposal accepted" stamp on the said file (mentioned to me by telephone when I rang today) is an error. As today is only 3rd October, I would not want to feel that Wokingham District Council had acted hastily and without abiding by the contents of the letter you sent me dated 26 September.

Yours sincerely

Josephine Cock

Josephine Cock (Dr.)

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES 34555
POL
DC FH
APP
CS
22 SEP 2000
COPIES TO:
FILE:

Miss F. Humayun
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3875

2145

REVISED PLAN

21st September 2000

Dear Miss Humayun,

re:**Application No 2000/2145 - 15 Broadwater Road, Twyford**

Further to your letter dated 12th September and our subsequent telephone conversation on 19th September, please find enclosed 6 copies of a revised drawing number AH/E/3018A for your consideration. I should make clear one or two points which may be of assistance to you. The first is that the proposed ridge height of the extension was never 1 metre higher than the existing garage but more like 750mm. The second point is that my Client is very anxious that the area of flat roof is kept to a minimum and is not at all happy about extending this over the shower area. We have however been able to reduce the ridge height by changing the pitch on the extension over the shower to a lower pitch to match the existing garage. The resultant effect is that the ridge on the proposed extension is only slightly above the ridge of the existing garage. I can confirm that the ridge height on the extension is now 4 metres which you will be aware of also the matching figure for "permitted development" should this have been the first extension on the property. In all I think the proposal as illustrated is a good compromise and I trust you will feel able to add your full support to the scheme. If you have any further difficulties please do not hesitate to contact my office, but I think my Client has been reasonable in making the midification as shown.

Yours faithfully,

A. Hester

Date: 26 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2145

Location: 15, Broadwater Road, Twyford, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: G Hetherington C/O Andesign.

Case Officer: Farah Humayun

The new plans show the following: Reduced ridge height of single storey side extension to dwelling. Drawing no AH/E/3018E.

Comments are required by 06/10/2000.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

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

App No. F/2000/2145 (Planaps) / (Ludhouse) Date Rec. 22/9/00

Location: 15 BROADWATER ROAD, TOWFORD.

Parish

Applicant: G HETHERINGTON C/O ANDESIGN.

Description of attached plans REDUCED RIDGE HEIGHT OF SINGLE STOREY SIDE EXTENSION TO DWELLING.

Drawing No's: AH/2/3018A

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: DR COCK, 11 BROADWATER ROAD, TOWFORD. 10 DAYS

Date for Responses 22/9/00

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER

Consultations Sent by Admin. on 26.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 14 August 2000

Application Number: F/2000/2145

Proposal: Proposed single storey side extension to dwelling.

Parish: TWYFORD PARISH

Site Address:
15, Broadwater Road, Twyford, Reading.

Applicant:
G Hetherington C/O Andesign.

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 (INSERT: Parking & Garaging) SR:06.

Signed: _____ **Print name:** ADAM COSSINS

15/08/00

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2145

Applicant : G Hetherington C/O Andesign.

Location : 15, Broadwater Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/9/00

Date of Neighbour Notifications : .....

Date of Site Visit : 23/8

Date Registered : 03/08/2000

Earliest Date for Decision : 07/09/2000

Latest Consultation Date/Site Notice Expiry Date : 07/09/2000

This application will have expired on: 28/09/2000. 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 :

TWYFORD PARISH COUNCIL - If in addition to earlier app Council objects on grounds of over development.

HIGHWAYS - Recommend approval subject to conditions.

NEIGHBOUR (1) - Overshadowing issue
- Overbearing
- Generation of noise
- Extraction fans on side of property

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES

ec

Application Number: F/2000/2145

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed single storey side extension to dwelling. The extension is a rear extension to a an existing pitched roof. The prop extends as a flat roof at the height of the eaves for approx 1m and then extends to a pitched roof design. Under the original approved plans the height extended to 4.3 metres. This was considered to be overbearing to the residential amenity of No 11. Revised plan (AH/E/3018A) has the ridge height reduced to approx 4 metres.

It is considered with the reduced height of the prop that there will be less of an overshadowing impact on the neighbouring property. The space between the two properties exists as a pathway to the front door. There are no ground floor windows, although there is one side facing bedroom window at first floor level.

The prop extension projects out by approx 3 metres in line with the boundary line of the existing garage. As the extension projects out to the shared boundary line special should be taken with regards to any encroachment issues.

Although it is considered that the prop. dev may have an overshadowing impact on the neighbouring property, with the reduction in the ridge height it is not considered that this impact could warrant a refusal.

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

Application Number F/2000/2145
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FLANK WALL OF THE EXTENSION.
4	C122	R122	
			INFORMATIVES.
			The applicant is advised that this application
			does not extend to the use of the
			existing garage for living accomodation
			approved under application F/2000/0329.
		N02	DRAWING NO AH/E/3018A
			22 SEPT 2000
			REDUCED RIDGE HEIGHT OF THE PROPOSED EXTENSION
		N06	
		N16	BSP - EN1
			LALP - LBE1
			WDLP - WOS3, WOS2, WBE1

[signature]
27/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 15 Broadwater Road Twyford Reading. APPLICATION NUMBER: F/2000/2145	OFFICER: Farah Humayun DATE OF SITE VISIT: 23/8

1 SITE/STATUTORY NOTICE DISPLAYED ? YES FRT WALL – 8/9

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

CORNER PROP.

NO 11 – ISSUE OF OVERBEARING + LIGHT – HEIGHT OF ROOF.

PORTCH FACES ONTO NO 15. (DARK ALREADY)

– SIMILAR EXTENSION TO NO 9 – BUT HOUSE SET BACK

~~1 BEDROOM WINDOW FACING.~~

BUILDING CONTROL – VENT UNSIDE

5. SITE CONSTRAINTS

TREES – FRUIT TREES ON BOUNDARY – MAY NEED TO REMOVE (NO 11)

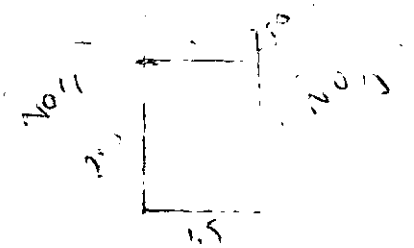
ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1.8 CB FENCE ON SHARED BOUNDARY

OTHERS – PORTCH FACES ONTO DEV. ∴ OVERBEARING IMPACT

4.5 m



– [illegible] to 2.5 – 3m's height.

Applicationo	Name & Address
F/2000/2145	Drs M & J Cock 11 Broadwater Road Twyford RG10 0EX

App approved
Letter sent 03/10/00

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: September 12, 2000
My ref: FH/2000/2145
Your ref:

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

Andesign
9 Perkins Way
Wokingham
Berkshire
RG10 0EX

Dear Sirs,

PROPOSED SINGLE STOREY SIDE EXTENSION, 15 BROADWATER ROAD PLANNING APPLICATION F/2000/2145

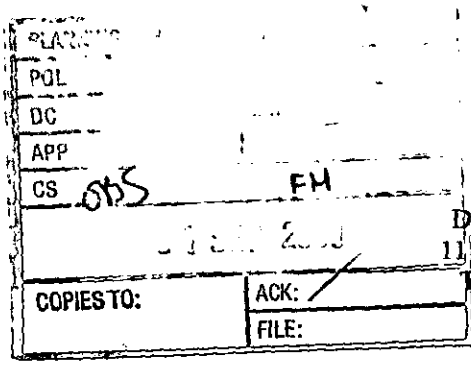
I am writing with regards to the above. Further to a consideration of the application I must inform you that the proposed application at present is an unacceptable proposal due to the overbearing impact on the neighbouring property of 11 Broadwater Road. As the distance between the two properties is 2.35 metres it is considered that the proposed height of the extension will have an overbearing and detrimental impact upon the sunlight provision to the neighbouring property.

I would propose that the extension would be considered more acceptable if the height was reduced to a similar height to the existing garage extension. Therefore reducing the ridge height of the proposed by approximately 1 metre.

It is advisable to submit 6 copies of revised plans within 7 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant



Drs. M & J Cock
11 Broadwater Rd
Twyford, Berks.
RG10 OEX

30 August 2000

Attn. J. Mitchell, Development Control Manager
Environmental/Planning Services
Wokingham District Council
Shute End, Wokingham
Berks., RG40 1WR

Dear Sir/Madam

Re: Application F/2000/2145: 15 Broadwater Rd, Twyford

Please may I add the following paragraph to my previous letter to you dated 29 August?. Thank you.

Having now studied the plans for our neighbours' proposed extension, I note that there is to be a new internal WC, shower room & utility room - all of which will require ventilation. The extractor fans/vents for these will empty directly onto our front door and rising to our main bedroom immediately above. The plans clearly show that there is no possible alternative and this arrangement strikes me as unsatisfactory. I would like to re-emphasize that the distance between the two houses will be a mere 8 feet (2.35 m.) all the way along. If this "congestion" were to affect the side of our house alone, it might matter less - but we are talking about our front main access (which, incidentally, is not shown on the plans) . Ultimately, if the extension goes ahead, it may necessitate our having to seek permission for an extension of our own property, namely a porch, such that our front door can be turned through 90 degrees and brought forward considerably. At present this is well beyond our budget - and it might not be accepted. Should we decide to sell our property as it is (or rather as it might become), I feel potential buyers will be discouraged. Thank you for your consideration in this matter.

Your faithfully

Josephine Cock

Josephine Cock (Dr.)

(copy)

Drs. M & J Cock
11 Broadwater Rd
Twyford, Berks.
RG10 OEX

29 August 2000

Attn. J. Mitchell, Development Control Manager
Environmental/Planning Services
Wokingham District Council
Shute End, Wokingham
Berks., RG40 1WR

Dear Sir/Madam

Re: Application F/2000/2145: 15 Broadwater Rd, Twyford

Thank you for your communication of 14 August which we have just received, having been away on holiday. We have talked with our neighbours about the proposed single-storey side extension and, in principle, have no objection to something small and well-contained. However, we are concerned that the proximity of the proposed extension will result in a loss of light, especially if a pitched roof is envisaged.

I have (physically) checked the actual wall positions and measurements between buildings. The outer wall of the proposed extension would be a mere 8 feet away from our house and facing straight onto our front door, which happens to be on the side of the house (sideways on and immediately behind our neighbours' garage). Our front doorway is already quite dark owing to the proximity of the neighbouring house as it is.

We are indeed surprised that permission was granted for this arrangement of buildings (together with small plot size) when the houses were originally constructed (there is no no.13, by the way). We feel very little room was left for extensions. Although a single-storey side extension has been added to our own property by previous owners, this does not obscure any doors or block the light (to house no.9) because the orientation of the houses is different.

The extension at no. 15 would continue some distance towards the back of both properties, still very close and parallel to our house. We are concerned that the natural light falling on our side will be obscured. This would most likely necessitate removing (with regret) our two well-established pear trees, and other plants, which grow beside the dividing fence. The proposed extension would almost certainly require us to put in additional outside artificial lighting on our side, especially for the winter months. We had not planned for this inconvenience and expense.

Depending on what the new room/rooms in our neighbours' extension are used for, we are a little anxious that the sound level on our side (which we must say is extremely quiet at present) may increase because of the extremely close proximity. These issues of light and potential noise may well detract from the value of our property.

As we have a very narrow, grass-bordered shared access driveway at the front of the two houses, we anticipate some inconvenience to ourselves whilst any building work is underway. We would want assurance that any damage to our garden/roadway is put right by those responsible. Also, we would not want building materials and contractors' vehicles parked immediately outside our front window. We fear this could well happen if contractors are not forewarned.

We hope you will take these points into consideration before making your decision and look forward to receiving your response.

Yours faithfully

Josephine Cock (Dr.) Josephine Cock

PLANNING SERVICES	PT
POL	LS
DC	ENF
AFP	
CS	
01 SEP 2000	
COPIES TO:	ACK:
-	FILE:

Drs. M & J Cock
11 Broadwater Rd
Twyford, Berks.
RG10 OEX

29 August 2000

Attn. J. Mitchell, Development Control Manager
Environmental/Planning Services
Wokingham District Council
Shute End, Wokingham
Berks., RG40 1WR

Dear Sir/Madam

Re: Application F/2000/2145: 15 Broadwater Rd, Twyford

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We hope you will take these points into consideration before making your decision and look forward to receiving your response.

Yours faithfully

Josephine Cock

Josephine Cock (Dr.)

FROM: Farah Humayun

DATE: 14 August 2000

PLANNING SERVICES	HPT 33555
POL	TLS
DC	ENF
APP	
CS	
29 AUG 2000	
COPIES TO:	ACK:
	FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/2145

Proposal: Proposed single storey side extension to dwelling..

Site Address: 15, Broadwater Road, Twyford, Reading.

Applicant: G Hetherington C/O Andesign.

Your observations are required in respect of this application **by 07/09/2000** .

The Council would like to make the following comments:-

Does this replace an earlier application recently put forward? If this is in addition to the earlier plan the Council objects on the grounds of over development of the site.

SIGNED: _____ DATE: 24-8-00

Clerk To Twyford Parish/Town Council.

RECEIVED
17 AUG 2000

To:- Planning

Date: 16 August 2000

From ~~To:~~ Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/1340

Location: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Applicant: Mr Holdstock C/O Izod Deisgn.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing algterations to the proposed dining room extension.

Drawing no's 3A

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

The Council would like to make the following comment concerning the revised plans:-

The removal of the rooflights is an improvement but our earlier comments on other aspects of the plan still apply.

MRS AN JACOBS
PARISH CLERK

24TH AUGUST 2000

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

Tel: 0118 974 6482

Date: **14 August 2000**

My ref: F/2000/2145

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/2000/2145
15, Broadwater Road, Twyford, Reading.
Proposed single storey side extension to 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2145**
15, Broadwater Road, Twyford, Reading.
Proposed single storey side extension to 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 6482

Date: **14 August 2000**

My ref: F/2000/2145

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/2000/2145
15, Broadwater Road, Twyford, Reading.
Proposed single storey side extension to 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2145**
15, Broadwater Road, Twyford, Reading.
Proposed single storey side extension to 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 6482

Date: **14 August 2000**

My ref: F/2000/2145

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/2000/2145
15, Broadwater Road, Twyford, Reading.
Proposed single storey side extension to dwelling.

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

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Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/2145

Proposal:
Proposed single storey side extension to dwelling.

Location:
15, Broadwater 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/09/2000. 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

14 August 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 AUG 2000

Officer: FM | Application No. F/2000/2145

Map No. 32/38 ... Site ...0.05...

Easting: ..... Flood Pin .....

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 15 BROADWATER ROAD

Parish: TWYFORD Ward: Twyford

14.8.2000

Applicant: G HETHERINGTON

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

(3)

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			
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			

ADDRESS 11 BROADWATER ROAD PARISH TWYFORD

PLOT No. 156 ORD. SHEET No. SU 7976 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58	MR. A. GARRAD	O/APP. RES DEV.	14.2.58	N/D REF.
O/144/66	"	"	7.11.66	N/D REF.
1697/72	PYE	RES DEV.	14.3.73	C/D
03238	"	"	30.10.75	N/D REF.
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/D C/D
BR5015	"	"	6.7.76	APP. N/D
BR19903	MR & MRS A. BODDS	UTILITY ROOM	23.12.82	APP N/D

DATE OF COMPLETION

MINISTRY DECISION O/144/66 - APPEAL DISCUSSED - 25.6.67

SPECIAL ORDERS

DRAINAGE

091074

- NO WINDOW TO SIDE
ONLY DOOR + BEDROOM WINDOW.

(1)

ADDRESS 15 BROADWATER ROAD PARISH TWYFORD

PLOT No. 155' ORD. SHEET No. SU.7976 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58	MR. A. GORRAL	O/line RES. DEV.	14.2.58	N/A REF
O/144/66	"	"	7.11.66	N/A REF
1697/72	PVT	RES DEV.	14.3.73	CLA
03238	"	"	30.10.75	N/A REF
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A CLA
BR 5013'	"	"	8.7.76	APP N/A
BR 18326	MR MASCELLANI	METAL ASBESTOS STAINLESS STEEL CHIMNEY	5.4.82	REF. N/A
BR 18569	"	"	28.6.82	REF. N/A
BR 18687	MR MASCELLANI	METAL ASBESTOS CHIMNEY	4.6.82	REF N/A
BR 22601	"	KITCHEN, DINING EXTENSION	15.6.82	APP N/A
28520			6.9.83	CLA
BRA 3266	"	CHIMNEY STACK	3-7-84	APP

DATE OF COMPLETION

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

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS 15 BROADWATER ROAD PARISH TWYFORD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0329	Mrs A LEIDERSY	s/st rear ext, conv. garage to family room	22.03.00	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 03.AUG.2000* 2145

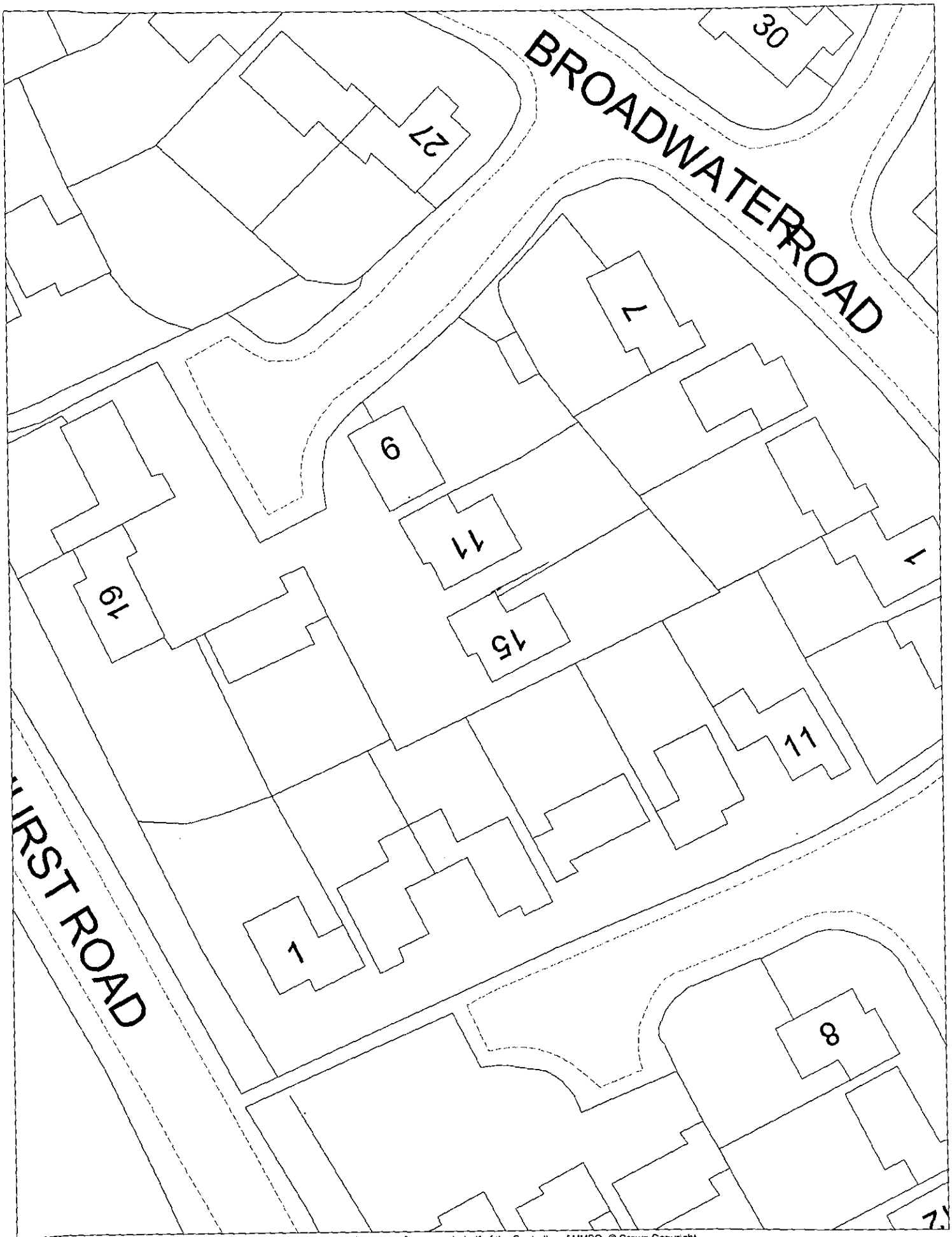
Householder planning application form

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. HETHERINGTON
	Address and postcode	15 BROADWATER ROAD TWYFORD BERKS RG10 0EX
	Phone number	9342064
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by

Please turn over



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Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

Scale: 1 : 500

N
W E
S