APPLICATION NO:
**F/2000/1723**

LOCATION:
**10 Paddock Heights, Twyford Reading.**

APPLICANT:
**Mr Thurlow**

PROPOSAL:
**Proposed single storey rear extension to dwelling.**

EARLIEST DATE FOR DECISION: **15/07/2000**

**APPLICATION WILL HAVE EXPIRED ON: 04/08/2000**

CASE OFFICER: **Farah Humayun**

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

**Mr Thurlow**
**10 Paddock Heights**
**Twyford**
**Reading**
**RG10 0AR**

**Application Number: F/2000/1723**

**Parish:** **TWYFORD**

**Location:** **10, Paddock Heights, Twyford, Reading.**

**Proposal:** **Proposed single storey rear 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

**Reason**
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 01/08/2000

**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.**

Tel. 0118 974 6443 (Direct Line)

Date. 2 January, 2004

My ref. MT/BN/2003/1723

Mr C Buchanan
35 Windmill Avenue
Wokingham
RG41 3XA


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Buchanan,

**PART CONVERSION OF GARAGE – 35 WINDMILL AVENUE WOKINGHAM**

Thank you for your letter of 23 December together with accompanying information and drawings.

I can now confirm that the Planning Authority consents to the part conversion of the garage at 35 Windmill Avenue to living accommodation provided on site parking provision for at least two cars remains available.

Yours sincerely

MT

Mary Thompson
Development Control/Building Control Liaison Officer

PLANNING SERVICES | HPT 75695
POL | TLS
DC | ENF MT
APP |
CS |
30 DEC 2003
COPIES TO | ACK
FILE:

35 Windmill Avenue
Wokingham
Berkshire
RG41 3XA

23 December 2003

Dear Mary Thompson

**TOWN AND COUNTRY PLANNING ACT 1990**
**CONVERSION OF PART OF GARAGE**

Thank you for your letter dated 11 December 2003 regarding Building Application Number BN/2003/1723, although please note that we only received this letter on 21 December 2003, as it was incorrectly addressed to 18 Windmill Avenue instead of No. 35. We were not aware of the condition outlined in the previous planning application (No. 01972) made on this property in 1975.

As we didn't receive the notification until 21/12/03, works have already commenced on the proposed conversion. However, following a telephone conversation with your colleague, Christine Dodsworth, earlier today, it is our understanding that the primary concern associated with our proposals would be related to sufficient remaining on-site parking.

In response to your request, please find enclosed the following documents:

- Our letter of application outlining the detail of our proposed garage conversion;
- 1:25 scale plan showing the internal detail of the proposed conversion; and
- 1:500 site plan for the site showing the current site layout and confirming the presence of the remaining single garage as well as two external parking spaces within the site boundary.

We trust this provides the necessary information to enable Wokingham DC to consider this application, although should you require any further clarification please do not hesitate to contact me on 07884 187145.

We look forward to hearing from you soon regarding this matter.

Yours sincerely

Colin Buchanan

35 Windmill Avenue
Wokingham
Berkshire
RG41 3XA

23 December 2003

Dear Mary Thompson

**TOWN AND COUNTRY PLANNING ACT 1990**
**CONVERSION OF PART OF GARAGE**

Further to your letter dated 12 December 2003 informing us of the required written planning permission, we hereby request permission to convert part of a double garage into living accommodation, which will be used solely for domestic purposes. We have already submitted a Building Notice for this work No. BN/2003/1723.

Please find below an outline of the proposed work:

**Works required to convert part of the existing garage into proposed family room (for domestic use only):**

- Form a doorway from the lounge into the extension using box lintels and a single solid door.
- Move the back garage door along to the second garage in place of the rear window.
- Brick up the opening where the former door and window were with matching bricks and fix new UPVC window to same.
- Build a block wall between the garage and proposed new room to close opening.
- Remove garage door, construct 265mm cavity wall. 100 mm Celcon blockwork, 65 mm britherm cavity wall batts and facing brickwork to match existing. Built off 2 no. 100 x 65 concrete lintels built between piers and all tied into existing brickwork. Fix new UPVC window to same.
- Provide 1200g D.P.M to existing concrete floor with 50 mm celotex insulation to same. Allow 65 mm sand and cement screed. Laminate floor to same.
- Install 100 mm x 50 mm stud wall fixed to brick work with 100 mm fibreglass insulation and 12.5 mm plasterboard and skim.
- Remove existing plasterboard ceiling. Provide and fix 100 mm fibreglass insulation and 12.5 mm plasterboard and skim to same.
- Apply 2 coat plaster to existing brick wall between main house and proposed room.
- Run wiring for sockets, lights and TV aerial.
- Run in central heating, comprising 1 no. 900x600 mm double radiator with T.R.V.
- Construct cupboard to encase metres with louver doors or similar.

All works are to be carried out in accordance with building regulations. The local Building Inspector, Howard Able, has made a pre-commencement inspection of the site, discussed and agreed requirements with the builders. A further visit to validate these requirements to meet building regulations is scheduled early in the new year.

Please find enclosed a drawing of the proposed works (1:25 scale) as submitted with building notice.

We also enclose a 1:500 plan of the site illustrating the site layout and confirming 3 parking spaces remain for the property (one single garage and two external spaces).

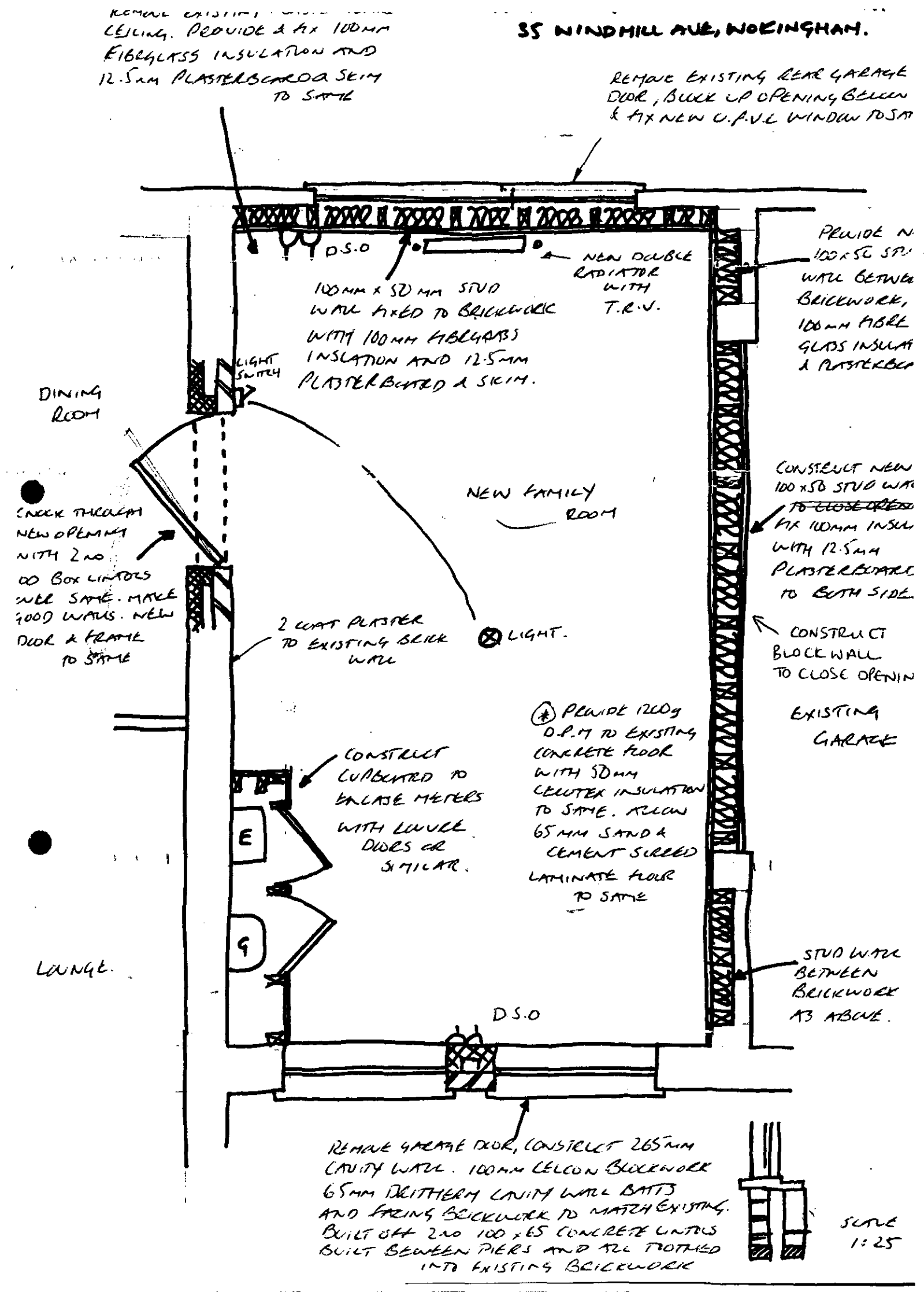
We hope that this letter and enclosed plans meet with your approval and look forward to hearing from you soon on this matter.

Yours sincerely



Colin Buchanan

# 35 WINDMILL AVE, WOKINGHAM.

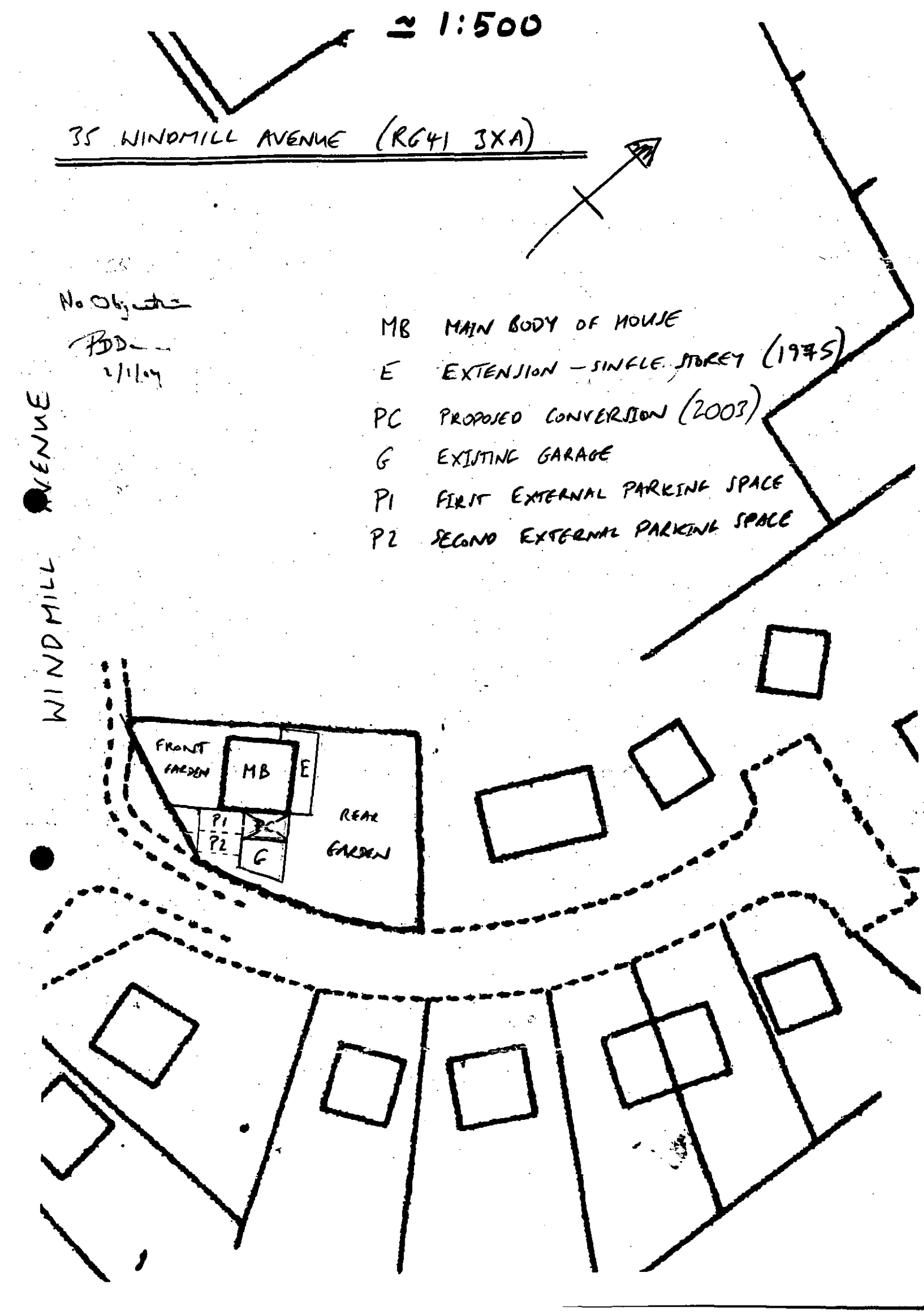


≃ 1:500

35 WINDMILL AVENUE (RG41 3XA)

No Objection
BDD
2/1/04

MB MAIN BODY OF HOUSE
E EXTENSION – SINGLE STOREY (1975)
PC PROPOSED CONVERSION (2003)
G EXISTING GARAGE
P1 FIRST EXTERNAL PARKING SPACE
P2 SECOND EXTERNAL PARKING SPACE



Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: October 13, 2000
My ref: FH/F/2000/1723
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

Mrs M Boeteboom
12 Paddock Heights
Twyford
RG10 OAR

Dear Mrs Boeteboom

**RE: PROPOSED SINGLE STOREY REAR EXTENSION, 10 PADDOCK HEIGHTS**

Thank you for your letter received on 7 July 2000 regarding the above planning application.

I'm sure you must have been notified as the neighbour to the proposed development that the application has now been determined and been approved.

Your concerns regarding the application were closely considered through the application process. Every application must be considered on its own merits, therefore your views and concerns to the development had to be considered along with the planning merits of the proposed development. My biggest concern was of the potential overshadowing impact that the proposed development may have had on your property. However through a careful analysis of the relationship between the two properties the Council were satisfied that the development would not have a negative impact upon the residential amenity of your dwellinghouse.

I fully appreciate your concerns over a loss of view. I am afraid however that loss of view in itself is not a material planning consideration. It is such matters as loss of light or privacy, or an overbearing impact which are the main issues. These aspects have been carefully considered in this case and have been found to not have any detrimental impact on your property.

Thank you for putting your views across. I hope this answers any queries you may have. However if you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

**SITE DETAILS**

| | |
|---|---|
| PLANNING APPLICATION NUMBER | |
| BUILDING CONTROL NUMBER. | RN \| 2003 \| 1723 |
| APPLICANT/AGENT | Mr + Mrs C. Buchanan |
| ADDRESS OF SITE | 35 Windmill Avenue Wolangham |
| DESCRIPTION OF PROPOSED WORK | Conversion of Double Garage to Part of |

CASE OFFICER

**DRAWING NUMBERS**

| | BC | DC |
|---|---|---|
| BLOCK PLAN | | |
| ELEVATIONS | | |
| FLOOR PLANS | | |

**CHECKLIST**

| | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | 11 \| 12 \| 03 | |
| APPLIC.RECEIVED & APPROVED | | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 11/12/03 | |

Letter

**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 | |

Map/letter showing details of parking provision requested 11.12.03.

Tel. 0118 974 6443 (Direct Line)

Date. 11 December, 2003

My ref. MT/BN/2003/1723

Mr and Mrs C Buchanan
18 Windmill Avenue
Wokingham
Berkshire
RG41 3XA


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr and Mrs Buchanan,

**TOWN AND COUNTRY PLANNING ACT 1990**
**CONVERSION OF PART OF GARAGE**

Thank you for your Building Regulations Application Number BN/2003/1723 received on 02/12/03.

I am writing to inform you that written permission from the Planning Department is also required for the proposed work.

Condition 3 of Planning Permission 01972 removed Permitted Development rights in respect of conversion of the garage..(A copy of this Planning Permission is enclosed for your information.)

If you are intending to pursue this proposal would you please submit a letter to this department outlining your proposal and a 1:500 location plan showing two parking spaces on the site. Each parking space should be a minimum of 2.4m x 4.8mThis information is required by 08/01/04. I should point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours sincerely

MT

Mary Thompson
Development Control/Building Control Liaison Officer

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

DDH/AEH

TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To: Mr. D. Gooding,
35 Windmill Avenue,
WOKINGHAM,
Berks. RG11 2UU

Application No: 01972

Proposal: **Extension of kitchen and addition of garage**
**No.35 Windmill Avenue, Wokingham.**

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the **21st** day of **January** 19**75**, subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. **The materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.**
3. **The double garage formed by the development hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes. Furthermore, the garage shall not be converted to living accommodation without the prior permission of the District Planning Authority.**

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town & Country Planning Act, 1971
2. **To ensure that the materials are in keeping with those existing.**
3. **In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.**

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District

Date: 27 JAN 1975

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

ADDRESS 35 WINDMILL AVENUE PARISH WOK

PLOT No.

BUILDER

ORD. SHEET No. 68

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 6/7/62 5381 | MESSRS. SHLAWIE DEVS. LTD | DETACHED HOUSE & GARAGE | 12.7.62 | APP C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| 01972 BR1921 | O Godding | Garage & Extension | 20/2/75 13/1/75 | N/A N/A C/A |
| BR22631 | MR. R. MONTGOMERY | UTILITY ROOM & STUDY | 11.5.84 | APP N/A |
| 21458 | " | Utility room + Study | 28.6.84 | C/A |
| 31105 | " | new kitchen roof. | 10.8.88 | C/A |
| BRA5437 | | ATCHED ROOF TO GARAGE = PORCH | 25.7.88 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Released

## DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 1723 FH |
| BUILDING CONTROL NUMBER. | FH2000/0719 Andy |
| ~~APPLICANT~~/AGENT | Mr M.J. Lamb |
| ADDRESS OF SITE | 10, Paddock Heights TWYFORD |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | rec'd 8/6/00 | rec'd 9/6/00 |
| ELEVATIONS | " | " |
| FLOOR PLANS | " | " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 11/8/00 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 9/8/00. | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Farah Humayun

**Application Number :** F/2000/1723

**Applicant :** Mr Thurlow .

**Location :** 10, Paddock Heights, Twyford, Reading.
**Proposal :** Proposed single storey rear extension to dwelling.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 3/7/00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 3/7/00.

**Date Registered : 09/06/2000**

**Earliest Date for Decision : 15/07/2000**

**Latest Consultation Date/Site Notice Expiry Date : 15/07/2000**

**This application will have expired on: 04/08/2000. 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 - 'NO COMMENT'

ENVIRONMENT AGENCY - NO OBJECTION

ENVIRONMENTAL HEALTH - NO OBJECTION

NEIGHBOUR (NO 12) - OBJECTS DUE TO EFFECT ON VIEW + DAYLIGHT

**Planning Issues :**

+ IMPACT UPON NEIGHBOURING PROPERTIES

**Application Number: F/2000/1723**

**Appraisal :**

IMPACT UPON NEIGHBOURING PROPERTIES

The considered application is for a proposed single storey rear extension to dwelling. The extension has a hipped pitched roof design which continues the existing roofline of the dwellinghouse.

The proposed extension projects out from the existing dwellinghouse by approx 1.5 metres. It is located approx 1 metre from the shared boundary with No 12 Paddock Heights. With the proposed projection of the extension it is not considered that the development will have an adverse impact upon the sunlighting of No 12.

No 12 has a living room side window that faces onto the proposed development. However this is not the primary window to the room as there is a large window and patio door that faces onto the rear garden of the property. The level of No 12 is higher than No 10 by approx 80 cm therefore any adverse impact of overlooking is minimised. Although a partial side view of from the No 12 Paddock Heights may be obscured it is not considered that the proposed development will have a significant detrimental impact upon the residential amenity of No 12 Paddock Heights.

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

**Application Number F/2000/1723**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | SC01 | SR02 | |
| 2 | SC53 | SR12 | BRICKWORK WORK. |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 10 Paddock Heights Twyford Reading.

APPLICATION NUMBER: F/2000/1723

OFFICER: Farah Humayun

DATE OF SITE VISIT: 3/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT PROP.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

~~SINE~~ BUNGALOW - DETACHED

4. RELATIONSHIP TO ADJOINING PROPERTIES

SHED TO REAR. - 2M - SLOPING ROOF.
NO OVERLOOKING TO EAST - NO WINDOWS TO WEST

- BLOCKED -

5. SITE CONSTRAINTS

TREES - IN REAR GDN.

ACCESS/PARKING - 2 - ONE TO GARAGE.

LEVELS HIGHER LEVEL. 1.8m BOUNDFENE.

BOUNDARY TREATMENT - 2m B. fence to west.

OTHERS HEDGING + CANDOC. 1.8 M.
SCREENING TO REAR.

| Applicationo | Name & Address |
| --- | --- |
| F/2000/1723 | Mrs M K Boeteboom<br>12 Paddock Heights<br>Twyford<br>RG10 0AR |

App approved,
Letter sent 08/08/00

| PLANNING SERVICES | HPT2 |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS SDS | FH |
| 07 JUL 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

12. Paddock Heights
Twyford.
RG10 0AR
01189341882

4. 7. 00

To Planning Services.
Ref Farah Humayun
F/200/1723.

Dear Madam,

Thank you for your letter dd. 21.6.00 regarding Planning application for No.10. Paddock Heights

I have now studied these Plans, I have to say how appalled I am to realise the effect it would have on the rear of my property. While I have no wish to appear unfriendly to my new neighbours, I object strongly to such a large ROOF extension being built next to my home.

These bungalows are small

2 I fairly close together, the sideways divided by a wooden fence. At present I have an open view between roof - trees - & my garage. If the proposed building was to go ahead I would be deprived of most open space along my S — W boundary & thus would lose "SKY" trees, Daylight & late afternoon sun & would be confronted with just "ROOF" especially in the sunroom.

If it were to be a flat roofed extension my view would be preserved therefore I would have no objection.

It would be quite sad if my cherished little view, Day over the Lodden Valley to horizon to where the line of SITIRE

3/ it all can be seen & on a bright morning the top of TILEHURST WATER TOWER, were lost forever!

I enclose photographs which may explain this more clearly

Thank you

yours faithfully.

Margaret K. Boerebeem
(MRS)

FROM: Farah Humayun

DATE: 21 June 2000

DELEGATED

## TWYFORD PARISH CONSULTATION SHEET

**Application Number:** F/2000/1723

**Proposal:** Proposed single storey rear extension to dwelling..

**Site Address:** 10, Paddock Heights, Twyford, Reading.

**Applicant:** Mr Thurlow .

ACK:
FILE:

Your observations are required in respect of this application **by 15/07/2000** .

---

No Comment.

RECEIVED
24 JUN 2000

SIGNED: _____ DATE: 4-7-00

Clerk To Twyford Parish/Town Council.

**Our ref:** SP\2000\001958/001
**Your ref:** F/2000/1723

**Date:** 27th June 2000

PLANNING SEC
POL
DC
APP
CS
COPIES TO:

31298

FH

ENVIRONMENT AGENCY

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

Attention: Farah Humayun

Dear Sir/Madam

**PROPOSED SINGLE STOREY REAR EXTENSION AT 10 PADDOCK HEIGHTS, TWYFORD**

Thank you for your letter dated 21 June 2000 which was received on 26 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/5/13. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

**ADVICE TO PLANNING AUTHORITY**

**WASTE REGULATION: 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 794 755 | 220m | Ruscombe Turn |

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 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.

Cont/d..

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp

**Sarah Paxman**
**Development Planning Officer**

*cc. Mr J. Thurlow, 10 Paddock Heights, Twyford, Berks RG10 0AR*

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/aky

To: Farah Humayun, Planning — Your Ref:

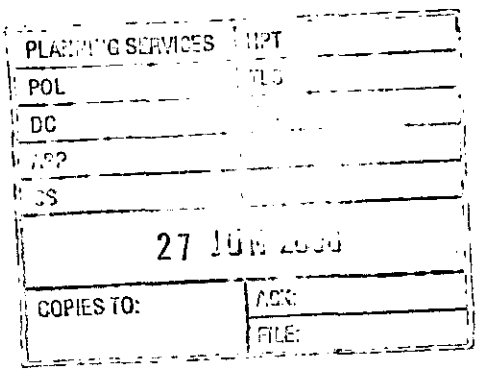
Date: 23 June, 2000

---

**PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING**
**LOCATION: 10 PADDOCK HEIGHTS, TWYFORD RG10 0AR**
**APPLICATION NO. F/2000/1723**

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing



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

Tel:

Date: **21 June 2000**

My ref: F/2000/1723

**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/2000/1723**
**10, Paddock Heights, Twyford, Reading.**
**Proposed single storey rear 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 .

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2000/1723**
**10, Paddock Heights, Twyford, Reading.**
**Proposed single storey rear 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:

Date: **21 June 2000**

My ref: F/2000/1723

**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/2000/1723**
**10, Paddock Heights, Twyford, Reading.**
**Proposed single storey rear 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 .

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2000/1723**
**10, Paddock Heights, Twyford, Reading.**
**Proposed single storey rear 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:

Date: **21 June 2000**

My ref: F/2000/1723

**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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I wish this application to be listed should the officers recommendation be for_____
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_____
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Signed: _____ Date: _____
Councillor Conway

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

**Received by Wokingham District Council**

# Application No: F/2000/1723

**Proposal:**
Proposed single storey rear extension to dwelling.

**Location:**
10, Paddock Heights, 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 15/07/2000. 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**

**21 June 2000**

## WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 JUN 2000

Officer: FH | Application No. F/2000/1723

Map No. 33 Site ...0.05.

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

DELEGATED

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 10 PADDOCK HEIGHTS

Parish: TWYFORD Ward: Twyford 21.6.2000

Applicant: MR THURLOW

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

(1)

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 | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 21:6:2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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 ✓ .....

---

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 + 7, 8, 9 + 12 Paddock Heights ✓
15 + 17 Winchcombe Rd.

1305A

# Environmental Services

For office use only.
Application number: 00.JUN.2000 * 1726

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM DISTRICT COUNCIL

| | | |
|---|---|---|
| 1 | Your name | Mr J. THURLOW |
| | Address and postcode | 10, PADDOCK HEIGHTS<br>TWYFORD,<br>Nr READING<br>2610 OAR |
| | Phone number | 9340414 |
| 2 | Agent's Name | |
| | Address and postcode | |
| | Phone number | |
| 3 | Site<br>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. | 10, PADDOCK HEIGHTS<br>TWYFORD<br>Nr READING |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY REAR EXTENSION |
| 5 | Are there any trees on the site?<br>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 AND NEW ROOF TILES TO MATCH EXISTING HOUSE BRICKWORK & TILES |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

| | | | |
|---|---|---|---|
| 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. | £95 | |
| c | Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | ✓ | |
| | • 1:500 scale site layout plan. | ✓ | |
| | • 1:100 or 1:200 scale floor plans and elevations. | ✓ | |

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

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

**Certificate A**

I certify that

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

**Certificate B**

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 7/6/2000

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

ADDRESS 10 PADDOCK HEIGHTS

PARISH TWYFORD

PLOT No.

ORD. SHEET No. SU. 7976 33

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 59/54 | COCK & OSTERS DEV. CO. | O/APP. RES DEV. | 21.4.54 | N/A REF |
| 732/54 | " | " | 12.10.54 | N/A C/A |
| 241/56 | LEIGHTON CONTRACTORS | LAYOUT | 15.5.56 | APP. |
| 202/57 | " | DETACHED HOUSE | 9.4.57 | APP. APP. |
| PD/170/58 | E. HARWELL | GARAGE | 10.6.58 | APP. N/A |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |

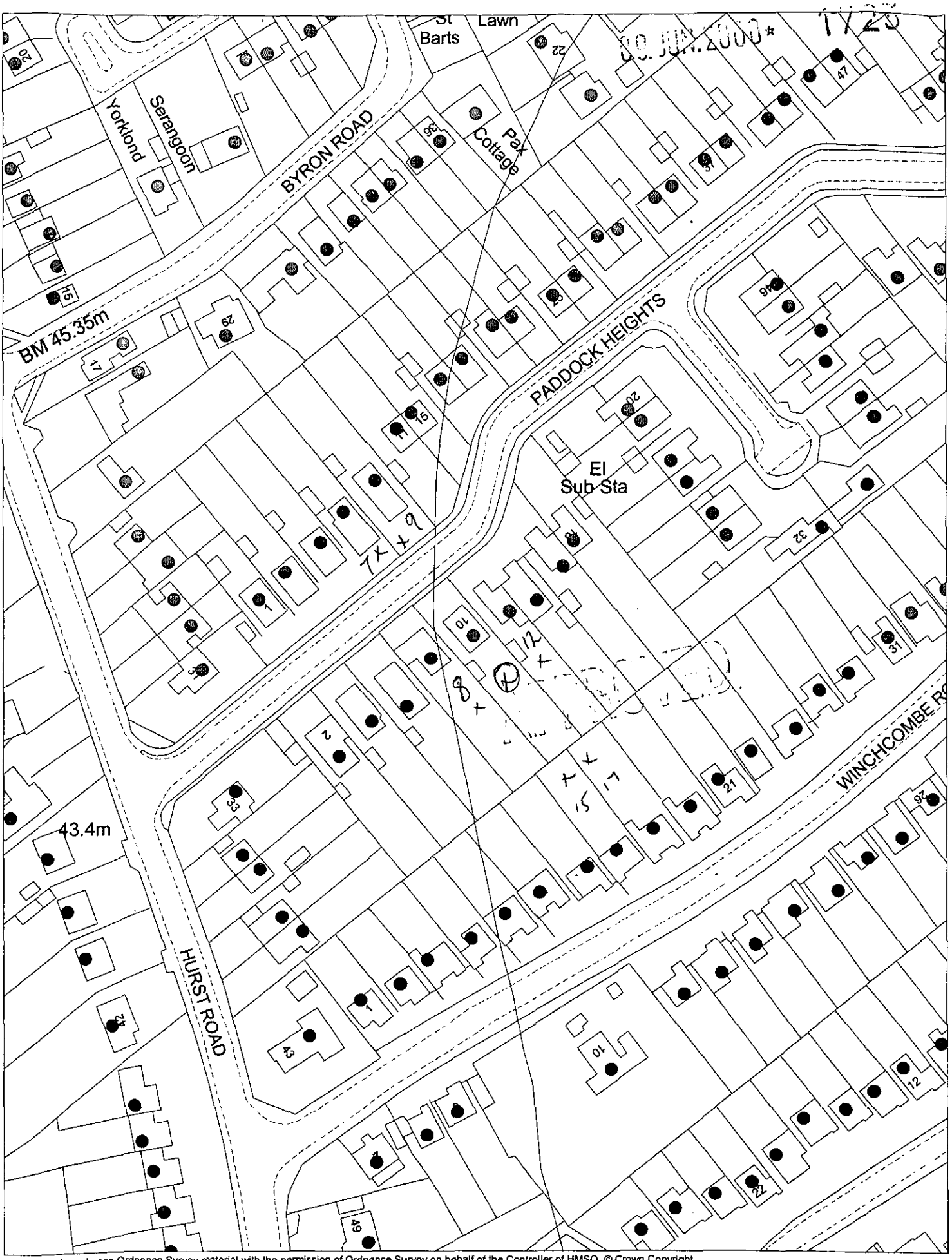
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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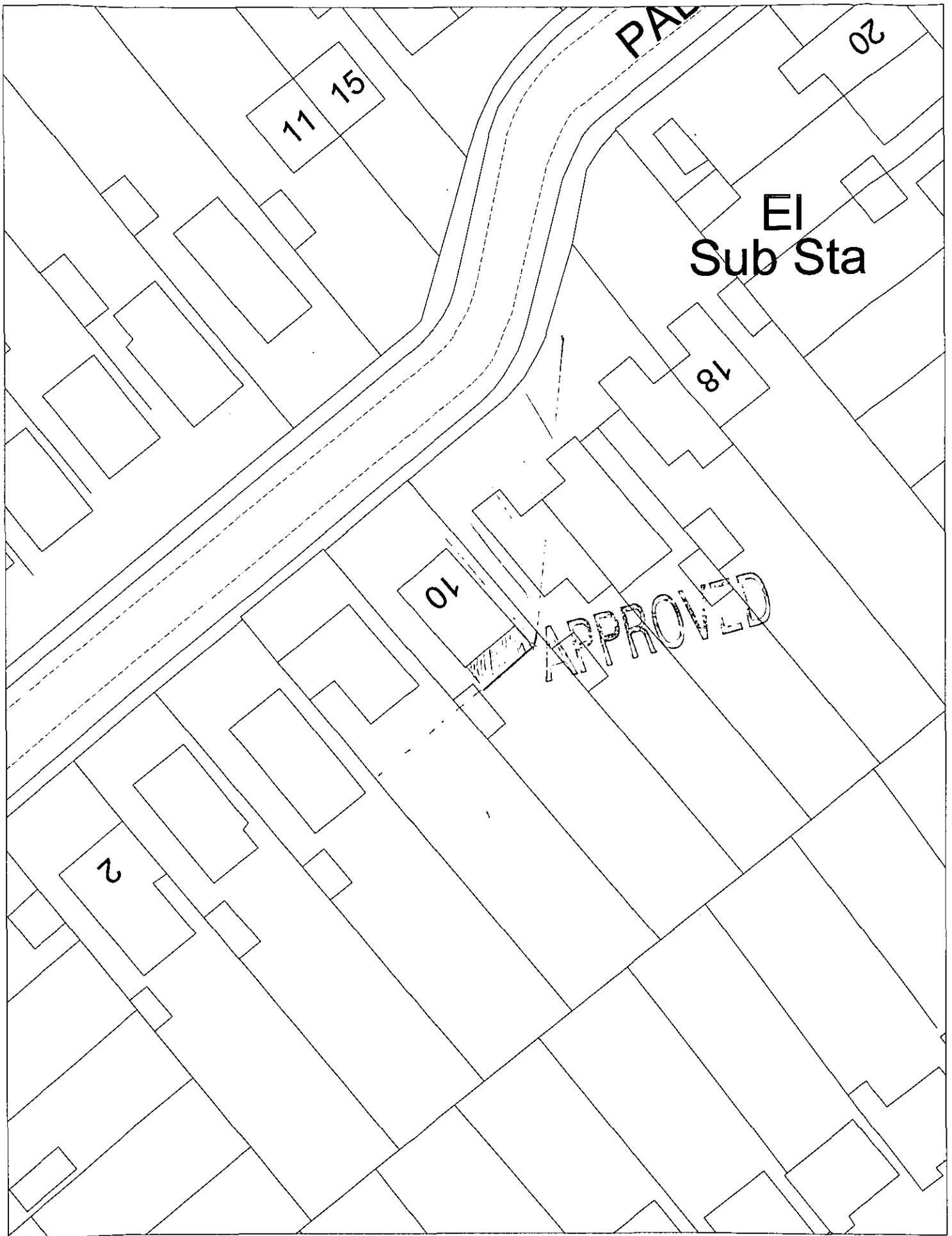
Development Control Section, Environmental Services, Wokingham District Council.

14 June 2000

Scale: 1 : 1250

N W E S

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Development Control Section, Environmental Services, Wokingham District Council.

27 July 2000

Scale: 1 : 500

N
W E
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