APPLICATION NO:
F/2000/1849

LOCATION:
35 Hurst Park Road, Twyford Reading.

APPLICANT:
Mr & Mrs Walton C/O Paula Pocock

PROPOSAL:
Proposed single storey side extension to dwelling and rear extension to form replacement conservatory.

EARLIEST DATE FOR DECISION: ~~27/06/2000~~ 27/July 2000

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Walton
C/O Paula Pocock
19 Sycamore Drive
Twyford
Berkshire
RG10 9HP

Application Number: F/2000/1849

Parish: **TWYFORD**

Location: **35, Hurst Park Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension to dwelling and rear extension to form replacement conservatory.**

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

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 04/08/2000

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 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 22 November, 2000
My ref. BC/DC/2000/1849
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) 977 8909
DX: 33506 – Wokingham

Mr A Walton
35 Hurst Park Road
Twyford
Reading
RG10 0EZ

Dear Mr Walton

PLANNING PERMISSION 2000/1849
SITE: 35 HURST PARK ROAD, TWYFORD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1849 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NLake.

NICOLA LAKE
Senior Planning Officer

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1849.	NL
BUILDING CONTROL NUMBER.	FP 2000/1175	Andy
APPLICANT/~~AGENT~~	Mr A. Walton	
ADDRESS OF SITE	35 Hurst Park Road TWICKENHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	05a, 07, 06a.	05, 07, 06
FLOOR PLANS	04a	04.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	No	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/10/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1849

Applicant : Mr & Mrs Walton C/O Paula Pocock.

Location : 35, Hurst Park Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling and rear extension to form replacement conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14·7·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....14.7.2000.....

Date Registered : 27/06/2000

Earliest Date for Decision : 27/06/2000

Latest Consultation Date/Site Notice Expiry Date : 27/06/2000

This application will have expired on: 22/08/2000. 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 P.C - 'No Comment'

Planning Issues :
Site Designation - within the identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the character and amenity of the Streetscene

Application Number: F/2000/1849

Appraisal :

1.) Impact upon the ~~character~~ residential amenity of the adjacent dwellings

The proposed development is for a single storey side extension and a replacement single storey rear conservatory.

The proposed s/s side extension would be in line with the front of the dwelling and in line with the rear. The dwelling itself stands completely to the front of No 37. No 37 is slightly higher than No 35 and has a 2.5m high wall along the boundary. The proposed replacement conservatory, located to the rear. There is a walkway to the South West boundary.

There will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and appearance of the Street Scene.

The proposed development is in keeping with the character of the existing dwelling and the wider area. It will have no detrimental impact upon the character and amenity of the Street Scene.

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

Application Number F/2000/1849
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 .	
2	SC53	SR12	Hours .

RECORD OF SITE VISIT

SITE ADDRESS: 35 Hurst Park Road Twyford Reading. APPLICATION NUMBER: F/2000/1849	OFFICER: Nicola Lake DATE OF SITE VISIT: 14.7.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES the extension will run along the driveway of No 37. No 37 is set well back with a garage to this side of the dwelling - Proposal will replace existing conservatory. No 37 is higher than this as they are on a slop. While the properties to the rear are lower - the distance is good and the windows are in the a similar position to the existing conservatory. There is a 2.6m boundary wall to No 37 approx 50cm difference in height

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/1849

Proposal:
Proposed single storey side extension to dwelling and rear extension to form replacement conservatory.

Location:
35, Hurst Park 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/06/2000. 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

05 July 2000

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

Tel: (0118) 974 6481

Date: **05 July 2000**

My ref: F/2000/1849

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/2000/1849
35, Hurst Park Road, Twyford, Reading.
Proposed single storey side extension to dwelling and rear extension to form replacement conservatory.

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

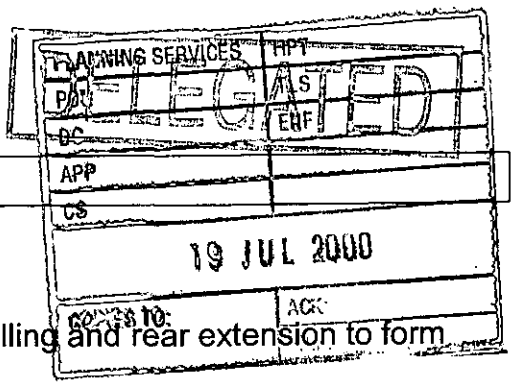
Case officer: **Nicola Lake** Application Number: **F/2000/1849**
35, Hurst Park Road, Twyford, Reading.
Proposed single storey side extension to dwelling and rear extension to form replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

FROM: Nicola Lake

DATE: 05 July 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1849

Proposal: Proposed single storey side extension to dwelling and rear extension to form replacement conservatory..

Site Address: 35, Hurst Park Road, Twyford, Reading.

Applicant: Mr & Mrs Walton C/O Paula Pocock.

Your observations are required in respect of this application **by 27/06/2000** .

No Comment.

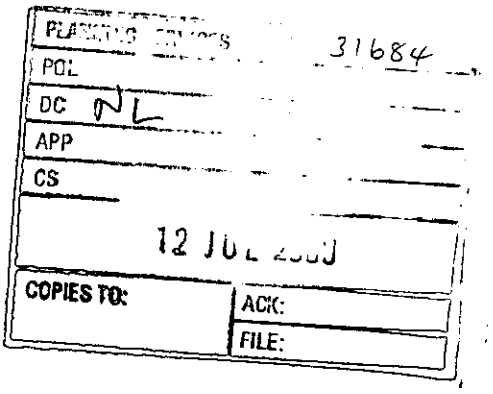
SIGNED: _____ DATE: 12-7-00

Clerk To Twyford Parish/Town Council.

PAULA POCOCK **Tel/fax 0118 934 2960**

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP



For the Attention of Nicola Lake
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

11th July 2000

Dear Nicola Lake

Re: **No. 35 HURST PARK ROAD, TWYFORD**
Application No. F/2000/1849

Please find enclosed, as requested, six copies of the following:

Architects drawings No. 07 - Existing / Proposed South Elevations
Scale 1:100

Please do not hesitate to contact me if you require any further clarification on the proposals.

Yours sincerely

Paula Pocock BSc (Hons)Dipl Arch (UCL) ARCUK

encl.
cc Mr. & Mrs. A. Walton

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 JUN 2000	
Officer: NL	Application No. F/2000/1849

Map No. 38 Site ...0:03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

27.JUN.2000* 1849

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND REAR EXTENSION TO FORM REPLACEMENT CONSERVATORY

Location: 35 HURST PARK ROAD

Parish: TWYFORD Ward: Twyford
5.7.2000
6/7

Applicant: MR/MRS WALTON

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	SOUTH ELEVATION?		
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 : 5.7.2000 ✓6/7

Parish Council Informed - YES / NO ✓6/7

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 (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:

✓6/7 S/N + 12+14 Broadwater Rd ✓ .....
.....
33, 37, 39, 41, 58, 64 + 66 HURST PARK RD .....
.....
.....
.....
.....
.....
.....

ADDRESS 35 HURST PARK ROAD 27 JUN 2000 PARISH TWYFORD

PLOT No. 233 ORD. SHEET No. SU 7976 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
~~0/23/58~~ 0/144/66	MR. A. GODSAL	O/APP. RES. DEV.	14.2.58 7.11.66	N/A N/A	REF REF
1697/72	P4E	RES. DEV.	14.3.73		CIA
038/61	"	"	20.1.76	N/A	CIA
BR 5633	"	CANCELLED	7.11.79		
07131	"	DETACHED HOUSE & GARAGE	25.8.77	N/A REC	CIA
BR 7688	"	"	10.10.78	APP	N/A
BR 11116	MR. S. ATKINS	LOUNGE KITCHEN ET.	15.6.79	APP	N/A
11001	"	"	2.8.79	N/A	CIA
BR 13065	"	CONSERVATORY	21.3.80	APP	N/A
12918	"	"	9.5.80	N/A	CIA

DATE OF COMPLETION

MINISTRY DECISION 0/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs. A. WALTON

Date 26-6-00

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

Environmental Services

For office use only.
Application number: 24 JUN 2000* 1849

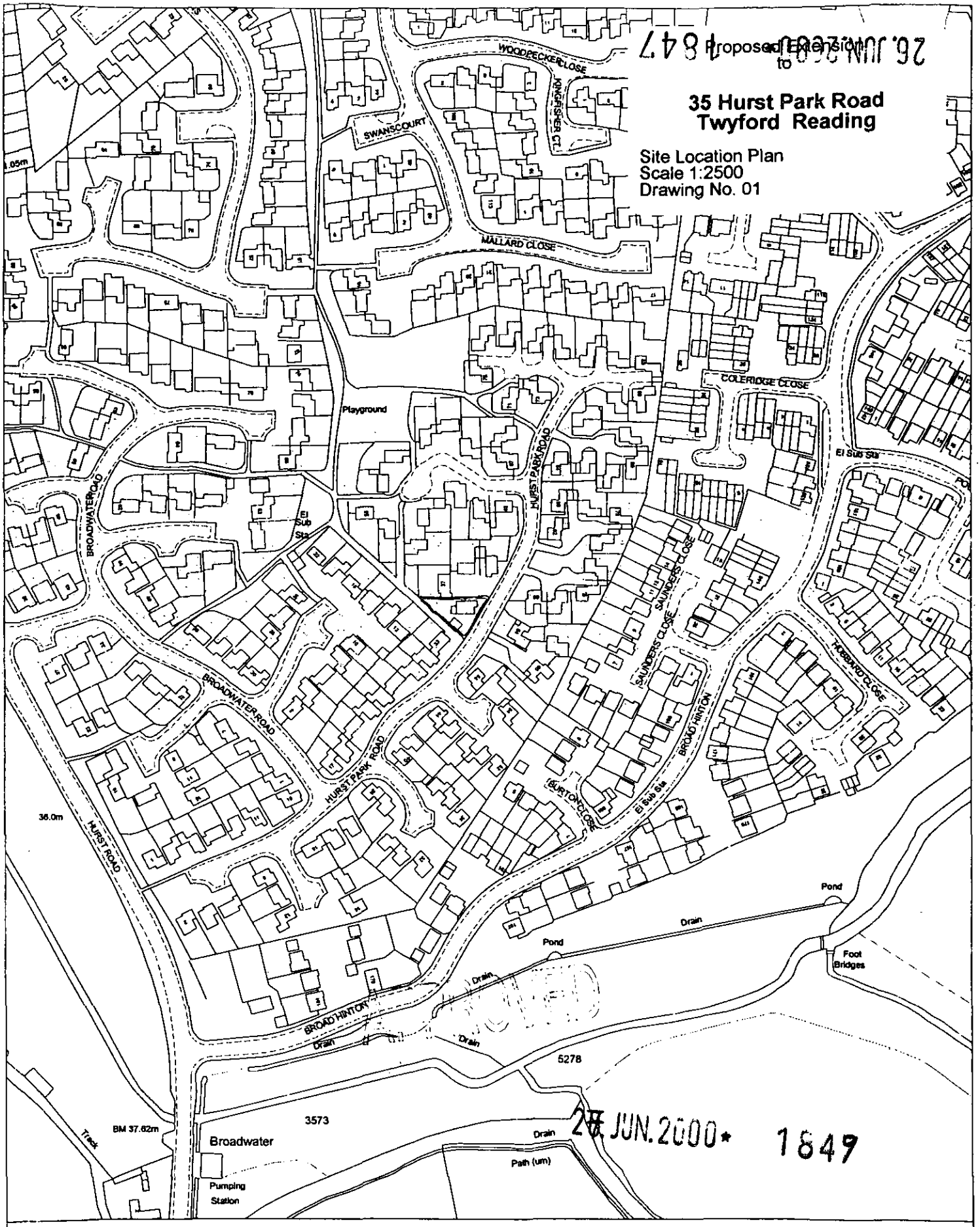
Householder planning application form

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

1	Your name	MR & MRS. A. WALTON
	Address and postcode	35 HURST PARK ROAD
		TWYFORD
		READING
		BERKSHIRE RG10 0EZ
●	Phone number	0118 934 2054
2	Agent's Name	PAULA POCOCK
	Address and postcode	19 SYCAMORE DRIVE
		TWYFORD
		READING
		BERKSHIRE RG10 9HP
	Phone number	0118 934 2960
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.	RE: DRAWING 01 + 02
4 ●	Give brief details of the proposal for example, two storey side extension. About the application	TO CONSTRUCT A SINGLE STOREY SIDE EXTENSION. REPLACE EXISTING CONSERVATORY
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 ☐ RE: DRAWING 03
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING ROOF TILES TO MATCH EXISTING WHITE UPVC WINDOWS TO MATCH EXISTING. WHITE UPVC CONSERVATORY
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 Plain English Campaign

Please turn over



Site Plan, Scale: 1 to 2500

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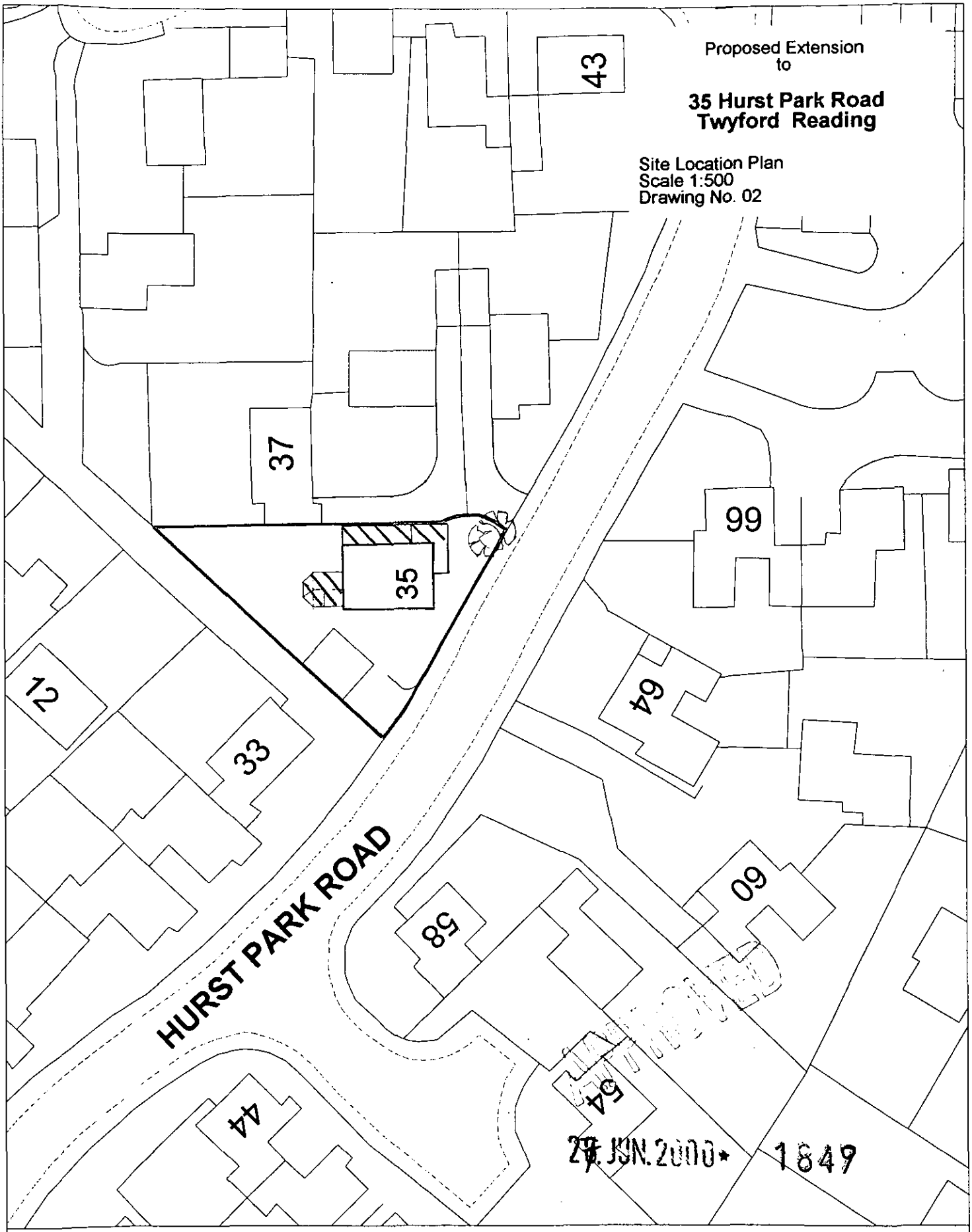
Date: 7 June 2000

N W E S



Site Plan, Scale: 1 to 500

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Date: 7 June 2000

N
W E
S

PAULA POCOCK **Tel/fax 0118 934 2960**
Email: pocock250@netscapeonline.co.uk
19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

27 JUN 2000 1849

26th June 2000

Dear Sir/Madam

Re: **Full Planning Application for:**
No. 35 HURST PARK ROAD, TWYFORD

Please find enclosed the following:

a. A cheque for £95.00 made payable to Wokingham District Council

b. Six copies of the Householder Planning Application Form

c. Six copies of Architects drawings:

Drawing No.	01	-	Site Location Scale 1:2500
	02	-	Site Plan Scale 1:500
	03	-	Existing Ground / First Floor Plan Scale 1:100
	04	-	Proposed Ground / First Floor Plan Scale 1:100
	05	-	Existing / Proposed North Elevations Scale 1:100
	06	-	Existing / Proposed East & West Elevations Scale 1: 100

The above enclosures form the planning application for the following alterations to No. 35 Hurst Park Road, Twyford:

(i) To replace the existing conservatory to the rear of the property.
(ii) To construct a single storey extension to the North side of the property.

The above has been discussed with the immediate neighbours at No. 37 Hurst Park Road. No part of the development encroaches onto, over or under the neighbouring property. No objections were expressed.

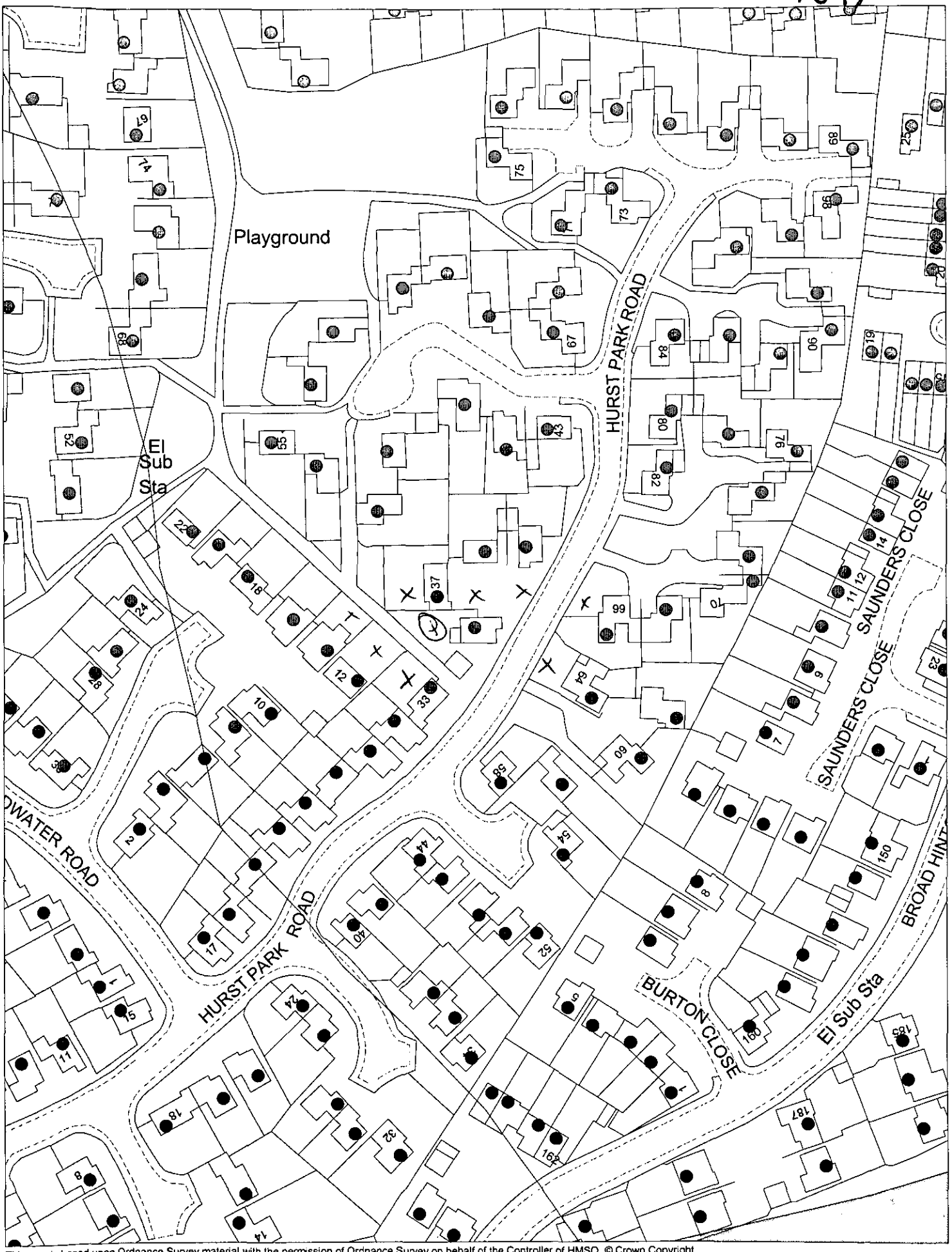
Please do not hesitate to contact me if you require any further clarification on the proposals. We hope that the Planning Authority will look favourably on this application.

Yours faithfully

Paula Pocock BSc (Hons)Dipl Arch (UCL) ARCUK

encl.
cc Mr. & Mrs. A. Walton

27. JUN. 2000* 1849



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000 Scale: 1 : 1250

N
W E
S