APPLICATION NO:
F/2002/8007

LOCATION:
20 Paddock Heights, Twyford Reading.

APPLICANT:
Mr/Mrs E Reid C/O Mursell & Co

PROPOSAL:
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

EARLIEST DATE FOR DECISION: **15/12/2002**

APPLICATION WILL HAVE EXPIRED ON.
10/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs E Reid
C/O Mursell & Co
P O Box 334
Thatcham
Berks
RG19 3EN

Application Number: F/2002/8007

Parish: **TWYFORD**

Location: **20, Paddock Heights, Twyford, Reading.**

Proposal: **Proposed front, side & rear dormer extensions to dwelling to form rooms in roof**

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

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

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

Condition
3. 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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

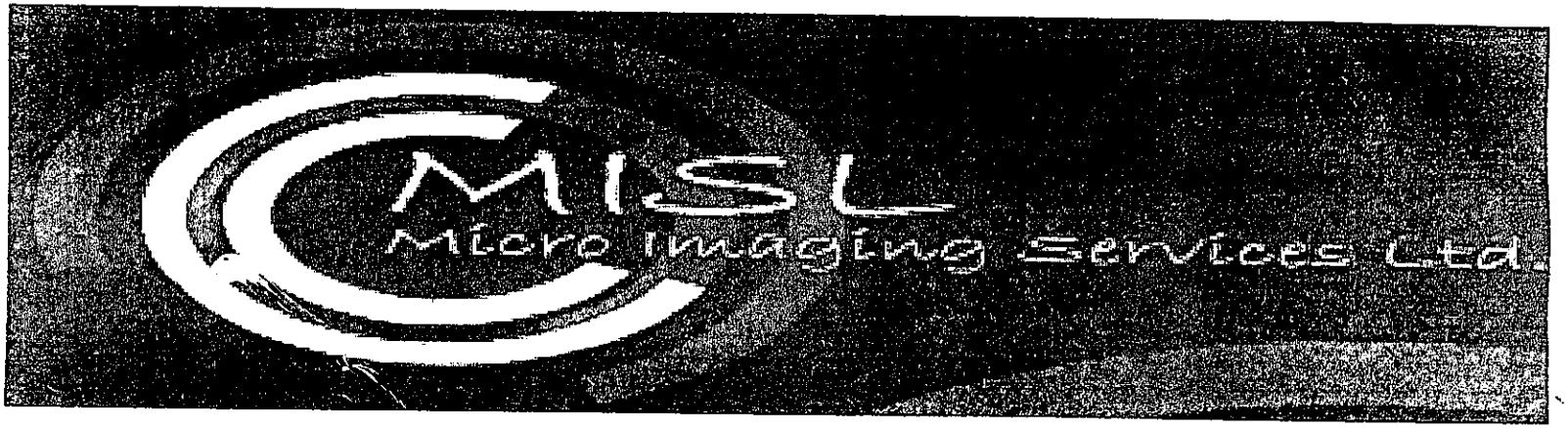
T. G Watson

Trevor Watson
Development Control Manager
Date: 09/01/2003

Notice checked by: _____

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8007	LS
BUILDING CONTROL NUMBER	FP 2003 | 3860.	
APPLICANT/AGENT	Mursell & Company	
ADDRESS OF SITE	20 Paddock Heights TWYFORD.	
DESCRIPTION OF PROPOSED WORK	loft conversion with front, side & rear dormers	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location + site	location + site
ELEVATIONS	K0913/04	K0913/04.
FLOOR PLANS	03B	03B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/1/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	

Filing

Date: 18 December 2002

PLAN	HPT
POL	TLS
DC	ENF
AP	
C	

13 JAN 2002

To: Twyford Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2002/8007

Location: 20, Paddock Heights, Twyford, Reading.

Proposal: Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

Applicant: Mr/Mrs E Reid C/O Mursell & Co.

Case Officer: Louise Smith

The new plans show the following: Car parking layout. Drawing no: K.09.13/05A.

Comments are required by 01/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

NO further comments.

2/1/03

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8007

Applicant : Mr/Mrs E Reid C/O Mursell & Co.

Location : 20, Paddock Heights, Twyford, Reading.
Proposal : Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/2

Date Registered : 15/11/2002

Earliest Date for Decision : 15/12/2002

Latest Consultation Date/Site Notice Expiry Date : 15/12/2002

This application will have expired on: 10/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - c/A
No 22 - concerned re: noise
No 31 - object to design.
No 29 - object to design.
PC - concerned over parking

Planning Issues :

Id. sett.
Street scene
Highway Safety
Neighbouring Properties

Application Number: F/2002/8007

Appraisal :

The site is a semi-detached bungalow situated on a corner plot within a residential estate in Twyford. The application being considered proposes front, side and rear dormer window extensions

Impact on neighbouring properties:
Given the siting of the dwelling, forward of the main building line along Paddock Heights, no significant overlooking impacts are considered.

Impact on character of street scene:
Dormer windows are not un-common in the immediate street scene. No's 30 and 18 have flat roof front dormer extensions and No 5 has bulky side dormer extension. The proposed designed dormers would not be out of character with the surrounding street scene nor would they be overbearing in the roofline of the dwelling.

Impacts on Highway Safety:
Parking plans were received on 16/12/02 showing parking for 3 vehicles and the existing garage to be demolished. The proposed layout would be acceptable, subject to conditions

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

Application Number F/2002/8007
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
	Informatives		
1			Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
2			No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
3			Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: UBE1 UBE2 GV1 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: UBE1 WOS3 WOS2 LT7 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D.S Anderson
(Development Control Manager)

Date: 9/1/03

GWP.

RECORD OF SITE VISIT

SITE ADDRESS: 20 Paddock Heights Twyford Reading. APPLICATION NUMBER: F/2002/8007	OFFICER: Louise Smith DATE OF SITE VISIT: 26/11/2

Different design bungalows.

1 SITE/STATUTORY NOTICE DISPLAYED ? N

+40
No 42 - 2x s/s front ~~ext~~ gable end section.

42 40

2. DESCRIPTION OF SURROUNDINGS
Res rd - detached bungalows + semi-d 2/S dwellings.
open plan estate with bushes + shrubs to front boundaries

No 30 - flat roof front dormer Semi extension -

No 18 Flat roof front dormer

3. DESCRIPTION OF SITE/BUILDING
detached bunglow - raised up from road. 0.3m.
detached single gge (flat roof) to rear of plot.
small flat roof s/s side extension.

No 5 v bulky flat roof side dormer

4. RELATIONSHIP TO ADJOINING PROPERTIES
Corner plot
adjoins No 22.

5. SITE CONSTRAINTS

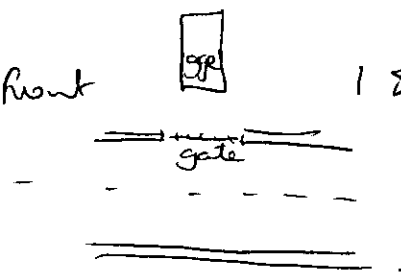
TREES N/A.

ACCESS/PARKING garage + gates to front

LEVELS set up above road.

BOUNDARY TREATMENT brick wall c. 2m high.

OTHERS



1 space only

Date: 18 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8007

Location: 20, Paddock Heights, Twyford, Reading.

Proposal: Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

Applicant: Mr/Mrs E Reid C/O Mursell & Co.

Case Officer: Louise Smith

The new plans show the following: Car parking layout. Drawing no: K.09.13/05A.

Comments are required by 01/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

URGENT.

1970/0102

(RING ONE)

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

App. No. F/2002/8007. Date Rec. 16/12/02

Location: 20 Paddock Heights

Parish: Twyford.

Applicant: Mr/Mrs E Reid.

Description of attached plans: Car Parking layout.

Drawing No's: K.09.13/05A

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: as previous

Date for Responses 14 Days.

FURTHER ACTION

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

Redate Application Y/N From:

New Site Notice Y/N

Revised Proposal Description:

CASE OFFICER CS.

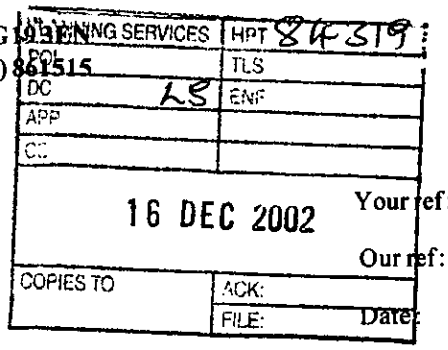
Consultations Sent by Admin. on 18.12.02

Yellow - Case Officer Copy
Green - Part One Copy

ADDITIONAL PLAN 8007 .1

MURSELL & COMPANY (Newbury) LIMITED
Chartered Building Surveyors

PO Box 334 Thatcham Berkshire RG19 3EN
Tel: (01635) 872000 Fax: (01635) 861515



Wokingham District Council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Louise Smith

Your ref: **F / 2002 / 8007**

Our ref: ANH / K.09.13

Date: 12 December 2002

Email: anh@mursell.co.uk

Dear Louise

PROPOSED DORMER EXTENSIONS TO FORMS ROOMS IN ROOF AT 20 PADDOCK HEIGHTS TWYFORD

I refer to our recent telephone conversations and enclose copies of the revised block plan showing the parking spaces. The double gates will remain in their current position but the existing garage will be demolished to accommodate the additional parking spaces.

I trust this satisfies the outstanding matters relating to the application and look forward to receiving your decision due course.

Yours sincerely

Andrew Higgins

Andrew Higgins TechRICS

Encl

Date: 18 December 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/8007

Location: 20, Paddock Heights, Twyford, Reading.

Proposal: Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

Applicant: Mr/Mrs E Reid C/O Mursell & Co.

Case Officer: Louise Smith

The new plans show the following: Car parking layout. Drawing no: K.09.13/05A.

Comments are required by 01/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

C122, R122.

AR 20/12/02

ADDITIONAL PLAN 8007 J

MURSELL & COMPANY (Newbury) LIMITED
Chartered Building Surveyors

PO Box 334 Thatcham Berkshire RG19 3HP
Tel: (01635) 872000 Fax: (01635) 861515

PLANNING SERVICES	HPT 84319
POL	TLS
DC LS	ENF
APP	
CE	
16 DEC 2002	
COPIES TO	ACK:
	FILE:

Wokingham District Council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Louise Smith

Your ref: **F / 2002 / 8007**

Our ref: ANH / K.09.13

Date: 12 December 2002

Email: **anh@mursell.co.uk**

Dear Louise

PROPOSED DORMER EXTENSIONS TO FORMS ROOMS IN ROOF AT 20 PADDOCK HEIGHTS TWYFORD

I refer to our recent telephone conversations and enclose copies of the revised block plan showing the parking spaces. The double gates will remain in their current position but the existing garage will be demolished to accommodate the additional parking spaces.

I trust this satisfies the outstanding matters relating to the application and look forward to receiving your decision due course.

Yours sincerely

Andrew Higgins

Andrew Higgins TechRICS

Encl

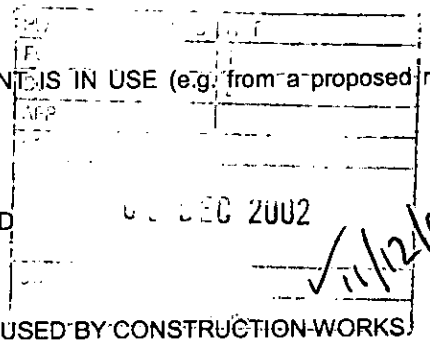
Gladys is re-objecting

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8007. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: F/2002/8007

YOUR NAME: MRS. GLADYS SMITH

YOUR ADDRESS: (if these details are incorrect please amend)
22 PADDOCK HEIGHTS
TWYFORD
READING
RG10 0AR

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
I have a concern regarding the position of the central stairway to the proposed extension involving two new bedrooms at No.20 Paddock Heights. This siting of this stairway is extremely close to my lounge & main bedroom. By the very fact that we live in semi-detached accommodation & obviously share a common central wall, the transmission of noise from this stairway in that particular position, when in use, could be very intrusive.
The original size of these semi-detached bungalows shows that they were not intended for excessive alterations & accommodation. I do not

Continue over the page if more room required

P.T.O.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8007. (Case Officer:Louise Smith)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING
RECEIVED
05 DEC 2002
6/12/02

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8007

YOUR NAME: MR D.E. AND MRS M. GIBSON

YOUR ADDRESS: (if these details are incorrect please amend)
31 PADDOCK HEIGHTS
TWYFORD
READING
RG10 0AP

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

We consider, given the position of the bungalow, dormer extensions on three sides would be unsightly and intrusive

Continue over the page if more room required

cont'd

feel re-assured having examined the plans that the noise level next door will remain as they are at present.

Carol Hurst

From: Sue Wisdom [sue@wizzy.net]
Sent: 28 November 2002 20:47
To: development.control@wokingham.gov.uk
Subject: Planning Application No. F/2002/8007

WOKINGHAM UNITARY
Aiming for Excellence

FAO: Louise Smith, Case Officer

Dear Ms. Smith

Planning Application No. F/2002/8007
Site Address: 20 Paddock Heights, Twyford, Reading.
Proposal: Proposed front, side and rear dormer extensions to dwelling to form rooms in roof.

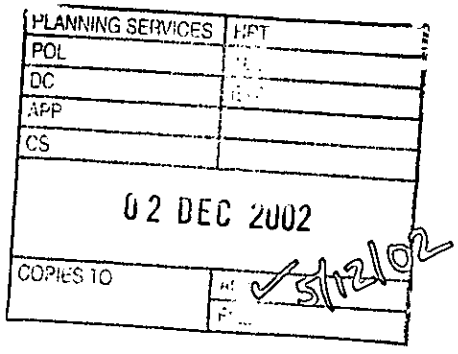
We wish to comment on the above planning application in so far as the number of dormer windows which are proposed, coupled with the fact that here are no other properties in the vicinity with so many windows in the roof.

The dwelling is a bungalow - roof alterations never look balanced to the ground floors of such properties and often look out of place to other similar dwellings in the area.

However, although we feel that dormer windows to the rear and front of the property are acceptable, we believe that windows on the side would potentially infringe the privacy of the residences opposite. This would be our only objection.

Thank you
Yours sincerely

Mrs & Mrs I Wisdom
29 Paddock Heights.
Twyford.



POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

FROM: Louise Smith

DATE: 22 November 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/8007

Proposal: Proposed front, side & rear dormer extensions to dwelling to form rooms in roof.

Site Address: 20, Paddock Heights, Twyford, Reading.

Applicant: Mr/Mrs E Reid C/O Mursell & Co.

Your observations are required in respect of this application **by 15/12/2002** .

My Council comments;
The application needs to demonstrate where additional cars would be parked, especially in the light of the parking restrictions on Paddock Heights.

SIGNED: _____ DATE: 3/12/02

Clerk To Twyford Parish/Town Council.

Application Number : F/2002/8007	Map No : 33
Case Officer : LS	Site Area : 0.05
Valid Date : 15/11/02	Received Date: 15/11/2002

Level : Delegated Application

Description : Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

Location : 20, Paddock Heights, Twyford, Reading.

Parish : TW Ward : TWY

Applicant : Mr/Mrs E Reid C/O Mursell & Co.

Fee Required: £110 Fee Received: £110 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Show parking spaces	req. 4/12. 22/11	said he would sent in post tommorow - agent advised he would send in post tommorow 11/12/02
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

(Groundwater Protection Zone)

NEIGHBOURS

2x S/N - both frontages of house + See map

No pre-apps

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

Tel: (0118) 974 6463

Date: 22 November 2002

My ref: F/2002/8007

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S 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/2002/8007
20, Paddock Heights, Twyford, Reading.
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8007**
20, Paddock Heights, Twyford, Reading.
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor S Conway

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6463

Date: 22 November 2002

My ref: F/2002/8007

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8007
20, Paddock Heights, Twyford, Reading.
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8007**
20, Paddock Heights, Twyford, Reading.
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

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

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

Tel: (0118) 974 6463

Date: 22 November 2002

My ref: F/2002/8007

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/8007
20, Paddock Heights, Twyford, Reading.
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8007**
20, Paddock Heights, Twyford, Reading.
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Tomlin

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

Received by Wokingham District Council

Application No: F/2002/8007

Proposal:
Proposed front, side & rear dormer extensions to dwelling to form rooms in roof

Location:
20, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8007 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

22 November 2002

Organisation_Name	Building_Name	address1	Postcode
		19PADDOCK HEIGHTSREADING	RG10 0AP
		21PADDOCK HEIGHTSREADING	RG10 0AP
		23PADDOCK HEIGHTSREADING	RG10 0AP
		25PADDOCK HEIGHTSREADING	RG10 0AP
		27PADDOCK HEIGHTSREADING	RG10 0AP
		29PADDOCK HEIGHTSREADING	RG10 0AP
		31PADDOCK HEIGHTSREADING	RG10 0AP
		18PADDOCK HEIGHTSREADING	RG10 0AR
		20PADDOCK HEIGHTSREADING	RG10 0AR
		22PADDOCK HEIGHTSREADING	RG10 0AR
		44PADDOCK HEIGHTSREADING	RG10 0AR
		46PADDOCK HEIGHTSREADING	RG10 0AR

Neighbours list F/2002/8007

Environmental Services

For office use only. 15.NOV.2002 6007
Application number:

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.

6007

15 NOV 2002

WOKINGHAM DISTRICT COUNCIL

1	Your name	MR E MRS M. REID
	Address and postcode	20 PADDOCK HEIGHTS TWYFORD READING RG10 0AR
	Phone number	
●	Agent's Name	MURSELL & COMPANY
	Address and postcode	CHARTERED BUILDING SURVEYORS P.O. BOX 334 THATCHAM RG19 3EN
	Phone number	01635 872000
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.	20 PADDOCK HEIGHTS TWYFORD READING RG10 0AR.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF ROOF VOID TO PROVIDE ADDITIONAL ACCOMMODATION
●		
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.	INTERLOCKING AND PLAIN TILES (COLOUR TO MATCH EXISTING ROOF), SIDE HUNG PVCU WINDOWS (WHITE)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 4/3
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: A.T. Higgins

on behalf of MURSELL & COMPANY

Date 14/11/02

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

ADDRESS 20 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	COCKROSTERS DEV. CO.	[illegible] DEV.	21.4.54	N/A REF
232/54	"	"	12.10.54	N/A C/A
277/56	LEIGHTON CONTRACTORS	LAYOUT	8.5.56	APP.
202/57	"	SEMI-DETACHED BUNGALOW	9.4.57	APP. APP.
PO/277/58	G. & M. CONSTRUCTION LTD.	GARAGE	1.8.58	APP. N/A
F/2002/8007	Mr + Mrs Reid	Fr side + rear dorm ext rooms in roof		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074