6/12

APPLICATION NO:
F/2002/7949

LOCATION:
68 & 70 Springfield Park, Twyford Reading.

APPLICANT:
Mr M Hall And Mr D Croft

PROPOSAL:
Proposed first floor rear extension on both dwellings.

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

APPLICATION WILL HAVE EXPIRED ON:
07/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Hall and Mr D Croft
70 Springfield Park
Twyford
Berks
RG10 9JH

Application Number: F/2002/7949

Parish: **TWYFORD**

Location: **68 & 70, Springfield Park, Twyford, Reading.**

Proposal: **Proposed first floor rear extension on both dwellings.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. Given the staggered building line of Nos. 68 and 66 Springfield Park, the proposed extension, by reason of its siting, depth and massing, is considered overbearing and visually intrusive when viewed from No. 66, to the detriment of their amenity. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, 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: 13/01/2003

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.

1970/0102

(RING ONE)

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

App. No. F/2002/7749 Date Rec. 17/12/02

Location: 68 + 70 Springfield Park

Parish: TWYFORD.

Applicant: Mr Hall + Mr Croft.

Description of attached plans: Car Parking Layout.

Drawing No's:

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 ~~10 days~~

Date for Responses 31/1/03

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 LS.

Consultations Sent by Admin. on 31.12.02.

Yellow - Case Officer Copy
Green - Part One Copy

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7949

Applicant : Mr M Hall And Mr D Croft .

Location : 68 & 70, Springfield Park, Twyford, Reading.
Proposal : Proposed first floor rear extension on both dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	/		

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/2

Date Registered : 12/11/2002

Earliest Date for Decision : 12/12/2002

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

This application will have expired on: 07/01/2003. 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 :
PC - concern over parking
No. 72 - obj.

Planning Issues :
Id set H.
Neighb.
Str. Sc.
Highways.

Application Number: F/2002/7949 - 68 & 70 Springfield Park
Appraisal

Development
The site comprises two adjoining semi-detached dwellings, situated within the identified settlement boundary.
Both properties have been extended by way of a continuous, flat-roofed, single storey rear extension with a depth of 3m beyond the properties. In July 2002, Planning permission (F/2002/6740) was granted for a first floor rear extension to No. 70, which was stepped in 2.5m from the shared side boundary with No. 68.
The application being considered here proposes a continuous first floor rear extension, projecting 3m beyond the dwellings. Two gable ends would be formed in the rear elevation separated by a middle flat roofed section.

1) Impact upon Neighbouring Properties
There is an exaggerated staggered building line along Springfield Park, so that No.70 is set forward of No. 72 in the street scene and No. 68 is set back of No. 66.

Therefore the impact of the said development on No. 66 is accentuated. The proposed extension would project 9m to the rear of this neighbour, a distance of 5m from the side of this neighbouring property. Given this relationship and the proposed design of the extension with gable end (albeit lower than the original roofline of the dwelling) it is considered that the development would form a prominent feature that would be overbearing and visually intrusive when viewed from this neighbouring property. The garages of No. 68 and 66 align the side boundary, however, as they are flat roofed they do nothing to minimise the visual or physical impact of the extension behind. The proposed extension would be detrimental to the amenity of No. 66 and as such is contrary to policy.

As the nearest rear windows of this neighbour are to non-habitable rooms there would be no significant loss of light from the proposed development.

The impact of the extension on No. 72 would be minimal - see attached report from Application F/2002/6740.

2) Impact upon the Character of the Area
The proposed development would not detract from the character of the street scene. The flat roofed section would not be visible from Springfield Park. Furthermore No. 74 has a two storey rear extension as does No. 62 (which is flat roofed).

3) Highways and Parking

There would be on site parking for a minimum of two vehicles. As the road is not an area of high parking stress it is not considered necessary to request parking for 3 vehicles.

Refused

Application Number: F/2002/6740

Appraisal :

The site is a semi detached dwelling situated within the identified settlement of Tuxford. This application is for a first floor rear extension over the existing S/S extension. The extension would be set in 2.5m from the side boundary with the adjoining semi and incorporate a gable end and a c. 1.4m lower ridge than the main roof line of the dwelling.

Impact on Neighbours:
No overlooking would result from the proposal.

Due to the set in of the extension from No 68 (adjoining property) the 45° angle with regard to this neighbours first floor bedroom window in the rear elevation would not be breached. Therefore no significant loss of light would result. This neighbour has a S/S rear extension which is set to the same rear level as that of No 70. Due to the scale and design of the proposal and given its siting, no overbearing impact is considered at No 68.

The extension would be set in 5m from the neighbour at No 72. This neighbour is set further back in its plot and therefore the landing window of this neighbour would face the development. No habitable windows at this neighbour would be affected, there is a kitchen to the rear, however windows are found to the side and rear of this room. Due to the siting of the proposal and given its scale and design, no overbearing impact is considered for this neighbour.

Impact on street scene:

The design of the extension would be in keeping with the original dwelling and would, for the most part, be screened from the street scene. No 74 has a large two storey rear extension. No adverse impacts are considered for the street scene

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Highway Safety
As more than 2 off-road parking spaces are found at the property, no highway concerns are seen here.

Application Number F/2002/7949
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			~~[illegible]~~
			Given the staggered building line
			~~[illegible]~~ of No 68 + 66
			Springfield Park, the proposed extension,
			by reason of its siting, depth and
			massing, is considered overbearing
			and visually intrusive when
			viewed from No 66, to the detriment
			of their amenity. As such it is
			contrary to policy EN1 of BSP,
			policies LBE1 + LBE2 of LALP +
			policies WBE1 + WOS3 of WDLP (DD)

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Andrewalla
(Development Control Manager)

Date: 31/12/02

GWP

Photos x 2.

No 62 flat roof 2/S near est

RECORD OF SITE VISIT

SITE ADDRESS: 68 & 70 Springfield Park Twyford Reading.

APPLICATION NUMBER: F/2002/7949

OFFICER: Louise Smith

DATE OF SITE VISIT: 26/11/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y – post to front gdn

2. DESCRIPTION OF SURROUNDINGS
Res rd - 2/S semi-d dwellgs. - Staggered building line brick, tile hanging, + render mix
open plan estate.

3. DESCRIPTION OF SITE/BUILDING
2 – semi-d adjoing dwellgs – brick lower, upper tile hung.
No 68 - integral flat roof side gge
No 70 - detached gge to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set forward – street scene of No 72
set back of No 68.
existing flat roof rear exts.

5. SITE CONSTRAINTS

TREES N/A -

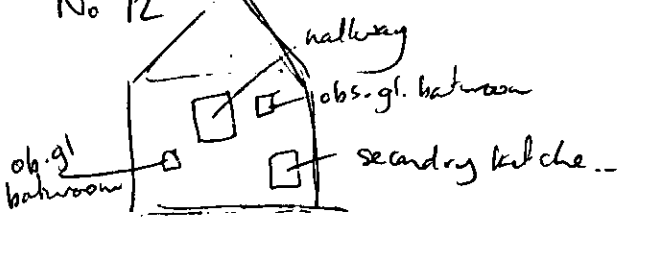
ACCESS/PARKING

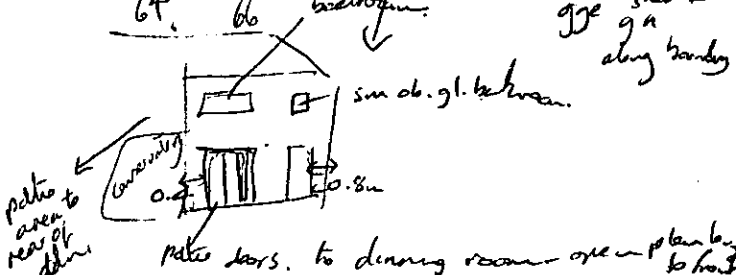
LEVELS ave –.

BOUNDARY TREATMENT No 70 - sides & rear boundary fencing + hedges/sm trees.
No 68 " " " "

OTHERS No 68 - shed to side boundary w/ 66.

No 66 - side kitchen window (narrow) side + rear glazed door. small bathroom window above





PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7949. (Case Officer:Louise Smith)

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

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	PPT
POL	TLS
DC	ENF
AP	
CS	

13 DEC 2002

COPIES TO	ADK

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/2002/7949

YOUR NAME: (Dr) James H. Clarke

YOUR ADDRESS: (if these details are incorrect please amend)
72 SPRINGFIELD PARK
TWYFORD
READING
RG10 9JH

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:

Please see these on a separate, typed A4 sheet.
Thank you.

Continue over the page if more room required

11 Dec. 2002

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

REASONS FOR OBJECTING TO PROPOSED FIRST FLOOR REAR EXTENSIONS ON BOTH DWELLINGS, 68 AND 72 SPRINGFIELD PARK, TWYFORD (APPLICATION NO. F/2002/7949)

Loss of Light

I would estimate that the amount of sky, and therefore light, which I can see from my stair/landing window, which faces south westwards, will be reduced by about 70%. This is a fairly massive loss.

I would estimate that the amount of sky, and therefore light, lost to my kitchen and side bathroom windows, which also face south westwards, will be about 40%.

Overshadowing/ overlooking/ loss of privacy/ design/ appearance

We now have a very different situation from that of the earlier application for a rear extension to no. 70 only (no. F/2002/6740). The new proposed joint extension is FOUR times as large as that one. From my kitchen and bathroom windows I will be able to see the whole width of the new extension, albeit at an angle of about 80 degrees. Furthermore, there will now be four new windows, instead of one, and I suggest that a person looking obliquely left from any of these windows will be able to look down into my kitchen and, more importantly, the rear part of my dining room. I also note that one of the windows at no. 68 is of the French type with a balcony and could have a person or persons standing on it at times.

I must stress that the distance by which this house (no. 72) and no. 70 are staggered is much less than that, say, between nos 76 and 74. If you stand, as I did recently, and look straight ahead out of the kitchen window of no. 76, you do not even see the 2-storey extension to the rear of no. 74- which is very different from the outlook from my kitchen window.

Other comments

It seems strange that no. 70 now reckons that it needs, or perhaps more accurately can make use of, an extension twice as large as that which it deemed adequate only six months ago. Also there would also appear be two upstairs toilets.

I should reiterate that I already have a 2-storey extension on no. 74 to the other side of this property; if the new extension proceeds, there will be a marked squashing effect.

(Dr James H. Clarke
72 Springfield Park
Twyford RG10 9JH)
11 December 2002

01189344005

FAX

to : 0118 976 6646

For the attention of :-

Ms. LOUISE SMITH

Development Control Officer

Environmental Services Department

Planning Services

P. O. Box 157

Shute End

WOKINGHAM Berkshire

RG40 1WR

Please find separate sheets re

Planning Application no. F/2002/7949

11 Dec. 2002

PLANNING SERVICES | HPT
POL | TLS
DC | EMF
APP |
CS |
RECEIVED 12 DEC 2002
COMES TO | ACK:
FILE.

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(Dr James H. Clarke
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11 December 2002

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7949. (Case Officer:Louise Smith)

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13 DEC 20

WOKINGHAM UNITARY
Aiming for Excellence

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(Dr James H. Clarke
72 Springfield Park
Twyford RG10 9JH)
11 December 2002

FROM: Louise Smith

DATE: 18 November 2002

DELEGATED

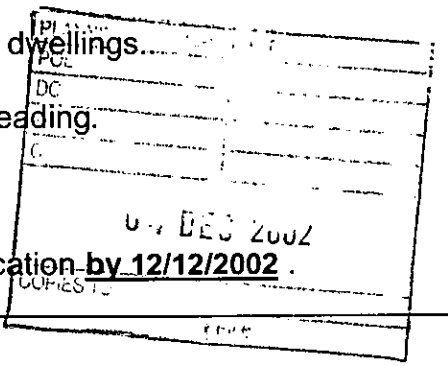
TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/7949

Proposal: Proposed first floor rear extension on both dwellings.

Site Address: 68 & 70, Springfield Park, Twyford, Reading.

Applicant: Mr M Hall And Mr D Croft .



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

My Council comments;
The application should demonstrate that there is adequate parking for cars, especially at No 68, as this is a busy area. There is also concern as to whether a rooflight in a bedroom is sufficient for ventilation and light.

SIGNED: _____ DATE: 3/12/02

Clerk To Twyford Parish/Town Council.

Application Number : F/2002/7949	**Map No :** 29
Case Officer : LS? (did 16740)	**Site Area :** 0-06
Valid Date : 12.11.02.	**Received Date: 12/11/2002**

Level : Delegated Application

Description : Proposed first floor rear extension on both dwellings.

Location : 68 & 70, Springfield Park, Twyford, Reading.

6740

Parish : TW **Ward : TWY** 18-11-02 TB

Applicant : Mr M Hall And Mr D Croft .

Fee Required: £220 **Fee Received: £220** (2)

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 2 parking spaces (min) for No 68.		
FORMS UNSIGNED	~~date dated~~		
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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 18.11.02

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

Note to officer: Site lies within a Groundwater Protection Zone

NEIGHBOURS

S/N + see map

pls incl Dr J. H. Clarke
72 Springfield Park
Turyford
RG10 9JH

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		59SPRINGFIELD PARKREADING	RG10 9JG
		66SPRINGFIELD PARKREADING	RG10 9JH
		68SPRINGFIELD PARKREADING	RG10 9JH
		70SPRINGFIELD PARKREADING	RG10 9JH
		72SPRINGFIELD PARKREADING	RG10 9JH
		61SPRINGFIELD PARKREADING	RG10 9JG
		63SPRINGFIELD PARKREADING	RG10 9JG
		65SPRINGFIELD PARKREADING	RG10 9JG
		67SPRINGFIELD PARKREADING	RG10 9JG

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

Tel: (0118) 974 6463

Date: 18 November 2002

My ref: F/2002/7949

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/7949
68 & 70, Springfield Park, Twyford, Reading.
Proposed first floor rear extension on both dwellings.

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/2002/7949**
68 & 70, Springfield Park, Twyford, Reading.
Proposed first floor rear extension on both dwellings.
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**********

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

Tel: (0118) 974 6463

Date: 18 November 2002

My ref: F/2002/7949

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

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Development Control Manager

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_____

_____

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: 18 November 2002

My ref: F/2002/7949

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 S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2002/7949
68 & 70, Springfield Park, Twyford, Reading.
Proposed first floor rear extension on both dwellings.

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

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Yours sincerely
Trevor Watson
Development Control Manager

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68 & 70, Springfield Park, Twyford, Reading.
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_____

_____

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**********

Received by Wokingham District Council

Application No: F/2002/7949

Proposal:
Proposed first floor rear extension on both dwellings.

Location:
68 & 70, Springfield Park, 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/2002/7949 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 12/12/2002. 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

18 November 2002

Environmental Services

For office use only
Application number: 12 NOV. 2002 7549

Householder planning application form

12 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 Address and postcode Phone number	MR M HALL & MR M CROFT 70 & 68 SPRINGFIELD PARK TWYFORD RG10 9JH 0118 9340797 0118 9343389
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As I work
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR EXTENSION AT FIRST FLOOR LEVEL
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.	REM BRICKS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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 BOTH PROPERTYS

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: 68. [signature] 70. [signature] on behalf of

Date 11/11/02

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 68 SPRINGFIELD PARK PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/55	ANGLO-FRENCH HOTELS	ACCESS ROAD	12.4.55	C/A
221/58	G. & M. CONSTRUCTION	SEMI-DET. HOUSE & GARAGE	9.12.58	APP. C/A
0/462/65	MR. R. ELLIS	GARAGE	30.9.65	APP. N/A
272/72	MR. D. EVANS	S/ST. EXT. & GARAGE	16.3.72	APP. C/A
2002/7949	Mr Hall + Mr Croft	1st Floor R ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 178

DRAINAGE

091074

ADDRESS 70 SPRINGFIELD PARK PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/55	ANGLO-FRENCH HOTELS	ACCESS ROAD	12.4.55	C/A
221/58	G. & M. CONSTRUCTION	SEMI-DET. HOUSE & GARAGE	9.12.58	APP. C/A
98/584/62	MR. K. PORTER	GARAGE	29.11.62	APP. N/A
0/163/73	MR. D. POTTER	ALTS. & ADDITIONS	22.3.73	APP. N/A
2002/6740	Mr Hall	1st Floor Rear Ext	10.7.02	C/A
2002/7949	Mr Hall + Mr Croft	" " " "		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 178

DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/7949**
CASE OFFICER: **Louise Smith**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

1970/0102

£

(RING ONE)

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

App. No. F/2002/7949 Date Rec. 17/12/02

Location: 68 + 70 Springfield Park

Parish: TWYFORD.

Applicant: Mr Hall + Mr Croft.

Description of attached plans: Car Parking layout.

Drawing No's:

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 ~~10 DAYS~~

Date for Responses 3/1/3

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

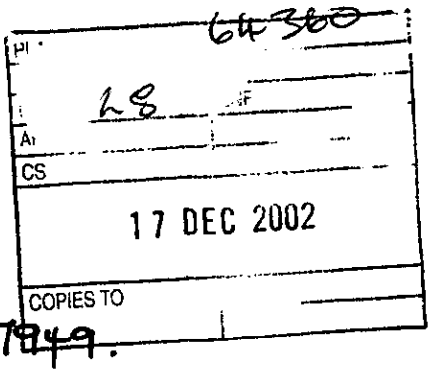
Revised Proposal Description:

CASE OFFICER LS.

Consultations Sent by Admin. on 31.12.02.

Yellow - Case Officer Copy
Green - Part One Copy

70, Springfield Park
Twyford.
RG10 9JH
Mon 16th Dec '02.



Ref Louise Smith

Appl NO: F/2002/7949.

As requested a plan of driveway parking of both NO. 68 and NO. 70 Springfield Park. Twyford.

Rachel Hall.

794

ADDITIONAL PLAN

Environmental Services

For office use only.
Application number:
12.NOV.2002 7943

Householder planning application form

12 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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.
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1	Your name Address and postcode Phone number	M² M HALL & M² W CROFT 70 & 68 Springfield PARK RG10 9JH TWYFORD 0118 9340797 0118 9343389
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As Labelled
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR EXTENSIONS AT FIRST FLOOR LEVEL
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKS TO MATCH EXISTING
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

9	How many bedrooms does the property have?	Existing: 3	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 ☑
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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: 68. [signature] 70. [signature] on behalf of

Date 11-11-02

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 12 NOV. 2002 7949

Householder planning application form

12 NOV 2002

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Aiming for Excellence

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8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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Your signature: 68. , 70. on behalf of

Date 10.11.02

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