APPLICATION NO:
F/2000/1524

LOCATION:
56 Paddock Heights, Twyford Reading.

APPLICANT:
Mr T Wilkinson

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Heather Morgan**

:X SYSTEMS LTD

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Wilkinson
56 Paddock Heights
Twyford
Reading
RG10 0AR

Application Number: F/2000/1524

Parish: **TWYFORD**

Location: **56, 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. This permission relates to the application as amended by and shall be carried out in accordance with revised dwg no 56 PH/I Rev B submitted to the Local Planning Authority on 19/06/00 showing high level window in northern side elevation facing 58 Paddock Heights.

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation facing 54 Paddock Heights.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 30/06/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1524	HM
BUILDING CONTROL NUMBER	FP 2000/0779	Nick
APPLICANT/~~AGENT~~	Mr T. Wilkinson	
ADDRESS OF SITE	56 Paddock Heights TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	56 PH/1B	56 PH/1B
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/7/00	

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 : Heather Morgan

Application Number : F/2000/1524

Applicant : Mr T Wilkinson .

Location : 56, Paddock Heights, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/5/00

Date of Neighbour Notifications : 25/5/00

Date of Site Visit : 8/6/00

Date Registered : 16/05/2000

Earliest Date for Decision : 18/06/2000

Latest Consultation Date/Site Notice Expiry Date : 18/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses :

① SW. Health - No Objection (250m of landfill)

② SW. Agency - No response. Consulted on the same basis as SW. Health who have raised no objection. Not a new dwelling. No need to defer for a response.

③ Twyford Parish Council - No comment.

④ Consultations - no response.

Planning Issues :

Planning History

There is no relevant history on the site, with the exception of the detached garage constructed in 1972 (PD/240/72). For this reason, the rear extension requires planning permission.

The site lies in the identified settlement and there is no objection in principle, subject to the proposal meeting all other relevant policies in the development plan

Application Number: F/2000/1524

Appraisal :

1/ Impact upon residential amenity
It is proposed to erect a single storey flat roofed rear extension 2.7m deep. The extension would be some 3.4m from the side boundary with the bungalow to the north (No 58). This property is also set at its boundary some 2.7m. The rear of No 58 is level with No 56. As such, it is not considered the proposal would have a detrimental impact upon the amenity of No 58 by reason of overdominance. A 1.8m close boarded fence exists between Nos 56 and 58. Notwithstanding the above, the proposal has been amended to provide a high level window in the side elevation facing the rear garden of No 58. This will prevent loss of privacy.
No 56 is a semi-detached bungalow, and No 54 adjacent has the same rear building line. The proposed extension would be 2.7m deep and 2.35m high. It is not considered this would adversely affect the amenity of adjoining occupiers.

2/ Environmental Health have raised no objection to the proposal.
The Environment Agency have yet to respond to their consultation.

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

Application Number F/2000/1524
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
(1)	SC01	SR02	
(2)	SC04	SR04	Dwg No 56 PH/1 Rev B received 19/6/00 showing high level window in northern side elevation facing 58 Paddock Heights.
(3)	SC53	SR12	brickwork and roofing.
(4)	SC08	SR10	Side elevation facing 54 Paddock Heights.

John Mercer
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 56 Paddock Heights Twyford Reading.

APPLICATION NUMBER: F/2000/1524

OFFICER: Heather Morgan

DATE OF SITE VISIT: 8/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Post in front gdn

2. DESCRIPTION OF SURROUNDINGS Residential. Flat site. Surrounded by bungalows.

3. DESCRIPTION OF SITE/BUILDING Bungalow - semi detached garage in rear garden. Not been extended before.

Rel. Side W/ dow or og to prevent

4. RELATIONSHIP TO ADJOINING PROPERTIES Level rear bldg lines. Property next door not extended. 3 side w/ dows in property next door (58).

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT

OTHERS

22/6

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

Tel: (0118) 974 6446

Date: **25 May 2000**

My ref: F/2000/1524

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/2000/1524
56, 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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1524**
56, 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: (0118) 974 6446

Date: **25 May 2000**

My ref: F/2000/1524

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
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John Mitchell

John Mitchell
Development Control Manager

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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: (0118) 974 6446

Date: **25 May 2000**

My ref: F/2000/1524

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1524**
56, 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 Conway

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

Received by Wokingham District Council

Application No: F/2000/1524

Proposal:
Proposed single storey rear extension to dwelling.

Location:
56, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/06/2000. 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

25 May 2000

MARSHALL ASSOCIATES
Transport Planning and Development Consultants

'Monyash' Curls Lane Maidenhead Berkshire SL6 2QF. Tel: 01628 628781

No need for reconsulto-

16.6.2000.

PLANNING SERVICES	HPT
POL	TLS
DC HM	ENF
APP	
CS	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

F.A.O. Heather Morgan,
Planning

Planning Appl^n. F 2000/1524
56 Paddock Heights, Twyford.

As discussed — 3 copies of amended drawing enclosed.

Hoping we if any queries.

Regards.

Ken Marshall.

FROM: Heather Morgan

DATE: 25 May 2000

DUPLICATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1524

Proposal: Proposed single storey rear extension to dwelling..

RECEIVED
30 MAY 2000

Site Address: 56, Paddock Heights, Twyford, Reading.

Applicant: Mr T Wilkinson .

Your observations are required in respect of this application **by 18/06/2000**

	HPT
POL	TLS
CS	
APP	
CS	
COMP	

No Comment

SIGNED: _____ DATE: 10-6-00

Clerk To Twyford Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
01 JUN [illegible]	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Heather Morgan, Planning

Your Ref:

Date: 31 May, 2000

APPLICATION NO: F/2000/1524
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING
LOCATION: 56 PADDOCK HEIGHTS TWYFORD

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

Joanne Ellis
Senior Environmental Health Officer

9/6/00

15/6
Will provide revised plans.

Rang & left message for owner.
Need to delete side windows.
or high level to stop o'looking.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 MAY 2000
Officer: HM	Application No. F 2000 1524

Map No. 33 Site 005

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 56 PADDOCK HEIGHTS

Parish: TWYFORD Ward: Twy. Ford. 25.5.2000

Applicant: MR T WILKINSON

Fee (9) Received 95-00 Required ..... Additional ..... Refund .....

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 : 25.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps

NEIGHBOURS:

S/N+ 49, 51, 54 + 58 Paddock Heights
49 + 51 Winchcombe Rd

ADDRESS 56 PADDOCK HEIGHTS PARISH TWYFORD

PLOT No. ORD. SHEET No. SU-7976 73

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
54/54			21.4.54	N/A
732/54	COCKLESTERS DEV. CO.	O/APP. RES. DEV.	12.10.54	N/A
271/56	LEIGHTON CONTRACTORS	LAYOUT	18.5.56	
202/57	"	SEMI-DET. BUNGALOW	9.4.57	APP.
PD/52/59	MRS. L. SAFFREY	GARAGE	10.3.59	APP.
[illegible]/240/72	MR. P. DOVE	GARAGE	11.5.72	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 1524

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 Address and postcode Phone number	MR. T. WILKINSON 56 PADDOCK HEIGHTS TWYFORD RG10 0AR 0118 9345 144
2	Agent's Name Address and postcode Phone number	 -
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.	56 PADDOCK HEIGHTS TWYFORD.
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? 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 ☑ NONE AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks, and dark stained timber	BRICK WALLS TO MATCH EXISTING. FELTED FLAT ROOF.
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: 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.		
	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

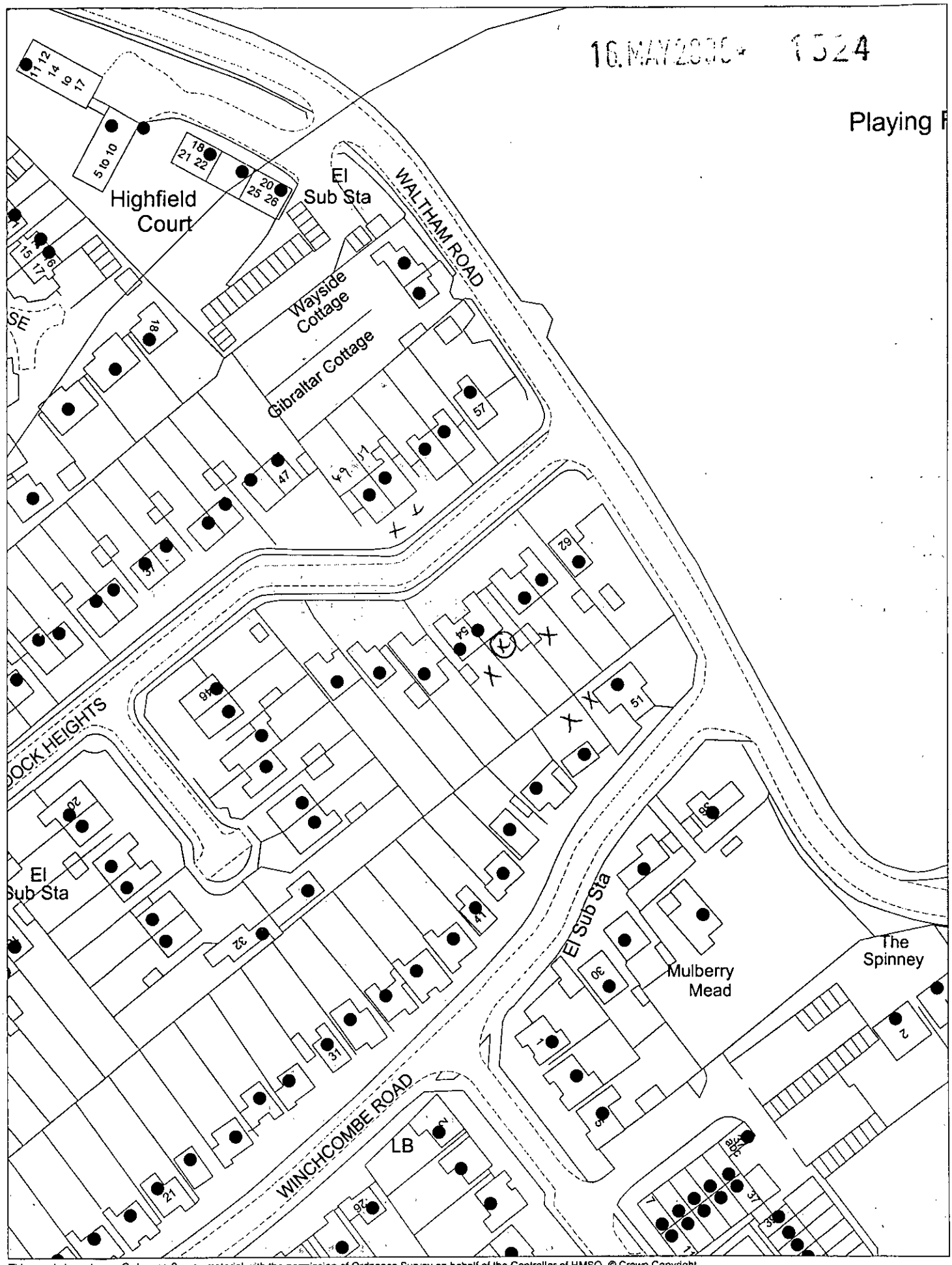
None of the land forms part of an agricultural holding

Your signature: IN Wilkinson

on behalf of –

Date 15.5.00

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



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250