APPLICATION NO:
F/2001/3523

LOCATION:
19 New Road, Twyford Reading.

APPLICANT:
Mr & Mrs G Griffiths C/O Colin Dawson & Associates

PROPOSAL:
Proposed two storey rear extension to dwelling and replacement garage.

EARLIEST DATE FOR DECISION: **09/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Griffiths
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

Application Number: F/2001/3523

Parish: **TWYFORD**

Location: **19, New Road, Twyford, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and replacement garage.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. 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.

Condition
6. The first floor and roof level west facing windows in the hereby approved extensions shall be glazed in obscure glass and thereafter permanently maintained as such.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of maintaining the privacy of the adjacent dwellings.

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 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 amd WT6.

Informative

2. You are advised that the application site contains a Strawberry Tree (Arbutus unedo) which is the subject of a Tree Preservation Order, and that all necessary steps should be taken to ensure that no harm to the health or welfare of the tree results from any contractual operations which stem from the granting of this permission.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3523	GA
BUILDING CONTROL NUMBER.	FP2001/1922	Andy
~~APPLICANT~~/AGENT	Colin Dawson.	
ADDRESS OF SITE	19 New Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext. + replacement garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 574-02B	D 574-02B
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/6/01	

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	

Received by Wokingham District Council

Application No: F/2001/3523

Proposal:
Proposed two storey rear extension to dwelling and replacement garage.

Location:
19, New 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2001. 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

16 March 2001

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

Tel: 0118 974 6442

Date: **16 March 2001**

My ref: F/2001/3523

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/2001/3523
19, New Road, Twyford, Reading.
Proposed two storey rear extension to dwelling and replacement garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3523**
19, New Road, Twyford, Reading.
Proposed two storey rear extension to dwelling and replacement garage.
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 6442

Date: **16 March 2001**

My ref: F/2001/3523

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3523**
19, New Road, Twyford, Reading.
Proposed two storey rear extension to dwelling and replacement garage.
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 6442

Date: **16 March 2001**

My ref: F/2001/3523

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/2001/3523
19, New Road, Twyford, Reading.
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3523**
19, New Road, Twyford, Reading.
Proposed two storey rear extension to dwelling and replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3523

Applicant: Mr & Mrs G Grffiths C/O Colin Dawson & Associates

Location: 19 New Road, Twyford, Reading.

Proposal: Proposed two storey rear extension to dwelling and replacement garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		21/03/01

Date of Neighbour Notifications : 16/03/01

Date of Site Visit : 29/03/01

Date Registered : 08/03/2001

Earliest Date for Decision : 09/04/2001

Latest Consultation Date/Site Notice Expiry Date : 09/04/2001
13/04/01 (GA)

This application will have expired on: 03/05/2001. 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 - recommend approval subject to appropriate conditions.

Consultant Landscape Architect - The site contains an important Strawberry Tree which is TPO'd. The applicant should be requested to provide for approval tree protection details to ensure the long terms survival. The proposal will require removal of a Birch Tree and an ornamental conifer. Both of these are of not great significance and to which I do not wish to raise an objection.

Occupant of no.2 Malvern Way – first floor window would overlook our property, we do not object if the glazing is obscured.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3523

Appraisal :

The application property is a detached Edwardian 'arts and crafts' style house sited on a long plot with a relatively deep front garden. The property is situated on the north side of New Road at a point approximately 30 metres from the junction with Malvern Way. The adjacent house to the east is no.21 New Road, those facing the application site to the west are nos.2 & 4 Malvern Way. The house is a two storey dwelling with roof level accommodation forming a third storey.

The property is off-set on its plot with less than 1.0 metre separating dwelling from boundary on the side facing no.21. The separation on the other side (that facing the houses fronting Malvern Way) measures around 6.0 metres.

The application proposes a two storey rearward extension of the main dwelling. Part of the new first floor would be accommodated in the roof space which is gained. Single storey extensions both beyond the main rear elevation, and to one side in an 'L' shaped plan form (over the site of what at present is the open space between building and boundary facing nos.2 & 4 Malvern Way) are also proposed.

In visual terms, the proposal is not considered to detract from the openness of the site, is designed to be in keeping with the character of the dwelling and would not result in a building which would appear as overbearing in this location. Therefore no harm to the street scene.

In terms of amenity, no.21 (is the dwelling which faces the two storey extensions), and has several windows in the side elevation facing the application site.

The nearest is a secondary window to a habitable room. Daylight to this room would be interrupted and a breach would occur if it where the only window to a habitable room, however the room has an alternative source of light (i.e. window facing rearward).

Beyond this are non habitable room windows or in the case of one habitable room window (towards the front of the house), they face the existing side elevation of the house, and they are already overshadowed, and therefore, no additional infringement would occur.

The rear facing aspects of these two dwellings are marginally off-set from each other, there is a separation between building and boundary and the proposed roof design is pitched to minimise impact. Combined these elements are considered to ensure normally applied daylight standards are not breached with respect to the rear facing windows of no.21.

In addition no.21 has a garage that extends beyond the point where the proposed extension will reach, thus ensuring against overbearing impact.

Those dwellings to the west are considered sufficiently distanced from the site of the two storey extension to ensure against material harm to their amenity, and the single storey garage is not considered an overbearing feature.

Two west facing windows are proposed both these can be conditioned as obscure glass.

The application demonstrates compliance with Local Plan parking standards.

No works or alterations are proposed within the vicinity of the TPO'd Strawberry Tree which is situated in the front garden adjacent the boundary with no.21.

Given the TPO already protects the tree, an informative is considered sufficient rather than a condition, drawing the applicants attention to the need to ensure the health of the tree is protected.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3523

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
approved.....			INSERT: .....in the side elevations of the extensions hereby
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non standard
6 hereby approved shall be glazed in obscure glass and thereafter permanently maintained as such.			The first floor and roof level west facing windows in the
dwellings.			In the interests of maintaining the privacy of the adjacent
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2 Strawberry Tree (Arbutus unedo) which is the subject of a Tree Preservation Order, and that all necessary steps should be taken to ensure harm to the health or welfare of the tree results from any contractual operations which stem from the grant of this permission.			You are advised that the application site contains a

A Crowe
18/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 19 New Road, Twyford, Reading.

APPLICATION NUMBER: F/2001/3523

OFFICER: George Allpress

DATE OF SITE VISIT: 29/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.21 to the east, nos.2 & 4 Malvern Way to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	See obs. and main body of report.
ACCESS/PARKING	Front garden and side parking for four cars.
LEVELS	Fall to west.
BOUNDARY TREATMENT	Wall and hedge to front timber fencing to rear.
OTHERS	None

Carol Hurst

From: Ian Jordan
Sent: 11 April 2001 15:23
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Wednesday, April 11, 2001 3:49:11 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/3523
Correspondent_FullName: Mr and Mrs G Clifford
Correspondent_StreetAddress: 2 Malvern Way
Correspondent_Address2: Twyford
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG10 9PX
Correspondent_Telephone: 01189 340 282
Correspondent_Email: gordonclifford@yahoo.com

PLANNING SERVICES DEPT
POL S
DC GA
APP
CS 065
12 APR 2001
COPIES TO: ACK: ✓
FILE:

Comments:

The only problem we have (at 2 Malvern Way) is that first floor windows overlook our property. We do not object to this if the glazing is obscured/patterned.
No other objections. Thank you.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 29th March 2001

Location:	19 New Road, Twyford, Reading
Proposal:	Proposed two storey rear extension to dwelling and replacement garage.
Application Number:	F/2001/3523

In response to your consultation dated 16th March 2001 for the above application, the tree and landscape comments are as follows:

The site contains an important Strawberry Tree (Arbutus unedo) which is protected by a Tree Preservation Order. The applicant should be requested to provide for approval tree protection details in accordance with BS 5837 :1991 to ensure the long term survival of this tree.

The development proposals will require the removal of a Birch Tree immediately to the southern corner of the extension and although not shown for removal the ornamental conifer (indicated as a fir on drawing to the north) will also require removal. Both of these are of not great significance and to which I do not wish to raise an objection.

The existing hedge along the western boundary will provide a screen to the proposed extension from the neighbouring property and the applicant should be required to produce for approval protection details to ensure the long term viability and screening that this hedge affords.



ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

DELEGATED

From: George Allpress

Date: 16 March 2001 20 MAR 2001

Application Number: F/2001/3523

Proposal: Proposed two storey rear extension to dwelling and replacement garage..

Site Address:
19, New Road, Twyford, Reading.

1

Applicant:
Mr & Mrs G Griffiths C/O Colin Dawson & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

Protect strawberry
replace fence
Fr tree to be removed

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: George Allpress **Date:** 16 March 2001

Application Number: F/2001/3523

Proposal: Proposed two storey rear extension to dwelling and replacement garage.

Parish: TWYFORD PARISH

Site Address:
19, New Road, Twyford, Reading.

Applicant:
Mr & Mrs G Griffiths C/O Colin Dawson & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122 (INSERT: '... vehicle parking and turning space for 3 vehicles therein approved...')
R122.

Signed: _____ **Print name:** Adam Goggin 28/03/01

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3523. relates.

Address of site 19 NEW RD

TWYFORD, READING RG10 9PS

Signed _____

Date 21.3.01.

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2001	
Officer: QA	Application No. F/2001/3523

Map No. 25 Site 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND REPLACEMENT GARAGE + new room in loft (?)

Location: 19 NEW ROAD

Parish: TWYFORD Ward: Twyford & Ruscombe

Applicant: MR | MRS GRIFFITHS

Fee Received 95-00 (9) 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 : 19/3/01 Parish Council Informed - YES / ~~NO~~

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 (INTERNAL) .....
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:

..... NS pre-apps. .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for Neighbour notifies .....
.....
.....
.....
.....
.....
.....
.....
.....

Recd 7.3.01

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118)**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

08.MAR2001 - 3523

Ref: CED/BK/574
Tuesday. 06 March 2001

Dear Sir

RE; 19 NEW ROAD, TWYFORD, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

1933

BEACONS

ADDRESS 19 NEW ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7877 (25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
595/56	Z. BLAKE	GARAGE	3.8.56	APP
PO/351/67	"	CARPORT	6.7.67	APP
BR6102	MR. C. BIRCH	S/L. GG	2.3.77	APP
AS/140 - 7	MR & MRS. G. GRIFFITHS	LOFT CONVERSION	22.11.95	C/
95/61232/FS				
FP95/3968	"	"	8.12.95	C/APP
98/67233/F	"	S/SL/F ext.	9.6.98	C/
FP98/7807	"	"	30.7.98	APP

MINISTRY DECISION

SPECIAL ORDERS FPO 667/94

Environmental Services

For office use only.
Application number: CC.MAR2001 • 3523

Householder planning application form

DELEGATED WOKINGHAM DISTRICT COUNCIL

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 G Griffiths
	Address and postcode	19 New Road, Twyford, Reading, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	19 New Road, Twyford, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey rear extension and replacement garage
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 facing bricks ot match existing walls. Red plain tiles to match existing roof. Windows and woodwork 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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: M R Dawson

on behalf of Mr & Mrs G Gritthss

Date 6th March 2001

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.

9 March 2001

Scale: 1 : 1250

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