APPLICATION NO:
F/2000/1627

LOCATION:
20 Twycross Road, Wokingham.

APPLICANT:
Mr Tranberg

PROPOSAL:
Proposed erection of pergola attached to rear of dwelling

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Tranberg
20 Twycross Road
WOKINGHAM
Berkshire
RG40 5PE

Application Number: F/2000/1627

Parish: **WOKINGHAM**

Location: **20 Twycross Road, Wokingham**

Proposal: **Proposed erection of pergola attached to rear of 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 12/07/2000

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.

Received by Wokingham District Council

Application No: F/2000/1627

Proposal:
Proposed erection of pergola attached to rear of dwelling

Location:
20, Twycross Road, , Wokingham.

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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. 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

13 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1627

Applicant : Mr Tranberg .

Location : 20, Twycross Road, , Wokingham.
Proposal : Proposed erection of pergola attached to rear of dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/6/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 20/6/2000

Date Registered : 30/05/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application will have expired on: 25/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environmental Health officer : No objections
Neighbours: None received.
Wokingham Town Council: No Objection
Environment Agency: No Objection

Planning Issues : (identified settlement) Rural Area.
1) Impact on neighbouring properties.
2) Impact on street scene / VA.

11/07/2000

Application Number: F/2000/1627

Appraisal:

1) Impact on neighbouring properties

The proposed development is for the erection of a pergola and to be located on the rear elevation of the dwelling. It will consist of 7 no. 100 mm square, timber posts supporting a polycarbonate roof.

It will be 3.75 m wide and protrude from the rear elevation by approximately 5.6 m. The proposed roof structure will have an eaves height of 2.2 metres on the west elevation and an eaves height of 2.8 m on the east facing elevation.

The entire rear garden is bounded with a 1.8 metre high close boarded fence and a 2 metre high garden wall.

No. 22, to the east, approximately 0.3 metres higher, set 1 metre away behind a 1.8 metre high close boarded fence, extended to the rear with a single storey extension forming a conservatory. Due to the nature of the proposed open structure and distance away it will not cause any overlooking, overshadowing or be overbearing for the occupants of this property.

No. 18, to the south, set 1 metre away behind a 1.8 metre high close boarded fence, secondary windows at ground floor and at first floor in the side elevation facing No. 18, rear garden. Due to the distance from the proposed extension, it will not cause any loss of daylight to the habitable rooms of this property.

2) Impact on street scene /visual impact.

Although the roof of the proposed pergola will be visible from the road it is considered that it will not have a significant impact upon the street scene and visual amenity of the area.

Recommendation : Approval: [✓] ~~**Refusal:** [ ]~~
(tick appropriate box)

Application Number F/2000/1627
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: 20 Twycross Road Wokingham.

APPLICATION NUMBER: F/2000/1627

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS Modern detached houses. Residential quiet area, open spaces at front, open plan. integral + detached garages. 1990's dev' estate. 2 storey housing.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, with integral garage, + driveway, red brick with a yellow brick showing off details below windows, white UPV windows + doors grey concrete tiled roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location / site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at side ped' access + front drive + garage

LEVELS — No ~~change~~, 1.8m ob fence slightly higher

BOUNDARY TREATMENT approx 0.3m, extended to rear with a single storey conservatory.

OTHERS — ~~No~~ No 18, to rear windows in flank elevation, Sec windows: kitchen ~~and~~ & bathroom behind 1.8m high fence

— Side boundary 2.2m high wall, with road

Nb * although roof will be seen from road. no significant impact on VA.

* One can see corr roof of ~~No~~ plot 17.

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

Tel: 0118 974 6441

Date: **13 June 2000**

My ref: F/2000/1627

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1627
20, Twycross Road, , Wokingham.
Proposed erection of pergola attached to rear of 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1627**
20, Twycross Road, , Wokingham.
Proposed erection of pergola attached to rear of dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6441

Date: **13 June 2000**

My ref: F/2000/1627

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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 erection of pergola attached to rear of dwelling
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6441

Date: **13 June 2000**

My ref: F/2000/1627

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1627**
20, Twycross Road, , Wokingham.
Proposed erection of pergola attached to rear of dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY 00	
Officer: DT	Application No. F/2000/1627

Map No. 69 **Site** 002
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED ERECTION OF PERGOLA ATTACHED TO REAR OF DWELLING

Location: 20 TWYCROSS ROAD

Parish: WOKINGHAM Ward: Norreys.

Applicant: MR TRANBERG
PD rights removed

Fee Received 00-00 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	SCALE?		
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	Replacement/additional	✓	5/6/00
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health — 250m landfill — ✓13/6
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

100 pre-apps

* RURAL AREA

NEIGHBOURS: S/N + [redacted] 18, 22, 45 + 47 Twygross Rd ✓13/6

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP CS	
04 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1627

Proposal: Proposed erection of pergola attached to rear of dwelling

Site Address: 20 Twycross Road, Wokingham.

Applicant: Mr Tranberg

Your observations are required in respect of this application by **07/07/2000**

No objection

SIGNED: _____ **DATE:** 23/06//00

CLERK TO Wokingham Town Council

Our ref: SP\2000\001919/001
Your ref: F/2000/1627

Date: 27th June 2000

ENVIRONMENT AGENCY

31173

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Andrew Thorley

Dear Sir

PROPOSED ERECTION OF PERGOLA AT 20 TWYCROSS ROAD, WOKINGHAM

Thank you for your letter dated 13 June 2000 which was received on 19 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/23/7.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 823 691	115m	Keephatch Farm

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Kiaer Franberg, 20 Twtcross Road, Wokingham, Berks RG40 5PE

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Andrew Thorley
Planning Department

Date: 21/06/00

---

20 TWYCROSS ROAD, WOKINGHAM, RG49 5PE-F/2000/1627

Having considered the above application, I have no objections or comments to make.

John Mullaney
Environmental Health Officer

[illegible]	[illegible]
DOL	[illegible]
DC	[illegible]
APP	
CS	30884
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

1327

WOKINGHAM DISTRICT COUNCIL

To ~~Mr. Tranberg~~ Carol

Date 5/6/00 Time 2.30pm

WHILE YOU WERE OUT

Name Mr Tranberg

Of

Phone No. 0118 9895059 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE plans as discussed - replacement to ones submitted a couple of weeks - you were expecting these.

Additional Plans

2000/1627 AT

Signed E Cook

1933

ADDRESS 20 TWYCROSS ROAD PARISH WOKINGHAM

PLOT No. HF 18 ORD. SHEET No. SU.8269(69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34710	TRUST SECURITIES	O/L.	14.12.89	REF
42149	LEIGH ESTATES	RES. DEV.	22.9.95	C/A CA
44546	"	ACCESS TO SITE & ROADS	17.7.95	C/A
97/64884/F	TRENCHERWOOD HOMES	DET. HOUSE & GARAGE	1.8.97	C/A CA
A97/0141	"	"	14.3.97	APP

MINISTRY DECISION

SPECIAL ORDERS

DELEGATED

30.MAY2000* 1627

Environmental Services

For office use only. Application number: 30.MAY2000* 1627

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	KJAER TRANBERG
	Address and postcode	20 TWYCROSS ROAD WOKINGHAM BERKS. RG40 5PE
	Phone number	01189019444
●	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.	✓ as above
4	Give brief details of the proposal for example, two storey side extension. About the application	PERGOLA OVER PATIO WITH POLYCARBONATE ROOFING
●		

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.	TIMBER STAINED AUTUMN RED LIKE EXISTING FENCE AND POLYCARBONATE ROOFING PLATES	
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: 0
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.		
	✱ CONDITION 3 OF 97/64874/f removes permitted development rights		
	c Six copies of each set of plans and drawings listed below. ✓		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

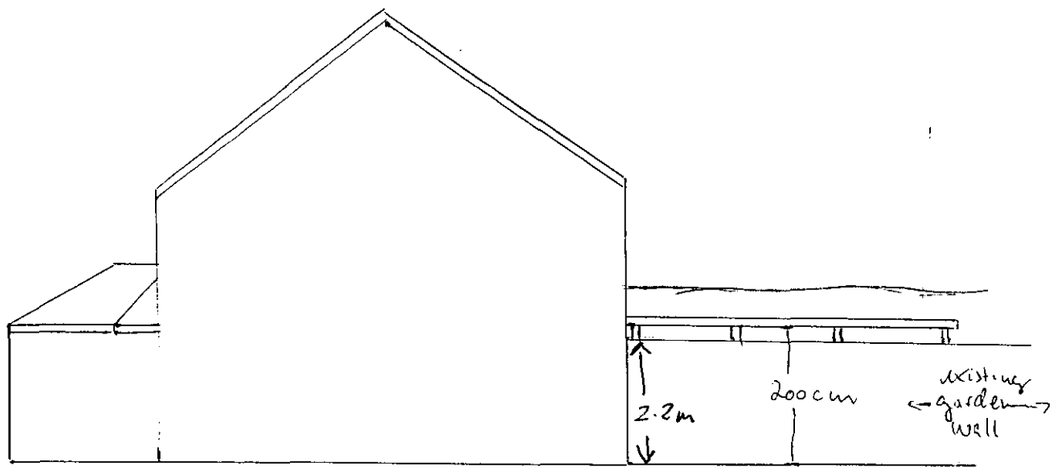
Date 21/05-02

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

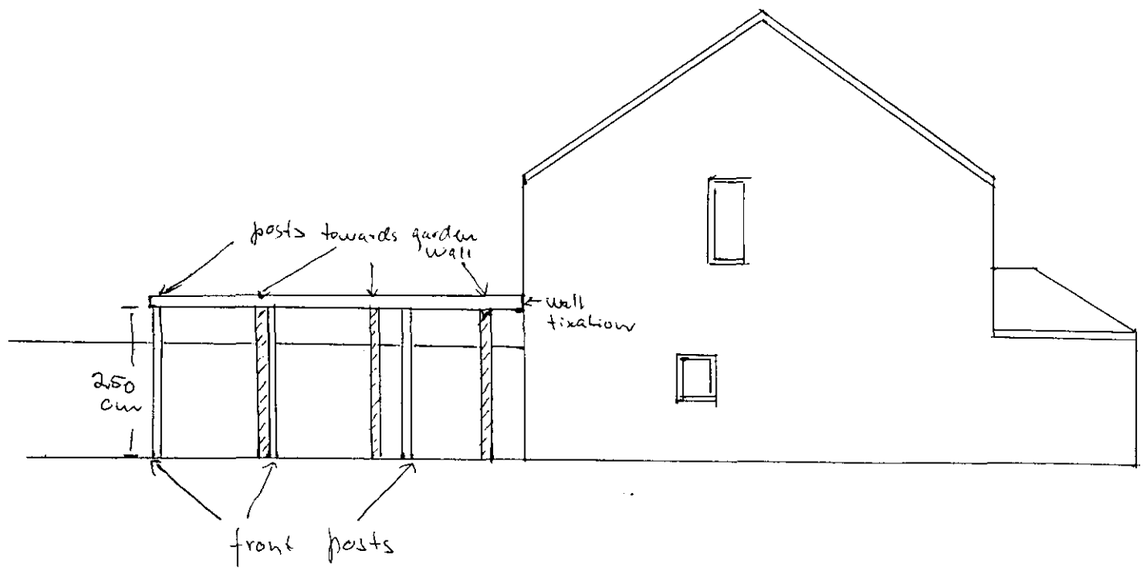
20 Twycross Road
Wokingham

30.MAY2000* 1627

Side elevation (west)



Side elevation (east)



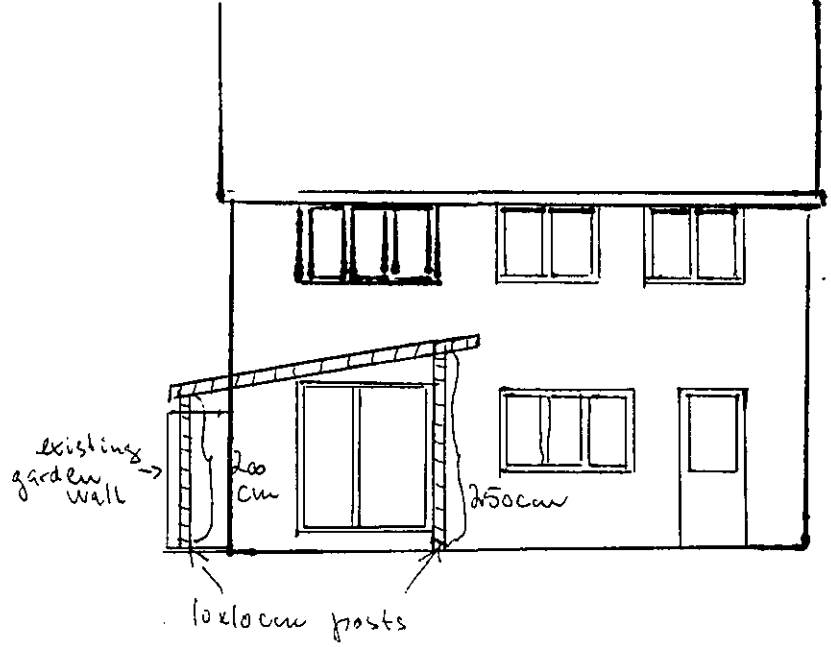
DELEGATED

APPROVED

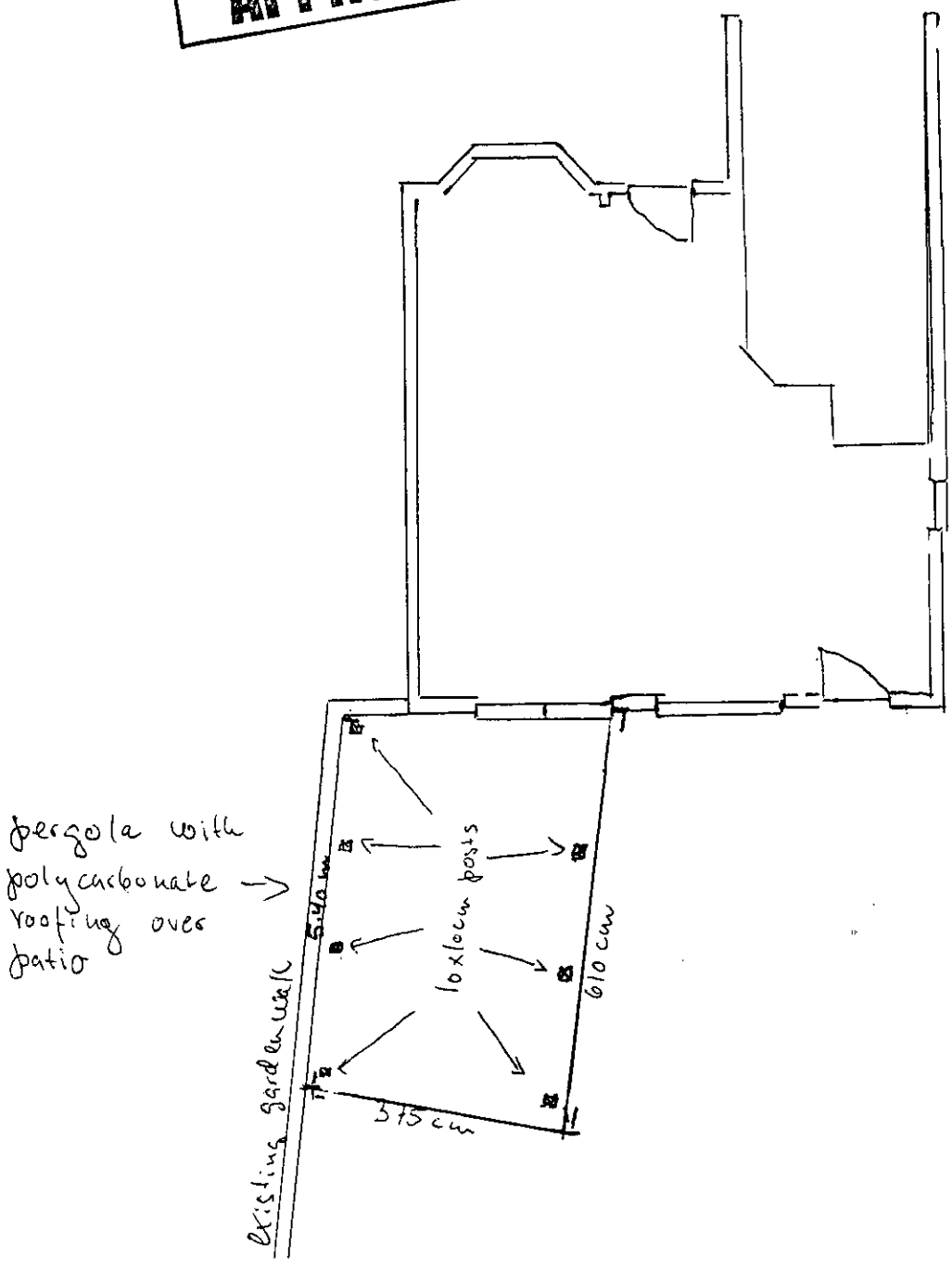
1:100

20 Twycross Road

1:100

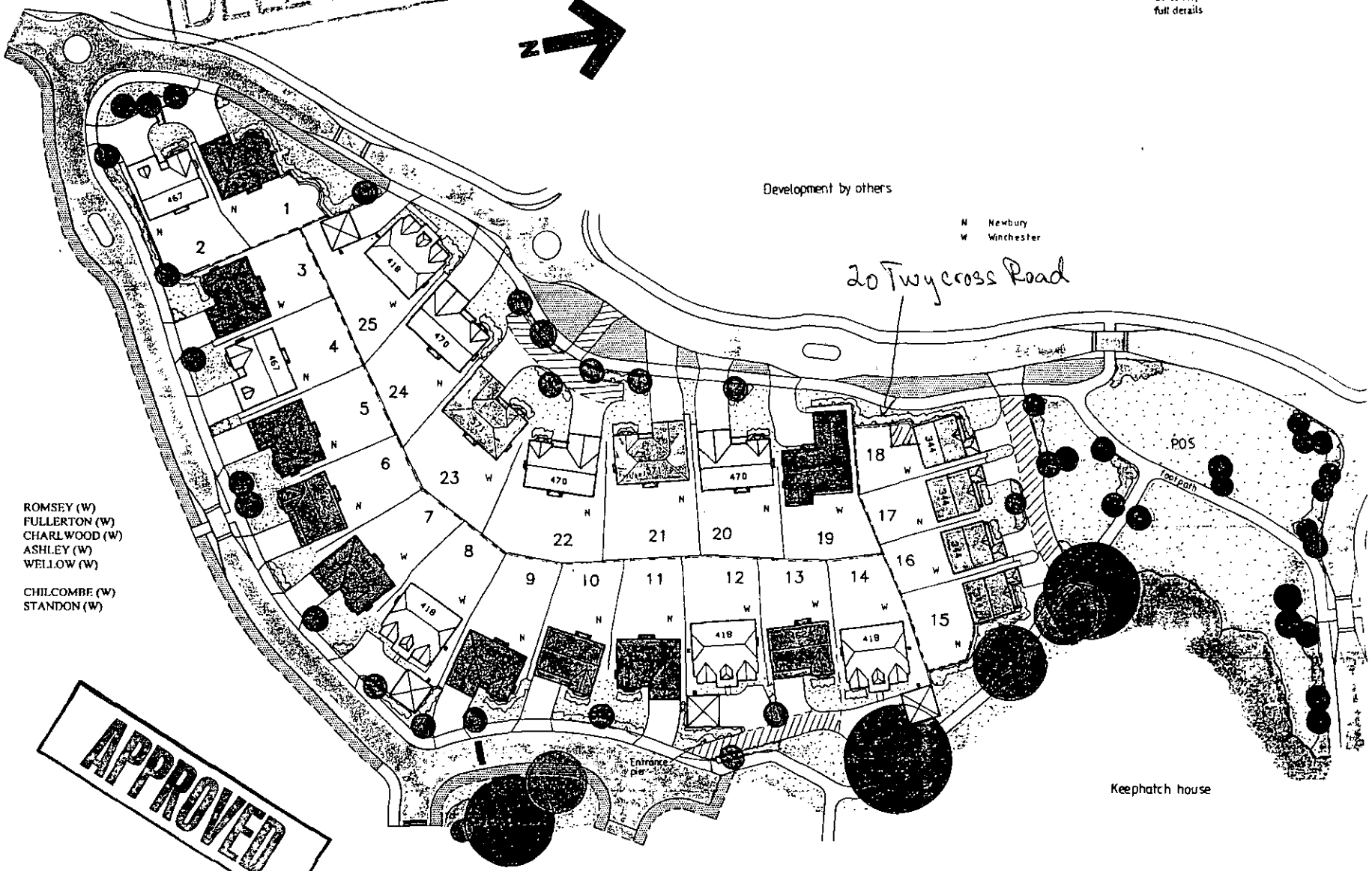


APPROVED



DELEGATED

All details, dimensions and illustrations here provided are general representations and do not form any part of a contract. Please consult Sales Representatives for full details



RANGE

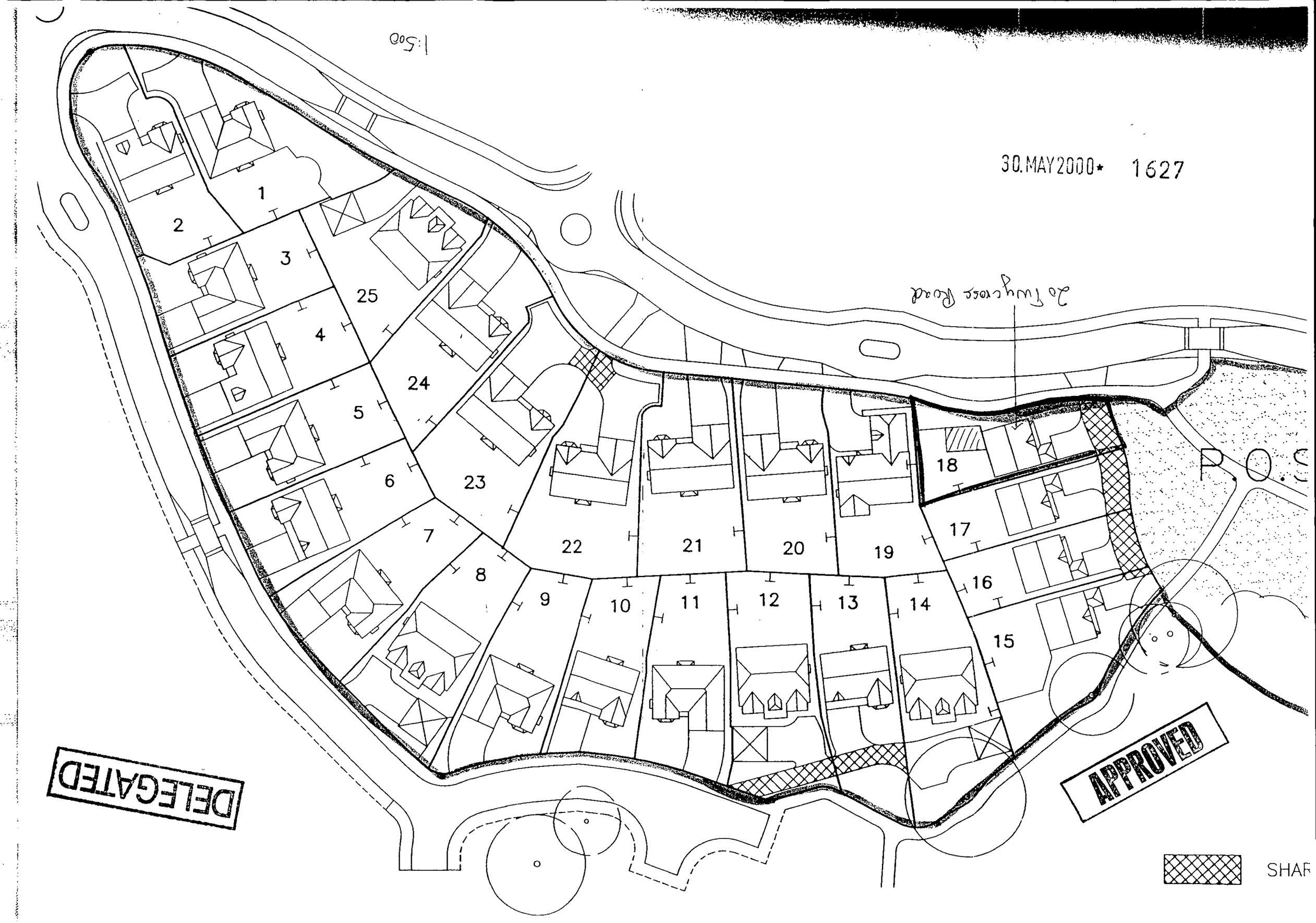
● 344	BLEWBURY (N)	ROMSEY (W)
418	FARNBOROUGH (N)	FULLERTON (W)
● 457	BRADFIELD (N)	CHARLWOOD (W)
● 462	PANGBOURNE (N)	ASHLEY (W)
467	FRILSHAM (N)	WELLOW (W)
470	BURGHFIELD (N)	
● 51		CHILCOMBE (W)
⊕ 571	HANNEY (N)	STANDON (W)

APPROVED

TRENCHERWOOD HOMES

PROJECT
KEEPHATCH PARK
WOKINGHAM

TITLE
SALES LAYOUT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30.MAY2000* 1627
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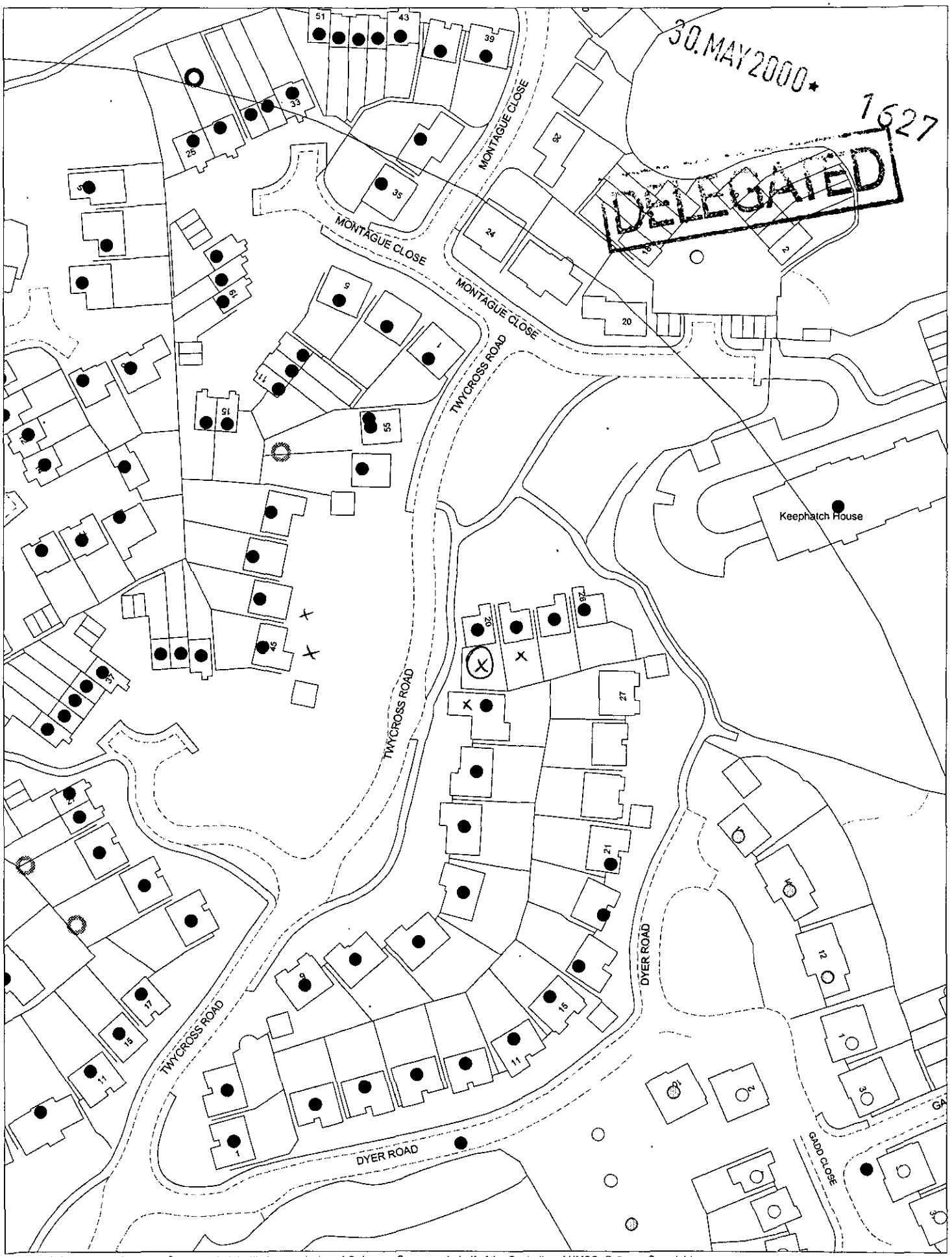
P.O.S
APPROVED
DELEGATED
SHAR



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000 Scale: 1 : 1250

N W E S