APPLICATION NO:

F/2000/2932

LOCATION:

25 Wargrave Road, Twyford Reading.

APPLICANT:

Mr F Sedgeman C/O Sedgeman Noble Architects

PROPOSAL:

Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 23/01/2001

CASE OFFICER: **Joss Miller**

APPROVED

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2932**
CASE OFFICER: **Joss Miller**
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				

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F Sedgeman
C/O Sedgeman Noble Architects
The Studio
Highfield Farm
Spring Meadows Business Centre
WARGRAVE
Berkshire
RG10 8PZ

Application Number: F/2000/2932

Parish: **TWYFORD**

Location: **25 Wargrave Road, Twyford, Reading**

Proposal: **Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).**

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 first floor level and above south-east elevation of the extension hereby permitted 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 proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

Condition
7. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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 visual amenity and to safeguard the character of the conservation area in which the property is located.

Reason
7. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised letter submitted to the Local Planing Authority on 17th January 2001 showing removal of floodlight and does not approve the proposals as originally submitted.

Informative
2. 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 Policies OS1, EN1, EN5
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE12
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE5

John Mitchell

John Mitchell
Development Control Manager
Date: 22/01/2001

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.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

27 November 2000 SWR/fs/L20

28.NOV.2000* 2932

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Joss Miller

Dear Ms Miller

ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD
Application number: 99/69848/F

Further to the above planning permission granted on 31 August 1999, the letter from Mrs Dodsworth dated 16 November 2000 and my recent discussions with Nicola Lake and Harold Sanders I now wish to make a full planning application for the addition of 450mm to the width of the previously approved side extension. I therefore enclose 6 sets of the following drawings:

Drawing No	Scale	Size	Description
SWR/S1	1.2500	A4	Location Plan
SWR/S2	1.500	A4	Block Plan
SWR/WD1B	1.50	A1	PROPOSALS: Floor Plans
SWR/WD2B	1.50	A1	PROPOSALS: Plans and Sections
SWR/WD3C	1.50	A1	PROPOSALS: Elevations

I believe all the information needed for determination of this application is shown on the proposals drawings, but I also enclose a separate set of my survey drawings, nos. SWRS3A, S4 and S5 for your information if required.

The reason why I wish to widen the side extension by 450mm is due to constructional problems with the foundations. Trial holes excavated while the building regulations drawings were being prepared indicated that the existing strip foundations were quite shallow and the topsoil in this location extends to a depth of 1.5m. It was impractical to underpin the existing wall and the preferred solution was therefore to rebuild a new wall on new strip foundations as close as possible to the outside face of the existing wall. This proposal was discussed at some length with the planning department and no objections in principal were raised. However, through an oversight, no planning application to carry out this work was made at the time. The purpose of this application is therefore to regularise this situation. In all other respects the rest of the work to the side extension is as previously approved. The roof ridge height is unaltered, but the eaves height is lowered by 165mm. A separate application is being submitted to deal with proposed alterations to the single storey extension at the rear of the property.

I trust this application can be dealt with speedily. In the meantime, please call me if you require any further information. Many thanks.

Yours sincerely

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

28.NOV.2000 2932

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR F.R. SEDGMAN
	ADDRESS	25 WARGRAVE ROAD,
		TWYFORD, READING,
		BERKSHIRE
	POST CODE	RG10 9PB Tel. No. 934-5851
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO, SPRING MEADOWS
		BUSINESS CENTRE, HIGHFIELD FARM,
		WARGRAVE, READING, BERKSHIRE
	POST CODE	RG10 8PZ Tel. No. 940-4747
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	25 WARGRAVE ROAD
		TWYFORD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ALTERATIONS TO PREVIOUSLY APPROVED
		2 STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICKS, NATURAL SLATES, PAINTED TIMBER WINDOWS

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) ~~1:100 or 1:200~~ scale floor plans and elevations ✓
1.50

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

NatWest

60-17-21

6

Twyford Branch
1 Church Street, Twyford, Reading, Berks RG10 9DP

Date 27 November 2000

Pay Wokingham District Council
Ninety Five Pounds only

£ 95 — 00

MR FR SEDGMAN

Account Payee

BOWATER 9532

National Westminster Bank Plc
170600

Cheque No. Branch Sort Code Account No. Transaction Code

⑈001051⑈ 60⑉1721⑆ 06310931⑈02

SIGNED [signature] ON BEHALF OF

DATE 27 NOVEMBER 2000

WORK SHEET FOR : Joss Miller

Application Number : F/2000/2932

Applicant : Mr F Sedgeman C/O Sedgeman Noble Architects.

Location : 25, Wargrave Road, Twyford, Reading.
Proposal : Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

Site Notice Displayed ? :

YES	NO	DATE
✓		28/12/00

Date of Neighbour Notifications : 11/12

Date of Site Visit : 28/12

Date Registered : 28/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application will have expired on: 23/01/2001. 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 :
Conservation – No objection
Highways – conditions
Twyford PC – No comment on revised plans – concerned re. floodlight

Planning Issues :
Effect on street scene & neighbouring properties WBBC Identified settlement Conservation Area.

Application Number: F/2000/2932

Appraisal :

This application is for a two storey side extension.

Neighbours

The nearest neighbour is 4m from the 1.5m boundary wall and 5.5m from the extension. The extension towards the rear of the property is set back an additional 1.1m. It has a depth of 9.1m a width of 4.7m at the widest part, an eaves height of 4.5m and a ridge height of 6.3m. The extension is situated to the north of the neighbour (23) and there are no windows on the side elevation. There are 3 rooflights, however, but these have been placed at such an angle that any overlooking would be minimised. All other neighbours are a sufficient distance for any impact to be minimised. Any impact on 23 in terms of overbearing, overshadowing and privacy issues would be minimised.

Street Scene & Conservation Area

The extension is set back from the front footprint of the dwelling by 1.7m and the roof is set down from the original ridge by approx 1.3m. The structure is of a satisfactory design and therefore, any impact on the street scene and the character of the Conservation Area will be minimised.

There is sufficient parking to satisfy Highway policies.

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

(tick appropriate box)

C030?

Application Number F/2000/2932
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C044	R044	First floor level and above South - east elevation
4	C049	R049	
5	C122	C122	
6	C201	R201	
7	C030	R030	
		NO2	Revised letter 17/01/01 - removal of floodlight'

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, 2, LBE12
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WHE5
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1, EN5
MINERALS LOCAL PLAN POLICIES:

22/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 25 Wargrave Road Twyford Reading.

APPLICATION NUMBER: F/2000/2932

OFFICER: Joss Miller

DATE OF SITE VISIT: 18/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

14-set. cons area.

3. DESCRIPTION OF SITE/BUILDING

Det. house - brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

23 2x living windows on side. 1.5m wall on boundary
& kit } 4 bed window/flt.
27. New house .2m wall on boundary
ground floor windows.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

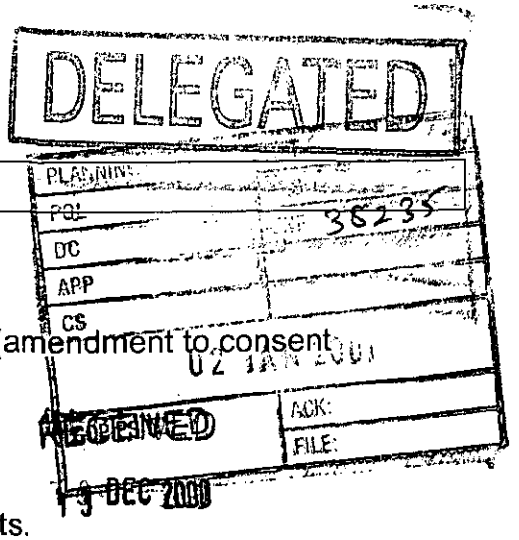
LEVELS —

BOUNDARY TREATMENT See above

OTHERS

FROM: Joss Miller

DATE: 11 December 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/2932

Proposal: Proposed two storey side extension to dwelling (amendment to consent 99/69848/F)..

Site Address: 25, Wargrave Road, Twyford, Reading.

Applicant: Mr F Sedgeman C/O Sedgeman Noble Architects.

Your observations are required in respect of this application **by 04/01/2001** .

The Council have the following comments concerning this proposal:-
No comment concerning the revised plan of the extension. The Council has very real concerns about the proposed floodlight which is to be fixed up under the eaves of the back of the house. The light is likely to be a very real nuisance to the occupants of the nearby Old Mill Court which backs onto the rear of this property.

i) The applicant should be required to set the light lower - at ground floor ceiling height.
ii) The light should be angled downwards so that it only lights as far as the end of his shed - further than this is unnecessary.
iii) Assuming the light is intended to improve security then it should be triggered by movement, not left on all the time, as this will alert the householder to a possible intruder.

SIGNED: _____ DATE: 29-12-00

Clerk To Twyford Parish/Town Council.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

16 January 2001

SWR/fs/L25

PLANNING SERVICES	HPT 38764
POL	TLS
DC SM	ENF
APP	
CS	
17 JAN 2001	
COPIES TO:	ACK:
	FILE:

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Joss Miller

Dear Ms Miller

ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD
Application number: 99/69848/F

Further to our telephone conversation this afternoon I confirm that the high level floodlight shown on the rear elevation of the planning drawings is to be omitted.

Yours sincerely

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 11 December 2000

13 DEC 2000

Application Number: F/2000/2932

Proposal: Proposed two storey side extension to dwelling (amendment to consent 99/69848/F)..

Site Address:
25, Wargrave Road, Twyford, Reading.

Applicant:
Mr F Sedgeman C/O Sedgeman Noble Architects.

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

I CONSIDER THE AMENDMENTS ARE MINOR MODIFICATIONS TO THE ORIGINAL PERMISSION AND MUST BE CONSIDERED IN RELATION TO THE NEW ADJOINING DEVELOPMENT.

I HAVE NO OBJECTION TO THESE MODIFICATIONS

Harold Sanders
CONSERVATION + DESIGN
13. 12. 00.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 11 December 2000

Application Number: F/2000/2932

Proposal: Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

Parish: TWYFORD PARISH

Site Address:
25, Wargrave Road, Twyford, Reading.

Applicant:
Mr F Sedgeman C/O Sedgeman Noble Architects.

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, R122.

Comments as per application no. 69848.

Signed: _____ **Print name:** Adam Coggins

16/12/00.

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

Tel: (0118) 974 6463

Date: **11 December 2000**

My ref: F/2000/2932

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/2000/2932
25, Wargrave Road, Twyford, Reading.
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2932**
25, Wargrave Road, Twyford, Reading.
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).
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 6463

Date: **11 December 2000**

My ref: F/2000/2932

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2932
25, Wargrave Road, Twyford, Reading.
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2932**
25, Wargrave Road, Twyford, Reading.
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).
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 6463

Date: **11 December 2000**

My ref: F/2000/2932

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/2000/2932
25, Wargrave Road, Twyford, Reading.
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2932**
25, Wargrave Road, Twyford, Reading.
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).
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/2000/2932

Proposal:
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

Location:
25, Wargrave 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2001. 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

11 December 2000

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

POL	TLS 37868
DC JM	ENF
APP	
CS	
18 DEC 2000	
COPIES TO:	ACK:
	FILE:

SWR/fs/L23

13 December 2000

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Joss Miller

Dear Ms Miller

ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD
Application number: 99/69848/F

Further to the letter from John Mitchell dated 7 December 2000 I confirm that the rear extension, especially the foundations and eaves, has been designed not to encroach over or under the adjoining property.

Yours sincerely

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2932

Proposal:
Proposed two storey side extension to dwelling (amendment to consent 99/69848/F).

Location:
25 Wargrave Road Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 29/12/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **19/01/2001**. 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 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.

Date: 29/12/2000

x1

WOKINGHAM D.C. DEVELOPMENT CONTROL

(#) PRE-APP ATTACHED (#)

Start date:	28 NOV 2000
Officer: JM	Application No. F/2000/2932

Map No. 29 Site 010

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 99/69848/F.)

Location: 25 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford 11-12-2000 JB.

Applicant: MR F SEDGMAN

Fee Received (b) 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 ....Twyford.....

Listed Building 1 2 2*

Advertisement Required .Building within Conservation area

Date Site Notice Sent : 11.12.2000 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:

.....
.....
.....Pre-app attached.....

NEIGHBOURS:

.....
.....23. Wargrave Road Twyford. ✓.....
.....25A, 25B Wargrave Road Twyford.....
.....27A, 27B, 27C, 27D & 27 Wargrave Road Twyford.....
.....8, 9, 10 Thorn Bury Green Twyford.....
.....The Stonehouse Hermitage Drive Twyford.....
.....
.....
.....

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

27 November 2000 SWR/fs/L20

28.NOV.2000* 2932

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Joss Miller

Dear Ms Miller

ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD
Application number: 99/69848/F

Further to the above planning permission granted on 31 August 1999, the letter from Mrs Dodsworth dated 16 November 2000 and my recent discussions with Nicola Lake and Harold Sanders I now wish to make a full planning application for the addition of 450mm to the width of the previously approved side extension. I therefore enclose 6 sets of the following drawings:

Drawing No	Scale	Size	Description
SWR/S1	1.2500	A4	Location Plan
SWR/S2	1.500	A4	Block Plan
SWR/WD1B	1.50	A1	PROPOSALS: Floor Plans
SWR/WD2B	1.50	A1	PROPOSALS: Plans and Sections
SWR/WD3C	1.50	A1	PROPOSALS: Elevations

I believe all the information needed for determination of this application is shown on the proposals drawings, but I also enclose a separate set of my survey drawings, nos. SWRS3A, S4 and S5 for your information if required.

The reason why I wish to widen the side extension by 450mm is due to constructional problems with the foundations. Trial holes excavated while the building regulations drawings were being prepared indicated that the existing strip foundations were quite shallow and the topsoil in this location extends to a depth of 1.5m. It was impractical to underpin the existing wall and the preferred solution was therefore to rebuild a new wall on new strip foundations as close as possible to the outside face of the existing wall. This proposal was discussed at some length with the planning department and no objections in principal were raised. However, through an oversight, no planning application to carry out this work was made at the time. The purpose of this application is therefore to regularise this situation. In all other respects the rest of the work to the side extension is as previously approved. The roof ridge height is unaltered, but the eaves height is lowered by 165mm. A separate application is being submitted to deal with proposed alterations to the single storey extension at the rear of the property.

I trust this application can be dealt with speedily. In the meantime, please call me if you require any further information. Many thanks.

Yours sincerely

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

ADDRESS 25 WARGRAVE ROAD PARISH TADFORD

PLOT No. X WARRENHURST ORD. SHEET No. SU 7676 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
742/54	R. DARLINGTON	ADDITION	12.10.54	APP	APP
R/88/59	"	GARAGE	9.6.59	APP	APP
PD/415/60	"	BEDROOM OVER GARAGE	6.10.60	APP	N/A
PD/475/61	"	ALTERATIONS	5.10.61	APP	N/A
PD/20/62	"	TOOL SHED	14.6.62	APP	N/A
98/68264/F	Mr. F.R. Sedgman	S/SL/R+F/FL/S	26.10.98		REF
99/69848/F	"	S/SL/R extn e F/B/S	31/8/99		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

28. NOV. 2000 *

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR F. R. SEDGMAN
	ADDRESS	25 WARGRAVE ROAD,
		TWYFORD, READING,
		BERKSHIRE
	POST CODE	RG10 9PB Tel. No. 934-5851
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO, SPRING MEADOWS
		BUSINESS CENTRE, HIGHFIELD FARM,
		WARGRAVE, READING, BERKSHIRE
	POST CODE	RG10 8PZ Tel. No. 940-4747
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	25 WARGRAVE ROAD
		TWYFORD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ALTERATIONS TO PREVIOUSLY APPROVED
		2 STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED	BRICKS, NATURAL SLATES, PAINTED TIMBER WINDOWS
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) ~~1:100 or 1:200~~ 1:50 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

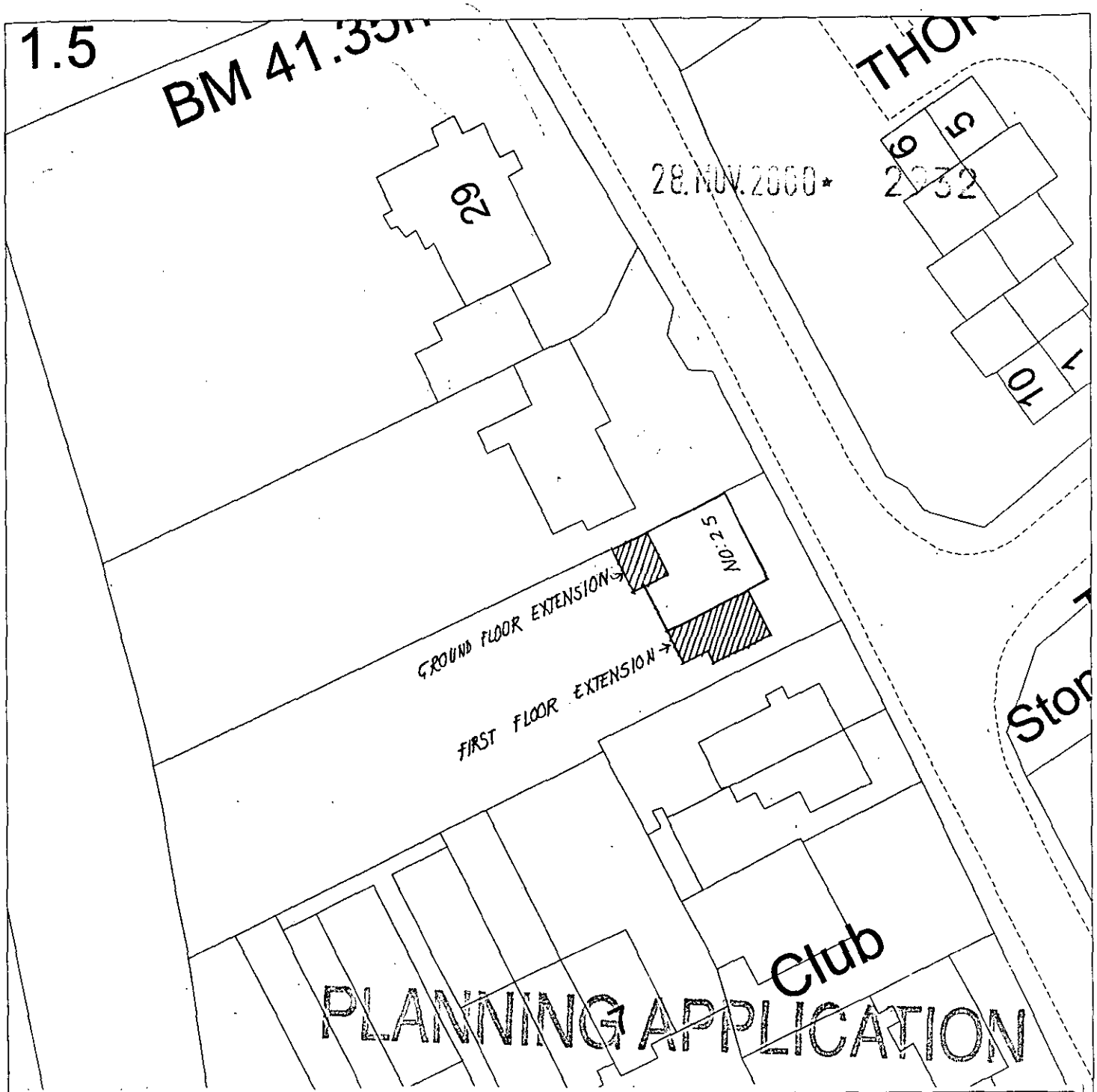
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED T. R. Sedgman ON BEHALF OF

DATE 27 NOVEMBER 2000



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Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '98	Drawing Title: BLOCK PLAN	
Scale: 1.500		
Drawn: FS		
Project: ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD	Job No: SWR	Drawing No: S2
		Revision:

Site Plan, Scale: 1 to 500

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Date: 21 August 1998



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Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '98	Drawing Title: LOCATION PLAN
Scale: 1.2500	
Drawn: FS	
Project: ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD	Job No: SWR
	Drawing No: S1
	Revision:

Site Plan, Scale: 1 to 2500

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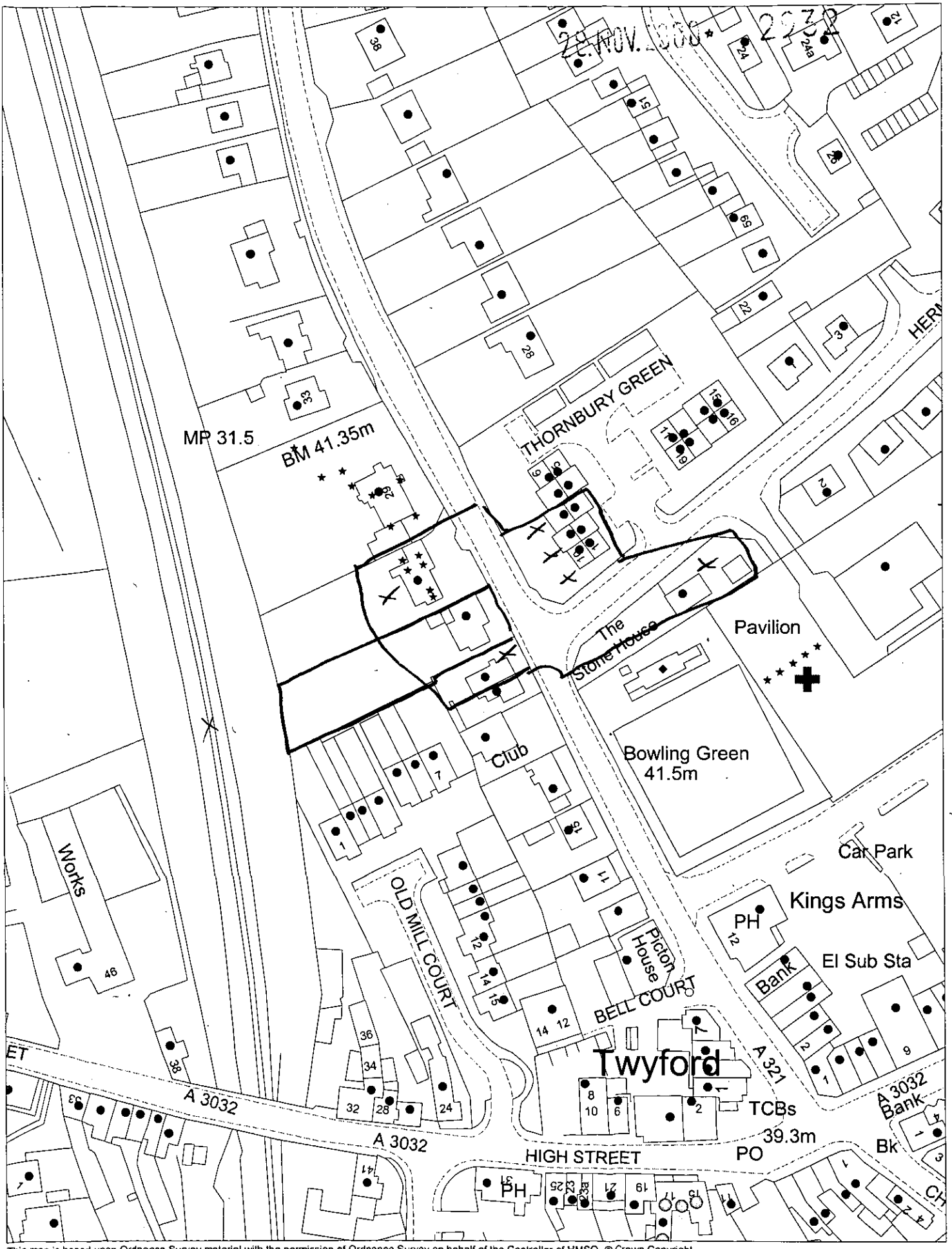

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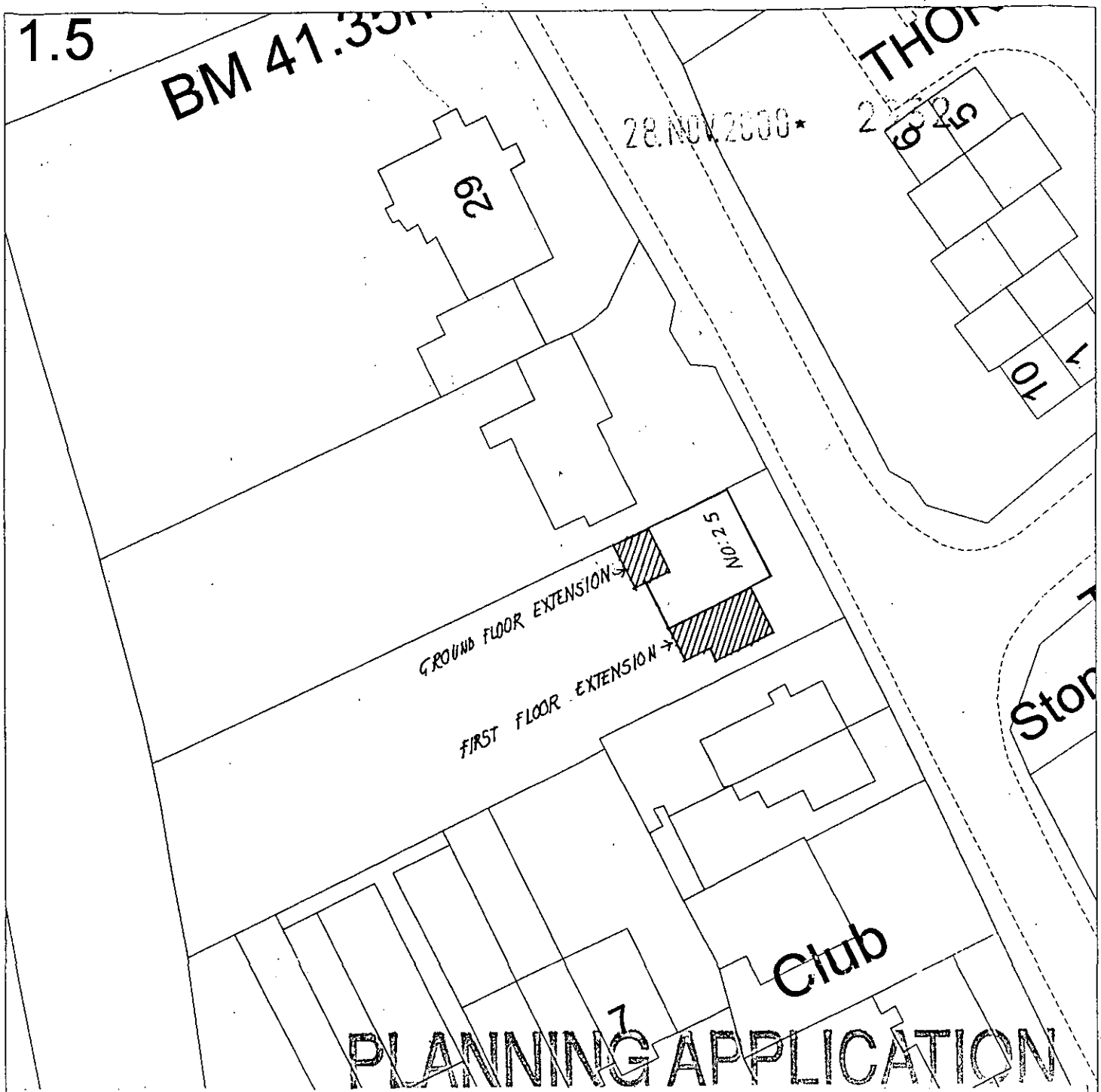
Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000 Scale: 1 : 1250



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Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '98
Scale: 1.500
Drawn: FS

Drawing Title: BLOCK PLAN

Project: ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD

Job No: SWR

Drawing No: S 2

Revision:

Site Plan, Scale: 1 to 500

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