SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/3026

LOCATION:
74 London Road, Twyford Reading.

APPLICANT:
Mr & Mrs Pooley C/O Impulse Design

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2001

CASE OFFICER: **Andrew Thorley**

PD

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 19 March, 2001

My ref. AJT/MLT/F/2000/3026

Your ref. 1182/PROF

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) 977 8909
DX: 33506 – Wokingham

Mr. Paul R. O'Farrell
Impulse Design
36, Loxwood,
Earley,
Reading,
RG6 5QZ

Dear Mr. P. R. O'Farrell,

RE: PROPOSED SINGLE STOREY REAR EXTENSION & PROPOSED REAR DORMER – 74, LONDON ROAD, TWYFORD.

I refer to your fax dated the 13th March 2001, with reference to the proposed development at the above address.

I can confirm that under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class A, the proposed single storey rear extension as indicated on the submitted drawing number 1182-00 does not require planning permission, provided that the volume of the proposed extension, combined with that of all previous extensions, would not exceed 70 cubic metres.

However, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr. Andrew Thorley.

Yours sincerely,

MLT

M L THORP

Principal Development Control Officer

c.c. Mr. & Mrs. A. Pooley
74, London Road,
Twyford,
Berkshire.

74, London Rd, Twyford. — Volume calculation

Dormer in Roof as seen on drawing 1183-00-1/A
1183-03-2/A

4.2 x 3.4 x 2.1 = 29.98 ÷ 2 = 14.99 m3

Proposed Single Storey Extension as seen on drawings 1182-0

3.17(w) x 5.6m x 2.25m = 39.94 m²
3.17 x 6 x m 1.5m ~~÷2~~ = 28.53 ÷ 2 = 14.26 m²

54.20m²

54.20m²
14.99

69.19 m3

Volume of House = 342.65 x 15% = 51m3

19/03/01

AJ Morley

Fax Message

IMPULSE DESIGN

TEL: 0118 9212282
FAX: 0118 9212282

If this transmission is not clear or incomplete please notify sender as soon as possible

TO : ANDREW THORLEY
COMPANY : W.D.C PLANNING
FAX NO : 9746484.

FROM : PAUL O'FARRELL
TELEPHONE :

DATE : 13-3-01.

411 61
DC AT
APP
CS
14 MAR 2001
COPIES TO: AT received it Thurs?
15/03/01

Total number of pages 1 - including this cover sheet ____

Message :

RE: 74, LONDON RD, TWYFORD
CALCULATIONS AS FOLLOWS FOR SINGLE STOREY EXTN MASS:
G.L - EAVES = 4.75m 3.17m x 2.25m = 33.89m³
ROOF = 6m x 1.5m x 3.17m = 28.53 ÷ 2 = 14.27m³
TOTAL = 48.16 m³

REGARDS

P.R.O'FARRELL

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 7 March, 2001
My ref. AJT/JRM/F/2000/3026
Your ref. 1182/PROF

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) 977 8909
DX: 33506 – Wokingham

Mr. Paul R. O'Farrell
Impulse Design
36, Loxwood,
Earley,
Reading,
RG6 5QZ

Dear Mr. P. R. O'Farrell,

RE: PROPOSED SINGLE STOREY REAR EXTENSION & PROPOSED REAR DORMER – 74, LONDON ROAD, TWYFORD.

I refer to your fax dated the 2nd March and your telephone conversation with Mr. Thorley on the 7th March 2001, with reference to the proposed development at the above address.

I can confirm that under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class B, the proposed rear dormer as indicated on the submitted drawings numbers 1183-00-1/A and 1183-03-2/A does not require planning permission.

However, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

Depending on the volume of the proposed single storey rear extension it may be permitted development, not requiring planning permission. Therefore I should be grateful if you would provide additional calculations showing the net increase in volume resulting from the proposed single storey extension.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr. Andrew Thorley.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

Fax Message

PLANNING SERVICES RECEIVED 40699
DC VAT
APP
CS
COPIES TO:

IMPULSE DESIGN
TEL: 0118 9212282
FAX: 0118 9212282

If this transmission is not clear or incomplete please notify sender as soon as possible

TO : ANDREW THORLEY
COMPANY : W.D.C PLANNING DEPT.
FAX NO : 9746484

FROM : PAUL O'FARRELL
TELEPHONE :

DATE : 2-3-01.

Total number of pages 1 - including this cover sheet ____

Message :

RE: 74, LONDON ROAD, TWYFORD

CUBIC CAPACITY CALCS AS DISCUSSED AS FOLLOWS:

1) LOFT CONVERSION = 20.8m³

2) SINGLE STOREY EXTN INC ROOF AREA = 47.33 m³

∴ TOTAL BUILT RESOURCES = 68.13m³

PLEASE CONFIRM

REGARDS

POL	TLS 39939
DC	ENF
APP	
CS	
15 FEB 2001	
COPIES TO:	ACK: 36 LOXWOOD FILE: EARLEY

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 12th February 2001
Our ref: 1182/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

F.A.O. A. Thorley Esq

Dear Mr. Thorley

RE: EXTENSIONS AND ALTERATIONS AT: 74, LONDON ROAD, TWYFORD.

Further to our somewhat conveluted discussions regarding the above please find enclosed a copy of the loft conversion which as you will see has been altered as per our recent discusion.

Enclosed also is a further copy of our proposed single storey rear extension which as you will see still shows the old loft extension which I would ask you ignore for the purposes of this exercise.

Could you please confirm in writing that the loft conversion as shown on drawing No: 1183-00-1 and 2 together with the single storey extension as shown on drawing No: 1182-00 are within the permitted development of the above property and therefore do not require planning permission.

I look forward to hearing from you in the near future.

Yours sincerely

P. R O'Farrell.

Enc.

F/2000/3026 - 74, London Road, Twyford.

Conversation with Paul O'Farrell agent for the above site tel. (0118) 921 2282.

He is going to write in to say that the dormer and the single storey extension, does not exceed 70 m3.

However after speaking to Mike the single storey extension can be withdrawn under permitted development rights with a covering letter.

But the dormer proposed on the latest drawings is wider and slightly larger on the flank wall than the pre application, submitted, therefore this would be dealt with by way of a Certificate of Lawfulness for Proposed Development of which the agent would have to apply.

Have left a message on his answering machine to get back to me.

Andrew Thorley 24/01/01

* Agent will submit a sketch of a redesigned dormer in roof space, it will be off the gable wall, and set back further up roof slope.

Spoke to Mr. Paul O'Farrell on the 9/02/01 he is going to resubmit redesigned plans of the dormer.

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 15 January, 2001

My ref. AJT/F/2000/3026

Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr. Paul R. O'Farrell
Impulse Design
36, Loxwood,
Earley,
Reading,
RG6 5QZ

Dear Mr. P. R. O'Farrell,

RE: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING – 74, LONDON ROAD, TWYFORD.

I refer to my telephone conversation with you with regards to the proposed development at the above address.

Having visited the site, I noted the roof dormer, which as seen on the existing elevations of the drawings submitted does not exist. It is larger than the dormer submitted in 1999, with reference to what we wrote on 19th October 1999 advising that planning permission was not required. The proposed rear dormer shown on drawing No.1182 – 00 would not be permitted development, as it would result in the raising of the flank wall however a slightly smaller dormer set in from the flank wall may well be permitted development.

Depending on the volume of the proposed single storey extension it may be permitted development, not requiring planning permission.

Therefore I should be grateful if you would:

a) advise of the net increase in volume resulting from the proposed single storey extension, and

b) advise if there have been any previous extensions to the property, and

c) either submit revised proposals for a rear dormer or apply for planning permission, and

d) submit new drawings as appropriate amending the "existing rear elevation" to be as actually existing.

I look forward to receiving a reply at your earliest convenience, and will take no further action on your application in the mean time.

Yours sincerely,

A THORLEY

Case Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 DEC	Map No. 29 Site 0.03
Officer: AT | Application No. F/2000/3026	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: 74 LONDON ROAD

Parish: TWYFORD Ward: Twyford. 21.12.2000

Applicant: MR/MRS POOLEY

RESUBMISSION 2000/2214 w/drawn

Fee Received ..... 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	Other side elevation	21.12.	
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 : 21-12-2000 ✓ 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 ✓ 250 m. landfill site consultation

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

HERITAGE BODIES

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

OTHERS:

..... No pre-apps .....
.....
.....

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

Wokingham District Council
Planning Department.
Shute End
Wokingham
Berks
RG40 1WR

74 London Rd.
Twyford
Berks
RG10 9EY

Ref. AJT/MLT/F/2000/3026

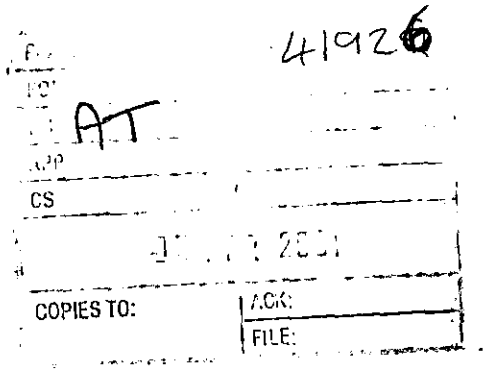
29/03/01

Dear Andrew Thorley,

Further to our telephone conversation yesterday, I write to confirm what was agreed: That you have checked Paul O' Farrells calculations and satisfied yourself that the combined volume of the loft conversion and the ground floor extension does not exceed 70 cubic meters and hence neither require planning consent.

Regards,

Andrew Pooley



Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 19 October 1999
My ref: NB/MLT/Twyford-1B

P.R.O. Farrell
36 Loxwood
Earley
Reading
Berks
RG6 5QZ

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 Mr Farrell,

PROPOSED LOFT CONVERSION AND FIRST FLOOR ALTERATIONS AT 74 LONDON ROAD, TWYFORD

I refer to your letter received on the 6 October 1999 with reference to the above.

I can confirm that the above proposal does not require planning permission. However, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 9873097
FAX: 0118 9212282

POL
DC GH
APP
CS
TLS
21490
06 OCT 1999
COPIES TO:
ACK:
FILE:

DATE: 5TH OCTOBER 1999
OUR REF: PROF.

PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL REPLY/RECP
P.O BOX 157
SHUTE END
WOKINGHAM
RG 40 1WR.

DEAR SIRS

RE: 74, LONDON ROAD, TWYFORD.

PLEASE FIND ENCLOSED A COPY OF OUR PROPOSALS FOR THE ABOVE PROPERTY.

COULD YOU PLEASE CONFIRM THAT OUR ALTERATIONS DO NOT REQUIRE PLANNING CONSENT.

YOURS FAITHFULLY

P.R.O.FARRER

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/3026

Applicant : Mr & Mrs Pooley C/O Impulse Design.

Location : 74, London Road, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/12/2000

***Earliest Date for Decision* : 14/01/2001**

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 07/02/2001. 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 :

Neighbour: See comments in email.

Planning Issues : To be withdrawn

Application Number: F/2000/3026

Appraisal :

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

Application Number F/2000/3026
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 74 London Road
Twyford Reading.

APPLICATION NUMBER: F/2000/3026

OFFICER: Andrew Thorley

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/3026

Proposal:
Proposed single storey rear extension to dwelling.

Location:
74, London 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. 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

21 December 2000

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

Tel: 0118 974 6441

Date: **21 December 2000**

My ref: F/2000/3026

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/2000/3026
74, London Road, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/3026**
74, London Road, 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 6441

Date: **21 December 2000**

My ref: F/2000/3026

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/2000/3026
74, London Road, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/3026**
74, London Road, 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 C A Ferris

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

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

Tel: 0118 974 6441

Date: **21 December 2000**

My ref: F/2000/3026

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/2000/3026
74, London Road, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/3026**
74, London Road, 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**********

PLANNING SERVICES
PCL
DC
APP
CS 0855 AT
COPIES TO:
ACK:
FILE:
0855 2000/3026
AT

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 04 January 2001 02:56
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/3026
Correspondent_FullName: Ian L Fitzpatrick
Correspondent_StreetAddress: 76 London Road
Correspondent_Address2: Twyford
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG10 9EY
Correspondent_Telephone: 0118 934 1039
Correspondent_Email: IanFitzpatrick@compuserve.com

Comments:

I strongly object to the submitted plans as they are incorrect and if completed as shown would cause loss of light, loss of privacy and would not be in keeping with its own and adjacent properties appearance.

The plans submitted show a 3 bedroom property, with a converted loft. The property has not had this conversion. The conversion would block direct sunlight from my properties ground floor lounge and from an upstairs bedroom.

The appearance of the property would be completely changed and would not be in keeping with its original design.

The ground floor extension would be visible from my property. In particular one upstairs bedroom would look directly into the proposed extension causing loss of privacy.

Our ref: SP\2001\002910\001
Your ref: F/2000/3026

Date: 24th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES 39150
POL | TLS
DC | ENF
APP |
CS |
26 JAN 2001
COPIES TO: | ACK:
FILE:

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

Attention: Andrew Thorley

Dear Sir

PROPOSED SINGLE STOREY REAR EXTENSION AT 74 LONDON ROAD, TWYFORD

Thank you for your letter dated 21 December 2000 which was received on 27 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/19.

The Environment Agency has no objection to the proposed development.

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 788 765	220 metres	King George's Field

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

ADVICE TO APPLICANT

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the agent. 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 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

cc. Impulse Design, 36 Loxwood, Earley, Reading, Berks RG6 5QZ

PC
CC
APP
CS
13.DEC.2000*
13 DEC 2000
COPIES TO:
ACK:
FILE:

3026

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 8th December 2000

Our ref: 1182/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

F.A.O. A. Thorley Esq

Dear Mr. Thorley

RE: 72, LONDON ROAD, TWYFORD, BERKS (previous app No: F/2000/2214)

Further to our recent telephone conversation regarding the above please find enclosed a new application together with all relevant documentation.

I would appreciate it if this matter could be dealt with as soon as possible as my client wishes to start building at the begining of February.

Yours sincerely

Paul R. O'Farrell.

Enc.

ADDRESS 74 LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1080/73	MRS. E. MITCHELL	VEHICULAR ACCESS	2.8.73	C/A
BR 3901	"	INTERNAL ALTERATIONS	19.12.75	APP. N/A
F/2000/2214				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Loft con. - 19/10/99

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 13.DEC.2000* 3026

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	MR & MRS A. POOLEY
	Address and postcode	74, LONDON ROAD
		TWYFORD
		BERKS.
	Phone number	
	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD
		EARLEY
		READING
		BERKS RG6 5QZ.
	Phone number	0118 9212282
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.		74, LONDON ROAD
		TWYFORD
		BERKS.
4	About the application	SINGLE STOREY REAR
Give brief details of the proposal for example, two storey side extension.		EXTENSION FORMING FAMILY
		ROOM AND W.C.

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.	BRICKWORK TO MATCH EXTG PLAIN TILES TO MATCH EXTG	
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

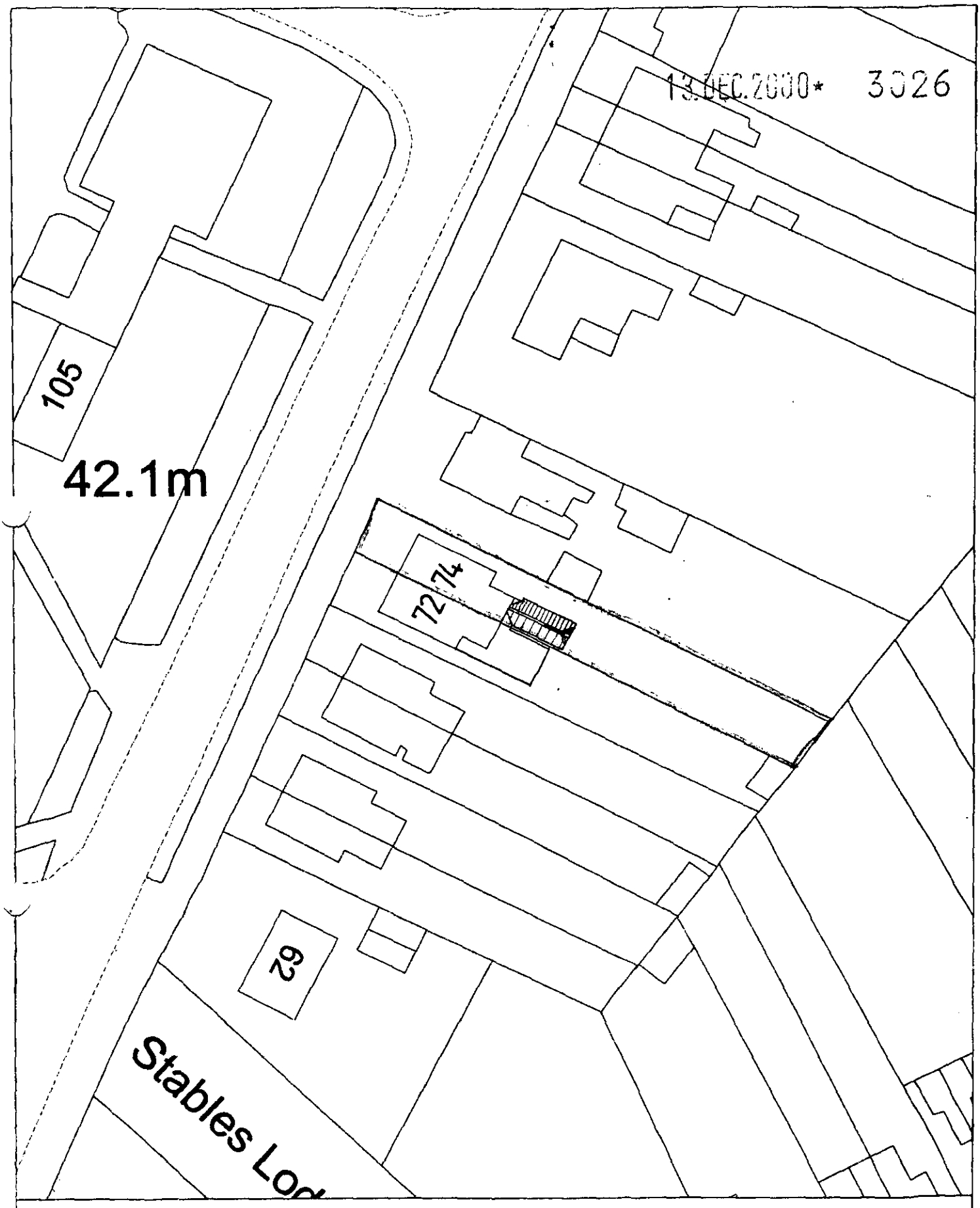
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR + MRS A POOLEY.

Date 8/12/00

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



Site Plan, Scale: 1 to 500

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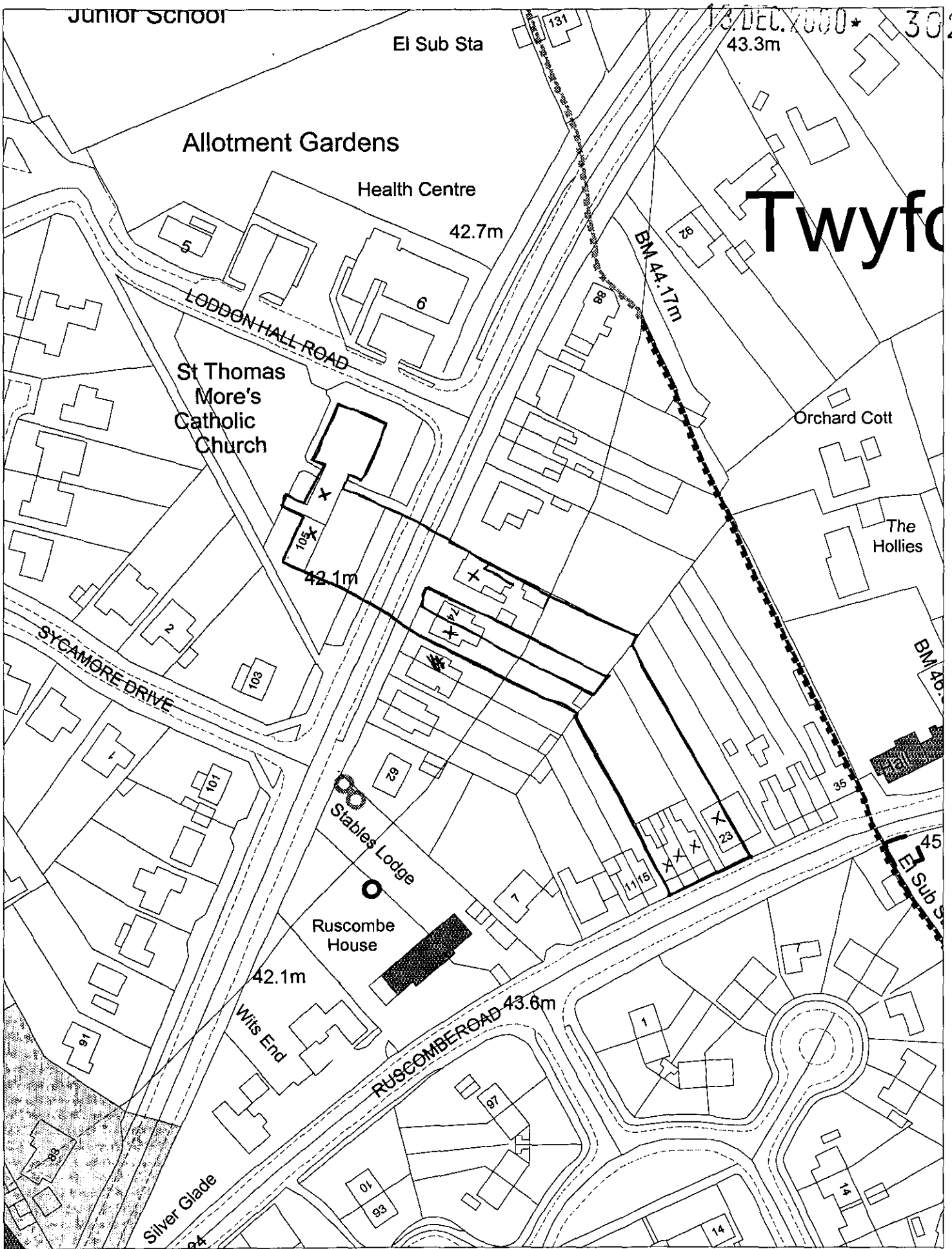
Date: 27 July 2000



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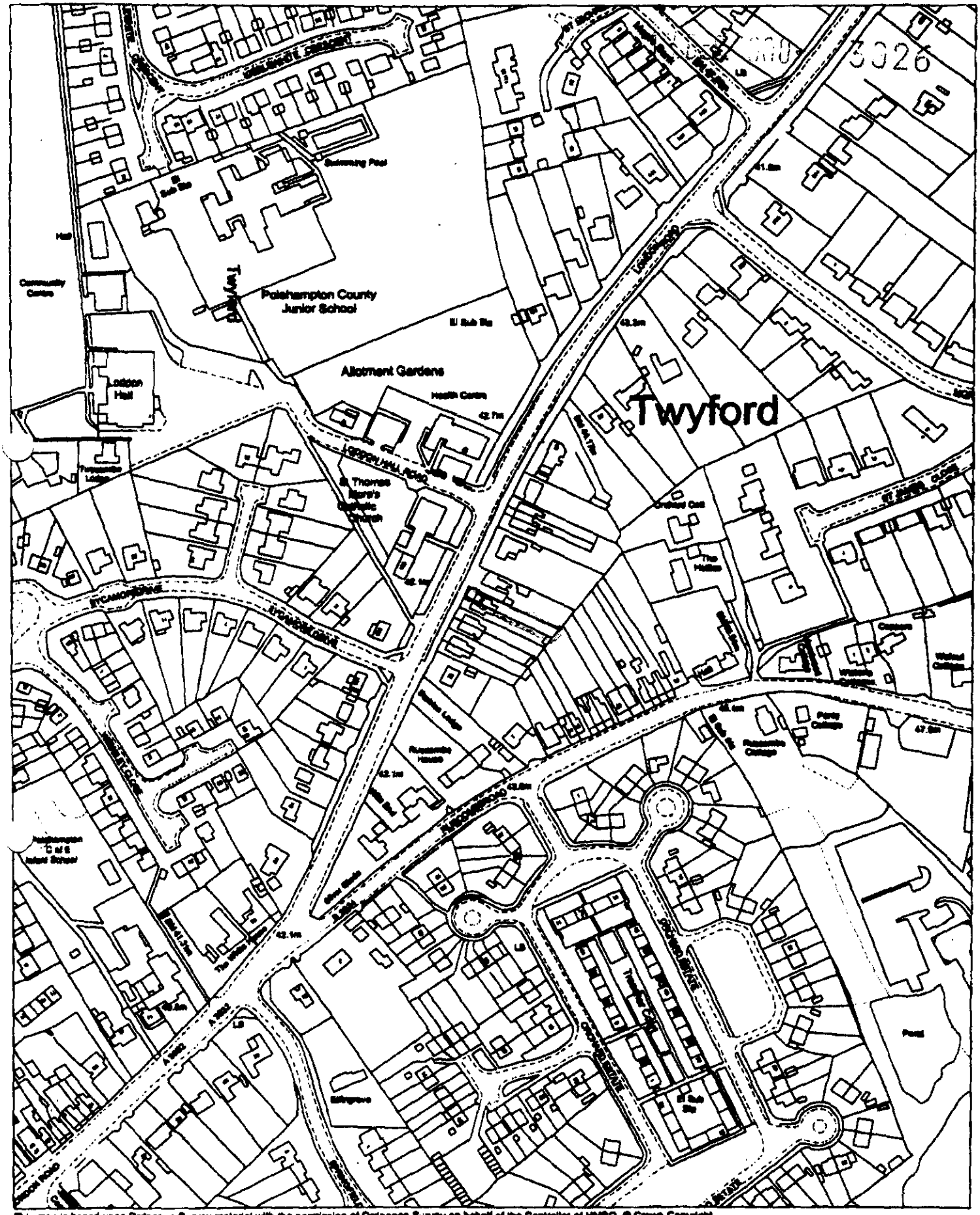
Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250



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Central Support Section, Environmental Services, Wokingham District Council.

27 July 2000

Scale: 1 : 2500