APPLICATION NO:
F/2000/1201

LOCATION:
1 Longfield Road, Twyford Reading.

APPLICANT:
Mr Mrs Gurney C/O John Challis Chartered Architect

PROPOSAL:
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **07/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gurney
C/O John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

Application Number: F/2000/1201

Parish: **TWYFORD**

Location: **1, Longfield Road, Twyford, Reading.**

Proposal: **Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

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

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1201 NL.
BUILDING CONTROL NUMBER	FP2000/0955 Andy
~~APPLICANT~~/AGENT	John Challis
ADDRESS OF SITE	1 Longfield Road TW4 6RD
DESCRIPTION OF PROPOSED WORK	garage/utility room with bedroom over. demolish existing garage/utility

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓
ELEVATIONS	9924·8	9924·8
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/8/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 28787
POL | TLS
DC | ENF
APP |
CS |
27 APR 2000
COPIES TO: | ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Nicola Lake, Planning

Your Ref:

Date: 26 April, 2000

PROPOSED ERECTION OF GARAGE/UTILITY ROOM WITH BEDROOM OVER AND DEMOLITION OF EXISTING GARAGE AND UTILITY ROOM
LOCATION: 1 LONGFIELD ROAD, TWYFORD

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

F/2000/1201

Joanne Ellis

Our ref: SP\2000\001658\001
Your ref: F/2000/1201

Date: 8th June 2000

PLANNING
POL
DC
30473
COPIES TO:

ENVIRONMENT AGENCY

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

For the attention of: Nicola Lake

Dear Madam

ERECTION OF GARAGE/UTILITY ROOM AFTER DEMOLITION OF EXISTING 1 LONGFIELD ROAD, TWYFORD

Thank you for your letter dated 19 April 2000 which was received on 25 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/10/11** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

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

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

Grid Ref.	Distance from site	Landfill name	Details
SU 788 766	207M	King Georges Field	closed, household in 1950's

In view of age of fill, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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 agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: John Challis, 72 Wargrave Rd, Twyford, Berks RG10 9PH

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1201

Applicant : Mr Mrs Gurney C/O John Challis Chartered Architect.

Location : 1, Longfield Road, Twyford, Reading.
Proposal : Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....4.5.2000.....

Date Registered : 12/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 07/06/2000

Consultation Responses :

Twyford P.C - 'No Comment'
Highways - No objection subject to condition'

Planning Issues :

Site Description within to identified Settlement.

1.) Impact upon neighbouring dwellings.

2.) Impact upon the street scene

Application Number: F/2000/1201

Appraisal :

1.) Impact upon the neighbouring dwellings
The proposal is to replace an existing ~~[illegible]~~ Garage side extension, with a 2/3 pitched roof cut.
The proposed extension will be 7.4 m wide and with a depth of 6.6m. There will be no side facing first floor windows. The property is in a corner position with [illegible] close [illegible] to the side and rear.
Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the street scene.
The adjoining dwelling at No. 3 has a similar single storey side extension/garage with a flat roof. The site is very wide. The proposal is set down by 1.8m from the existing dwellings ridge and is set in at both the front and rear by 0.6m.
The proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the street scene.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐
(tick appropriate box)

Application Number F/2000/1201
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.
3	SC32	SR06	Garaging + Parking.
4	SC58	SR05	first floor, South East side dormer

John Mitchell
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Longfield Road Twyford Reading. APPLICATION NUMBER: F/2000/1201	OFFICER: Nicola Lake DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes – on a tree

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Semi-Detached corner property.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed development. – a very large 2/3 side extension. The adjoining property has a large flat roofed Double garage on the side. There are currently 2 side facing windows. There – a road access to the site and parking to the rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **19 April 2000**

My ref: F/2000/1201

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/2000/1201
1, Longfield Road, Twyford, Reading.
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1201**
1, Longfield Road, Twyford, Reading.
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.
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 6481

Date: **19 April 2000**

My ref: F/2000/1201

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1201**
1, Longfield Road, Twyford, Reading.
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.
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 6481

Date: **19 April 2000**

My ref: F/2000/1201

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/2000/1201
1, Longfield Road, Twyford, Reading.
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.

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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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1201**
1, Longfield Road, Twyford, Reading.
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.
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/2000/1201

Proposal:
Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.

Location:
1, Longfield 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. Written comments submitted will become available for public inspection.

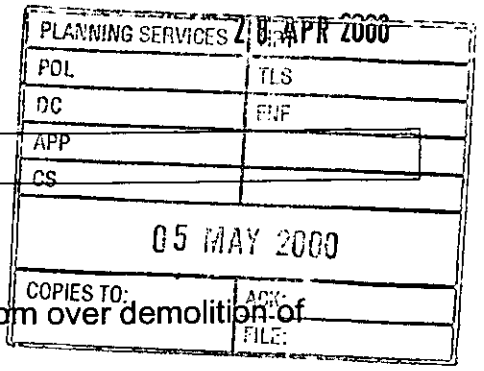
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

RECEIVED

FROM: Nicola Lake

DATE: 19 April 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1201

Proposal: Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr Mrs Gurney C/O John Challis Chartered Architect.

Your observations are required in respect of this application **by 13/05/2000** .

No comment.

SIGNED: _____ DATE: 3-5-00

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 19 April 2000

Application Number: F/2000/1201

Proposal: Proposed erection of garage/utility room with bedroom over demolition of existing garage and utility room.

Site Address:
1, Longfield Road, Twyford, Reading.

Applicant:
Mr Mrs Gurney C/O John Challis Chartered Architect.

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).

Sc 23 - Parking & Garaging (SR 06)

Signed: N.S. Trotter 26-4-00 **Print name:** N Trotter

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~30~~	19 [illegible]
Officer: NL	Application No. F/2000/1201

Map No. 29 Site 0.02

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed erection of Garage/Utility Room with bedroom over. Demolition of existing garage and utility room.

Location: Baileys 1 Longfield Road

Parish: Twyford Ward: Twyford

19.4.2000

Applicant: Mr & Mrs J. Gurney

Fee Received 95.00 Required ..... Additional ..... Refund .....

(6)

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? phoned 11/4	✓ to come	in.
2	1:500 block plan showing existing & proposed dev. + adj. Properties	NOT PROVIDED.	✓	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	TO WHERE ARE THEY GOING TO RELOCATE THE SUMMER HOUSE? SHOWN ON EXISTING NOT ON PROPOSED	may not re-erect.	

ADDRESS 1 LONGFIELD ROAD PARISH TWYFORD

PLOT No. 1 ORD. SHEET No. LU 78629

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
651/56	PENNIS & SONS	B/L.	19.9.56	C/A
10/58	"	S/DET. HOUSE	11.2.58	APP C/A
R/14/58	"	ROADS & DRAINAGE	24.6.58	APP C/A
170/58	"	S/DET. HOUSE	19.9.58	APP C/A
177/59	"	" " (REVISION)	12.11.59	APP APP
PA/138/60	"	GARAGE	10.5.60	APP A/D
00472	MR G. TIBBETT	2/St. Ht.	18.4.74	REF
FP98/8078	J. Lovejoy	5 Bed Dwelling + Garage	1.12.98	C/A

MINISTRY DECISION

SPECIAL ORDERS

12.APR.2000* 1201

Environmental Services

For office use only. Application number: 12.APR.2000 * 1201

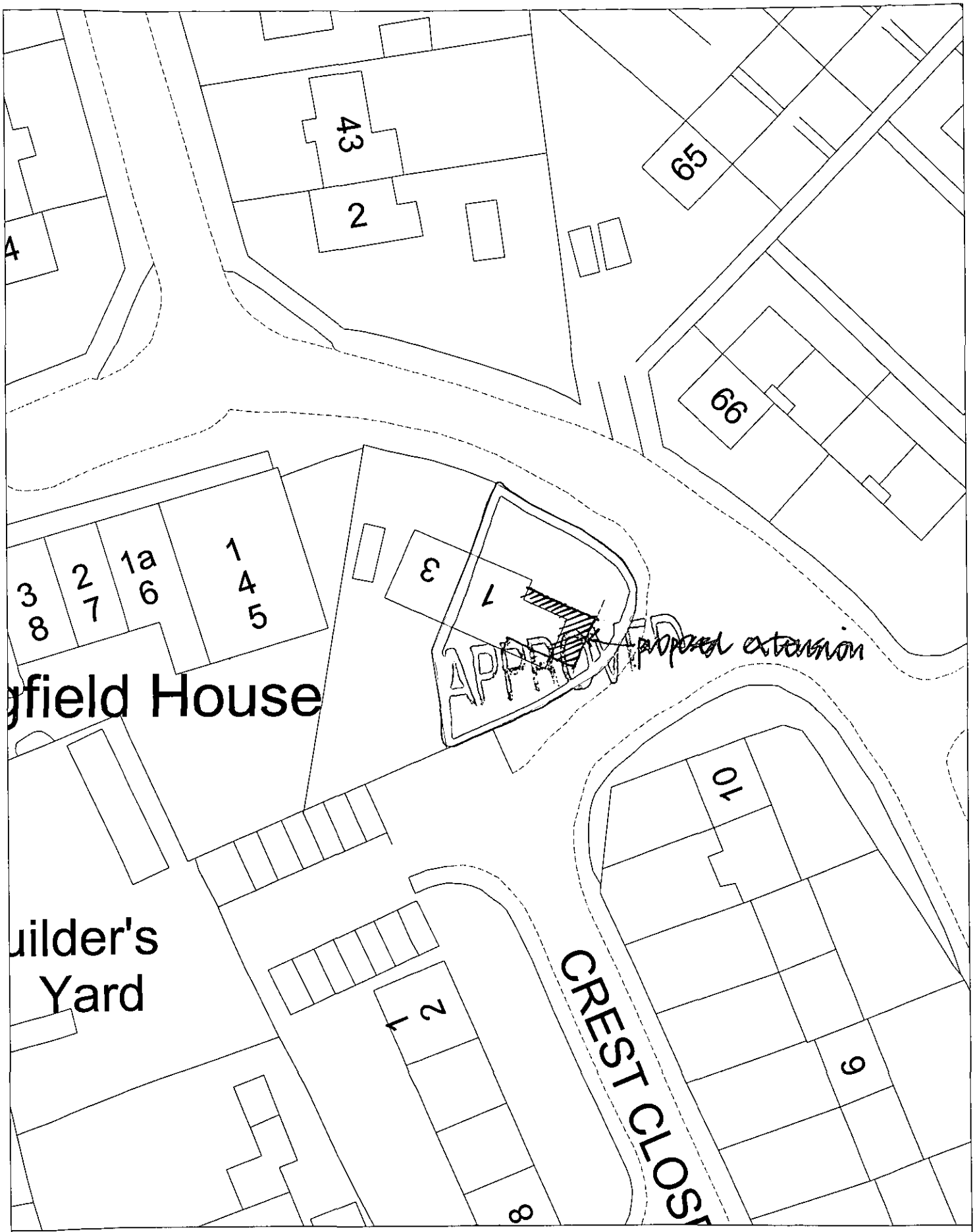
Householder planning application form

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 J GURNEY
	Address and postcode	'BAILEYS', 1 LONGFIELD ROAD TWYFORD BERKSHIRE
	Phone number	
2	Agent's Name	JOHN CHALLIS CHARTERED ARCHITECT
	Address and postcode	72 WARGRAVE ROAD TWYFORD BERKS. RG10 9PH
	Phone number	0118 934 2236.
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.	'BAILEYS' 1 LONGFIELD ROAD TWYFORD BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF GARAGE + UTILITY ROOM, ERECTION OF GARAGE + UTILITY ROOM WITH BEDROOM OVER
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NONE TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS TO MATCH EXISTING ROOF TILES TO MATCH EXISTING PVCU WINDOWS 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 ☐ INCREASED.

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over



Site Plan, Scale: 1 to 500

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Date: 11 April 2000

N
W E
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12.APR.2000* 1201



Site Plan, Scale: 1 to 2500

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Date: 11 April 2000

N
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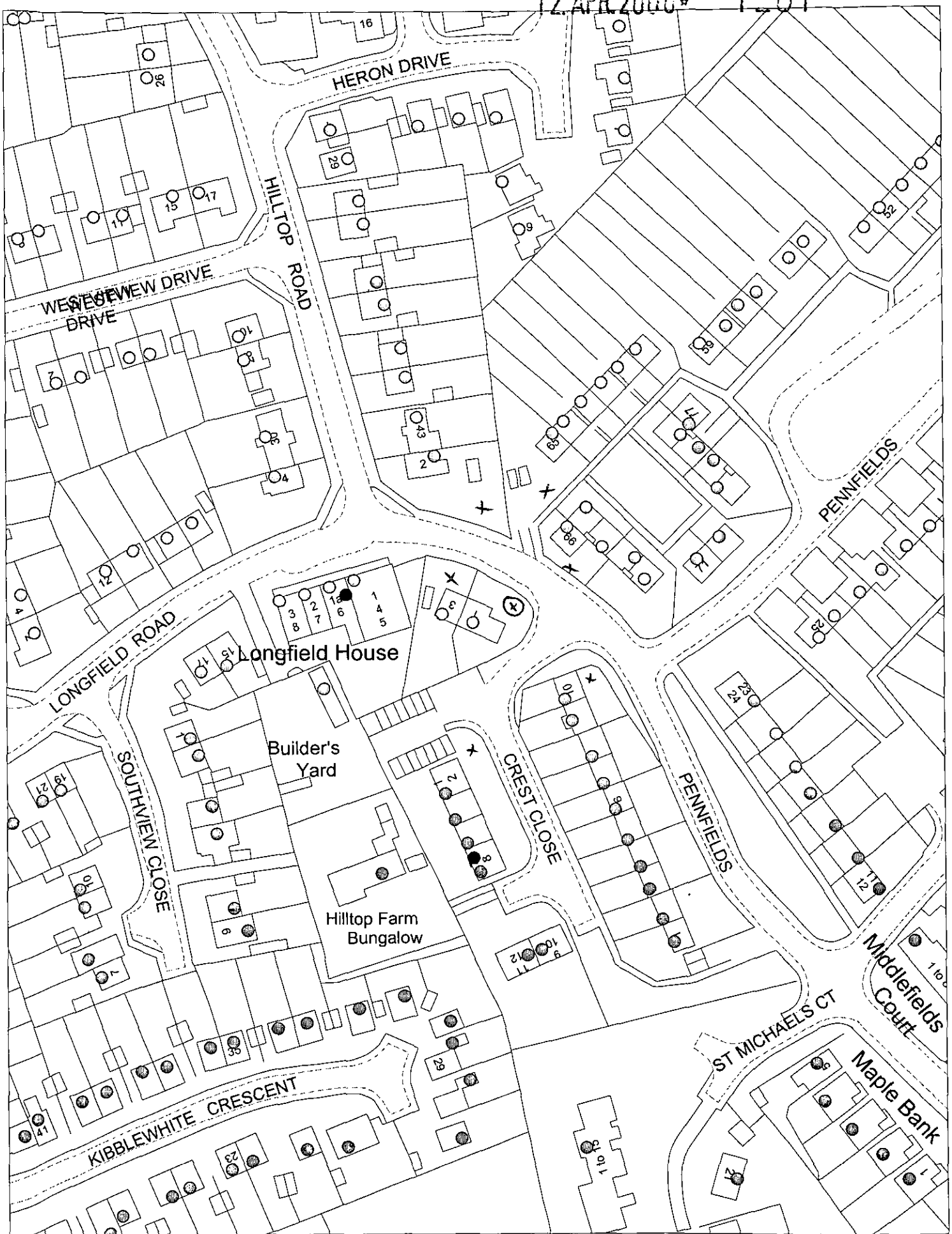
12.APR.2000* 1201

12 APR 2000 * 1201



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Development Control Section, Environmental Services, Wokingham District Council.
6 April 2000 Scale: 1 : 1250

N W E S