APPLICATION NO:
F/2000/1412

LOCATION:
2 Kibblewhite Crescent, Twyford Reading.

APPLICANT:
Mr & Mrs Mandalos C/O Bpc Services

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mandalos
C/O Bpc Services
Unit B Hawkhurst
Headley Road East
Woodley
Berkshire
RG5 4UA

Application Number: F/2000/1412

Parish: **TWYFORD**

Location: **2, Kibblewhite Crescent, Twyford, Reading.**

Proposal: **Proposed two storey side extension to 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 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 parking and garaging 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 south elevation and roof of the extension.

Condition
5. The dropped crossing shall be extended to the full width of the hereby approved driveway.

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.

Reason
5. In the interests of highway safety.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

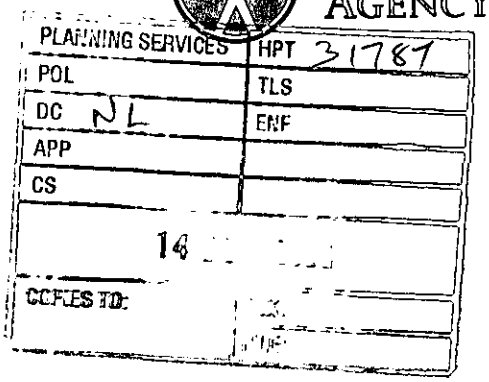
John Mitchell CH
Development Control Manager
Date: 27/06/2000

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.

Our ref: SP\2000\001774\001
Your ref: F/2000/1412

Date: 12th July 2000

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 Sir/Madam

SIDE EXTENSION - 2 KIBBLEWHITE CRESCENT, TWYFORD

Thank you for your letter dated 17 May 2000 which was received on 19 May 2000. You are asked to quote the following reference in any correspondence: **SU77NE/9/27**. 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*	*Details*
SU 788 766	15 m	King Georges Field	household waste

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

Alternatively the applicant may wish to have a landfill gas risk assessment undertaken. This should be submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

Cont/d..

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

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/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.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: BPC Services, Unit B Hawkhurst, Headley Rd East, Woodley, RG5 4UA

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Supersedes Planning 0243.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1412 NL
BUILDING CONTROL NUMBER	BP 2000/0551 Andy
APPLICANT/AGENT	BPC Services
ADDRESS OF SITE	2 Kitebrook Crescent TWYFORD
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	GP/KC2/23-11/G	GP/KC2/23-11/G
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/7/00.	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1412

Applicant : Mr & Mrs Mandalos C/O Bpc Services.

Location : 2, Kibblewhite Crescent, Twyford, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....8.6.2000.....

Date Registered : 03/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses :

Highways - Concerned over parking (Previous application no objection subject to condition).

Environmental Health - No objection

Parish Council - No comment received

Planning Issues :

Site Description - within the defined settlement.

1.) Impact upon neighbouring dwellings

2.) Impact upon the street scene.

Application Number: F/2000/1412

Appraisal :

1.) Impact upon the Neighbouring dwelling.

The proposed development is for an amendment to the previous application F/1999/0263. The amendment is to replace the proposed flat roof and mono-pitched roof over the proposed family room with a pitched roof which will slope away from the adjacent property. The proposed development will reduce the massing of the proposed development closest to the existing dwelling.

There will be no overshadowing, overbearing or overlooking. As such there will be no detrimental impact upon the amenity of the adjacent dwelling.

2.) Impact upon the street scene.

The proposed amendment is located to the rear of the property and would be a minimal improvement in terms of design. As such the proposed development is in keeping with the character of the existing dwelling and the wider area. Hence, there will be no detrimental impact upon the character of the street scene.

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

Application Number F/2000/1412
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12	Works.
3	SC23	SR06.	Parking + Garaging.
4	SC08	SR05	First floor, south elevation and roof of the extension.
5	→	SR13	The approved parking shall be extended to the full width of the hereby approved driveway.
			INFORMATIVE.
1	INC08		

John Murden
27/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Kibblewhite Crescent Twyford Reading.

APPLICATION NUMBER: F/2000/1412

OFFICER: Nicola Lake

DATE OF SITE VISIT: 5.10.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s semi detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES check previous applications check drawings and file

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1412

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/2000/1412
2, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side 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 **Nicola Lake** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1412**
2, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side 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:

Date: ***17 May 2000***

My ref: F/2000/1412

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Nicola Lake** Application Number: **F/2000/1412**
2, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side 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:

Date: **17 May 2000**

My ref: F/2000/1412

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

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2, Kibblewhite Crescent, Twyford, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1412**
2, Kibblewhite Crescent, Twyford, Reading.
Proposed two storey side 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**********

Received by Wokingham District Council

Application No: F/2000/1412

Proposal:
Proposed two storey side extension to dwelling.

Location:
2, Kibblewhite Crescent, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. 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

17 May 2000

1792

ML

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1412. relates.

Address of site 2 KIBBLEWHITE CRESCENT

TWYFORD, BERKSHIRE, RG10 9AX

Signed

Date 25/5/2000

Postage will be paid by licensee

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



Business reply service
License no. RG147



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

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 17 May 2000

Application Number: F/2000/1412

Proposal: Proposed two storey side extension to dwelling.

Parish: TWYFORD PARISH

Site Address:
2, Kibblewhite Crescent, Twyford, Reading.

Applicant:
Mr & Mrs Mandalos C/O Bpc Services.

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).

Comment

Additional plan required to show footway crossing ~~at~~ widened to full width of Parking area outside the garage, to allow ease of access & egress.

Signed: S Knowles. **Print name:** Stephanie Knowles.

30/05/00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/LW

Your Ref: F/2000/1412

Date: 26 May, 2000

PROPOSED TWOS TOREY SIDE EXTENSION TO DWELLING

LOCATION: 2 KIBBLEWHITE CRESCENT, TWYFORD

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

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: NL	Application No. F/2000/1412.

Map No. 29 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed two storey side extension to dwelling.

Location: 2 Kibblewhite Crescent.

Parish: Twyford. Ward: Twyford & Ruscombe
17.5.2000

Applicant:
Mr & Mrs Mandalos.

Fee (5) Received 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 .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ..... ✓
Conservation Officer	NK: ... 25 Dec Landfill → Consultation
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ..... ✓

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... 1 & 3, 47 & 48 Kibblewhite Cres. .....

..... 29 Longfield Rd. .....

.....

.....

.....

.....

.....

.....

.....

1933

ADDRESS 2 KIBBLEWHITE CRESCENT PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/142/62	ARNOLD & SONS	O/L.	7.9.62	C
44/63	"	LAYING ROADS & SEWERS	'63	APP C
48/65	"	S/DET. HOUSE & GARAGE	18.5.65	APP C
BR 3026	MR. ROBERTSON	S/SS. 4F. & TOILET	8.7.75	APP
03059	"	"	2.10.75	C
F/1999/0243	Mr & Mrs Mandalos	2/st side ext. demolition exist garage	16.2.00	A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mrs. Mandalos - 1/9/99 - Ext.

Environmental Services

For office use only.
Application number: 03.MAY2000* 14:2

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 MANDALOS
	Address and postcode	2 KIBBLEWHITE CRESCENT TWYFORD BERKSHIRE RG10 9AX
	Phone number	0118 934 3731
	Agent's Name	BPC SERVICES
	Address and postcode	UNIT B, HAWKHURST, HEADLEY ROAD EAST WOODLEY, READING, BERKS RG5 4UA
	Phone number	0118 969 6226
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.	2 KIBBLEWHITE CRESCENT TWYFORD BERKS RG10 9AX
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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. 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.	ALL EXTERNAL MATERIALS TO MATCH EXISTING. IE BRICK, ROOF TILES
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: 4
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 MARDALOS

Date 28-4-00

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



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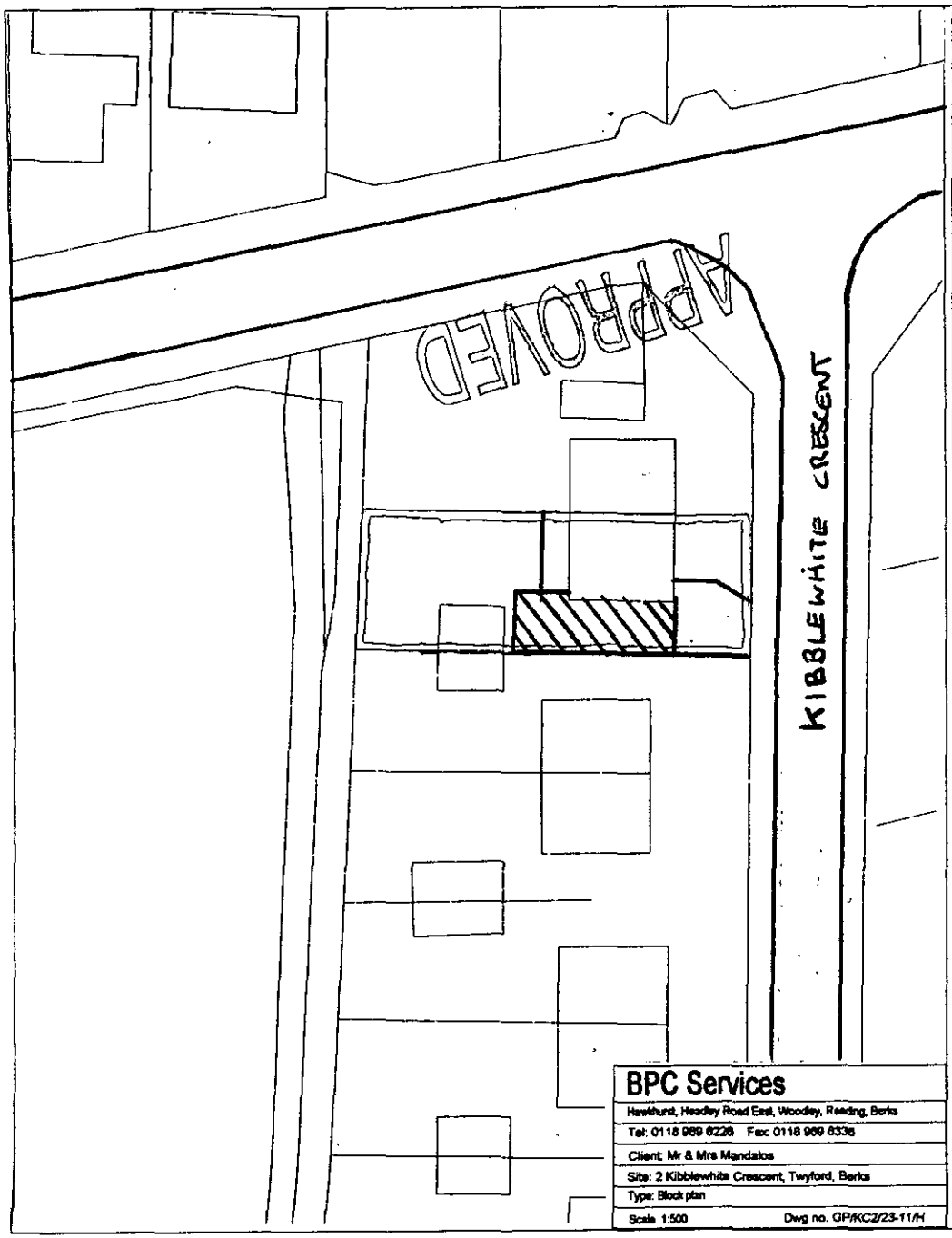
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

11 May 2000 Scale: 1 : 1250



BPC Services

Hawthurst, Headley Road East, Woodley, Reading, Berks

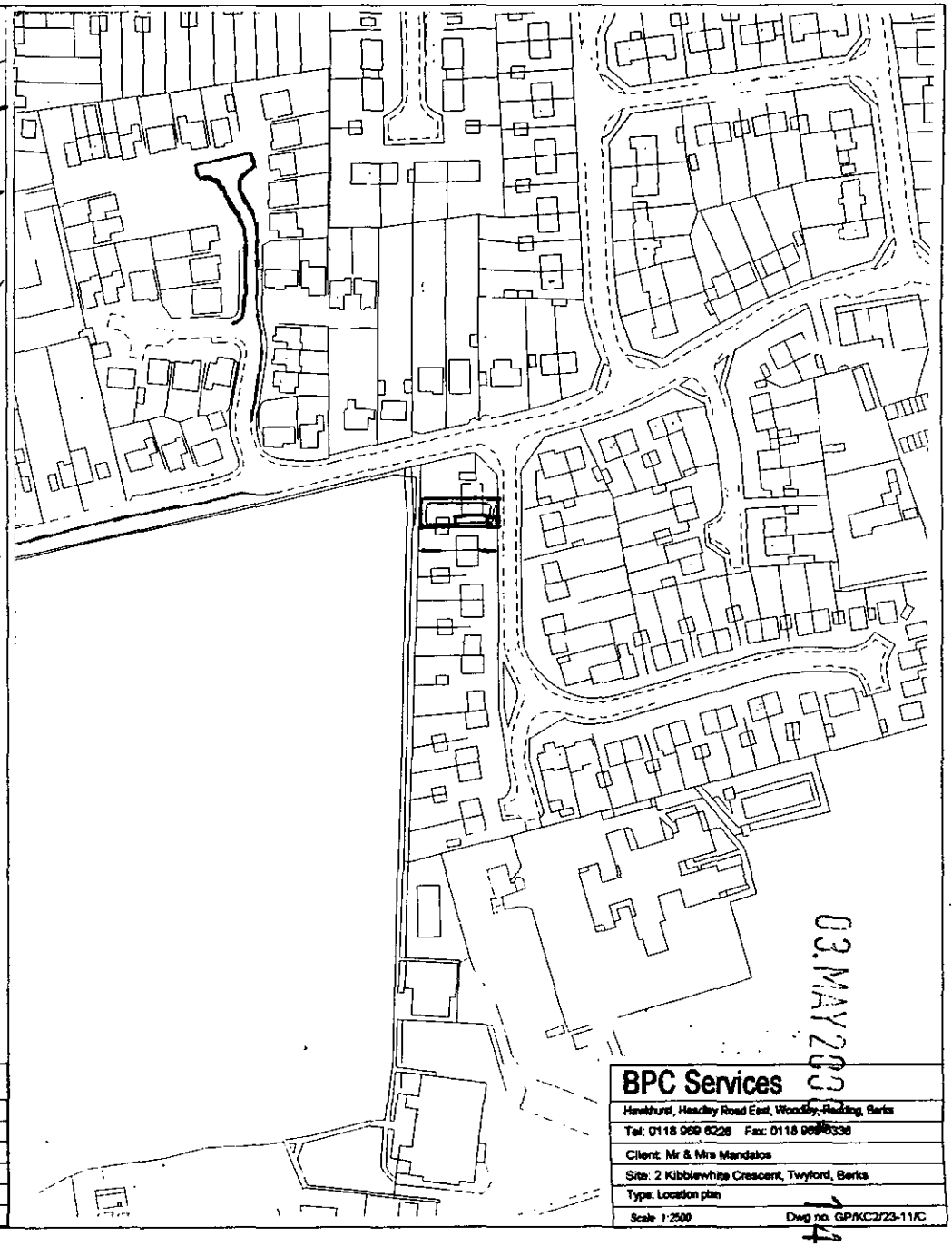
Tel: 0118 969 6226 Fax: 0118 969 6336

Client: Mr & Mrs Mandalos

Site: 2 Kibblewhite Crescent, Twyford, Berks

Type: Block plan

Scale 1:500 Dwg no. GP/KC2/23-11/H



03 MAY 2011

BPC Services

Hawthurst, Headley Road East, Woodley, Reading, Berks

Tel: 0118 969 6226 Fax: 0118 969 6336

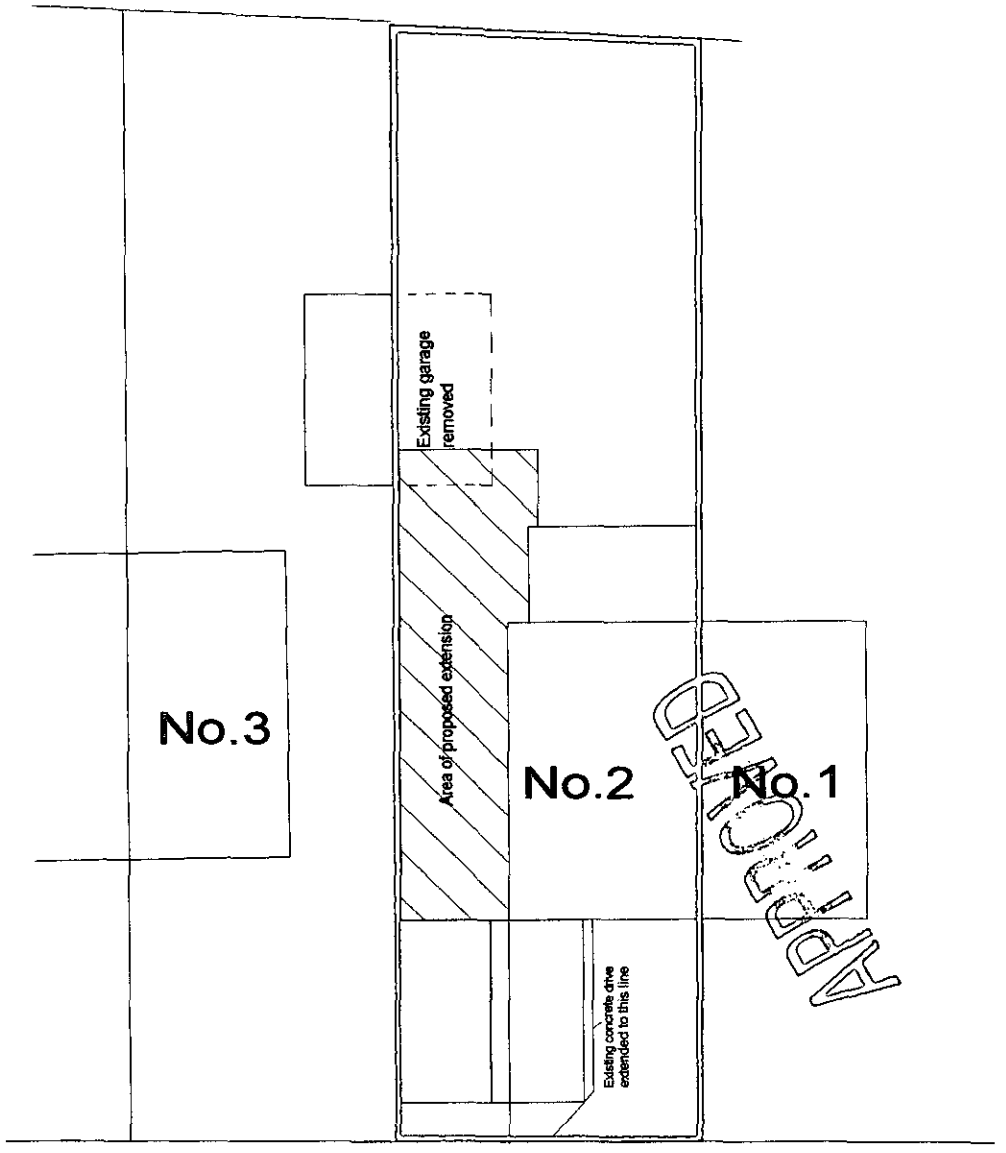
Client: Mr & Mrs Mandalos

Site: 2 Kibblewhite Crescent, Twyford, Berks

Type: Location plan

Scale 1:2500 Dwg no. GP/KC2/23-11/C

11/1412



Kibblewhite Crescent

BPC Services
Hawkhurst, Headley Road East, Woodley, Reading, Berks
Tel: 0118 969 6226 Fax: 0118 969 6336
Client: Mr & Mrs Mandalos
Site: 2 Kibblewhite Crescent, Twyford, Berks
Type: Proposed block plan & drive extension
Scale 1:200 Dwg no. GP/KC2/23-11/C