X SYSTEMS LTD

APPLICATION NO:
F/2000/1419

LOCATION:
21 Cotterell Gardens, Twyford Reading.

APPLICANT:
Mr & Mrs Wheeler C/O Portland Conservatorie

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

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

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wheeler
C/O Portland Conservatories
Cornbrook
2 Brindley Road
Old Trafford
MANCHESTER
M16 9HQ

Application Number: F/2000/1419

Parish: **TWYFORD**

Location: **21 Cotterell Gardens, Twyford, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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) no windows or similar openings shall be constructed in the side (south-east) elevation, adjacent to the boundary with 22 Cotterell Gardens.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings submitted to the Local Planning Authority showing high level windows in the front (south-west) elevation of the extension.

Condition
5. The high level window shown on the front (south-west) elevation of the extension shall be maintained as such and shall not be removed without the written approval of the Local Planning Authority.

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

Reason
4. For the avoidance of doubt.

Reason
5. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 14/08/2000

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.

Application Number F/2000/1419
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK.
03	SC08	SR05	side (south-east) elevation, adjacent to the boundary with 22 Cotterell Gardens.
04	SC04	SR04	permission / drawings / high level windows in the front (south-west) elevation of the extension.
05		SR09.	The high level window shown on the front (south-west) elevation of the extension shall be maintained as such and shall NOT be removed without the written approval of the L.P.A.

John Mercer
14/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 21 Cotterell Gardens
Twyford Reading.

APPLICATION NUMBER: F/2000/1419

OFFICER: Emy Circuit

DATE OF SITE VISIT: 30 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? tree in front lawn.

2. DESCRIPTION OF SURROUNDINGS

residential, two-storey detached houses

3. DESCRIPTION OF SITE/BUILDING

two-storey detached, brick + tile hung.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

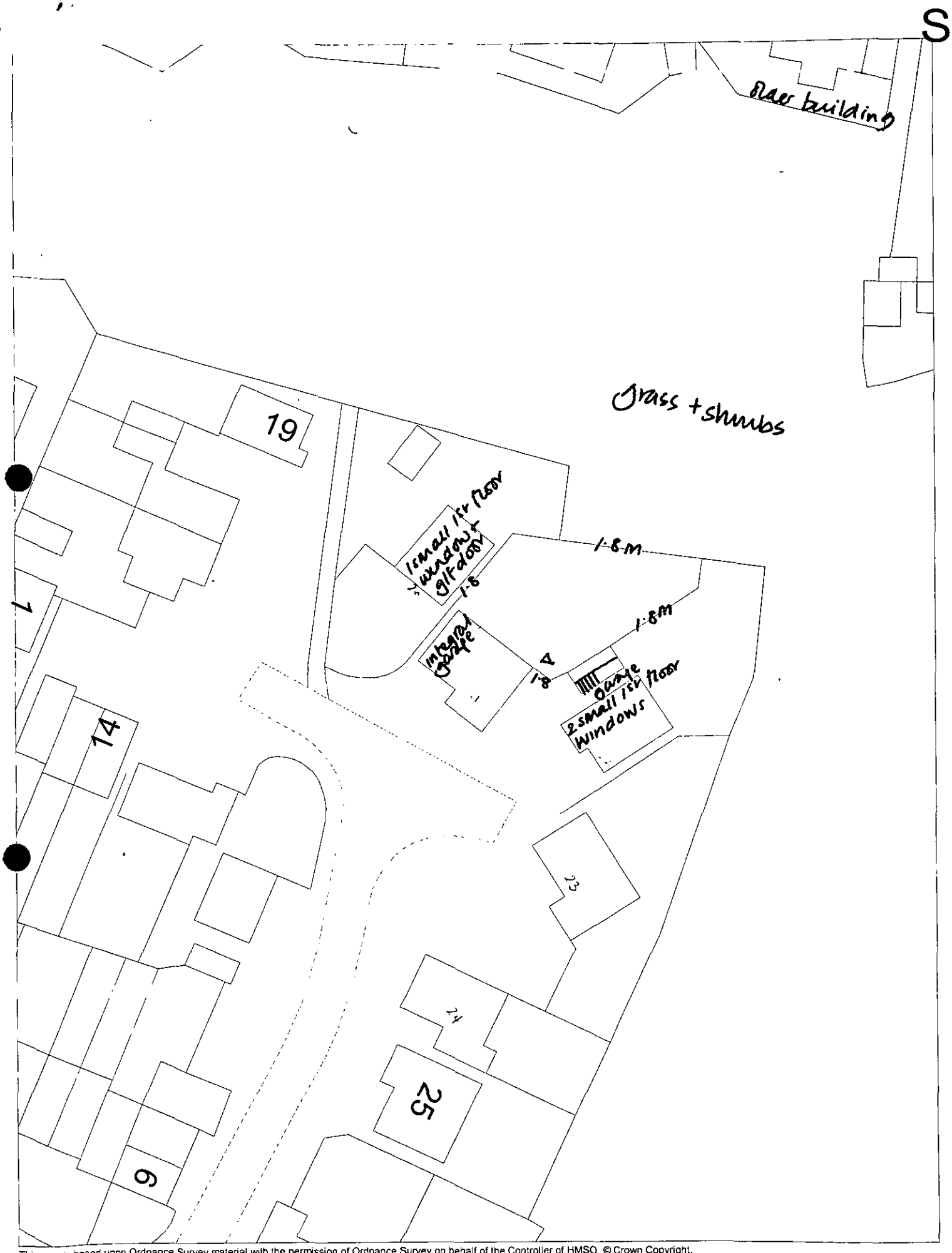
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT open frontages, rear enclosed with 1.8m fencing

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 500

N W E S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1419

Applicant : Mr & Mrs Wheeler C/O Portland Conservatories.

Location : 21, Cotterell Gardens, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30 May 2000

Date Registered : 08/05/2000

Earliest Date for Decision : 10/06/2000

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

Application Expiry Date: 03/07/2000

Consultation Responses :

Twyford Parish Council - " no comment"

Planning Issues :

Identified Settlement (Pos at rear + gap to west) neighbours / character of area.

Application Number: F/ 2000/1419
21 Cotterell Gardens, Twyford

Appraisal: The proposal is for a single-storey extension to form a conservatory at the rear/side. The depth of the conservatory would vary with a maximum depth of 4.3 metes, to the rear of the existing house, and it would project 2.7 metres to the side - this part of the extension would be 3 metres deep. Its maximum height would be 3.4 metres.

The extension would be 7- 8 metres from the boundary with 20 Cotterell Gardens, which is set back in relation to No 21, and would not, therefore, have a detrimental impact on this neighbour. The corner of the conservatory would be close to the boundary with 22 Cotterell Gardens but the neighbouring property is 4 metes from the boundary, does not have any windows in the side elevation and has a garage adjacent to the boundary so the conservatory would not have an unacceptable impact.

A the conservatory would project to the side of the property part of it would be visible from the street, although it would be set back by 7.2 metres - approximately the depth of the original dwelling. However, the apex of the roof would be at the front of the property the elevations submitted indicated the front elevation would consist of a solid wall, 2.7 metres wide and 3.6 metres high. It was considered that this wall would be obtrusive in the street scene and hence unacceptable. Revised drawings have been submitted with glazed panels in the top section of this wall, preventing it from appearing so bulky and the impact on the street scene is now considered acceptable.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1419

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
21, Cotterell Gardens, 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 Emy Circuit 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

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

Tel: (0118) 974 6479

Date: **17 May 2000**

My ref: F/2000/1419

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/2000/1419
21, Cotterell Gardens, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1419**
21, Cotterell Gardens, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6479

Date: **17 May 2000**

My ref: F/2000/1419

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/2000/1419
21, Cotterell Gardens, Twyford, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1419**
21, Cotterell Gardens, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6479

Date: **17 May 2000**

My ref: F/2000/1419

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/2000/1419
21, Cotterell Gardens, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1419**
21, Cotterell Gardens, Twyford, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAY 2000
Officer: ETC	Application No. F/2000/1419

Map No. ..... Site ..02:05..

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

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

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

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

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 21 COTTERELL GARDENS

Parish: TWYFORD Ward: Twyford ✓1715

Applicant: MR/MRS WHEELER

PD rights removed

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Rear elevation	1715	
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 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
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:

..... SN + 20, 22, 23, 11, 12, 17 Chiverell Gardens .....

.....

.....

.....

.....

.....

.....

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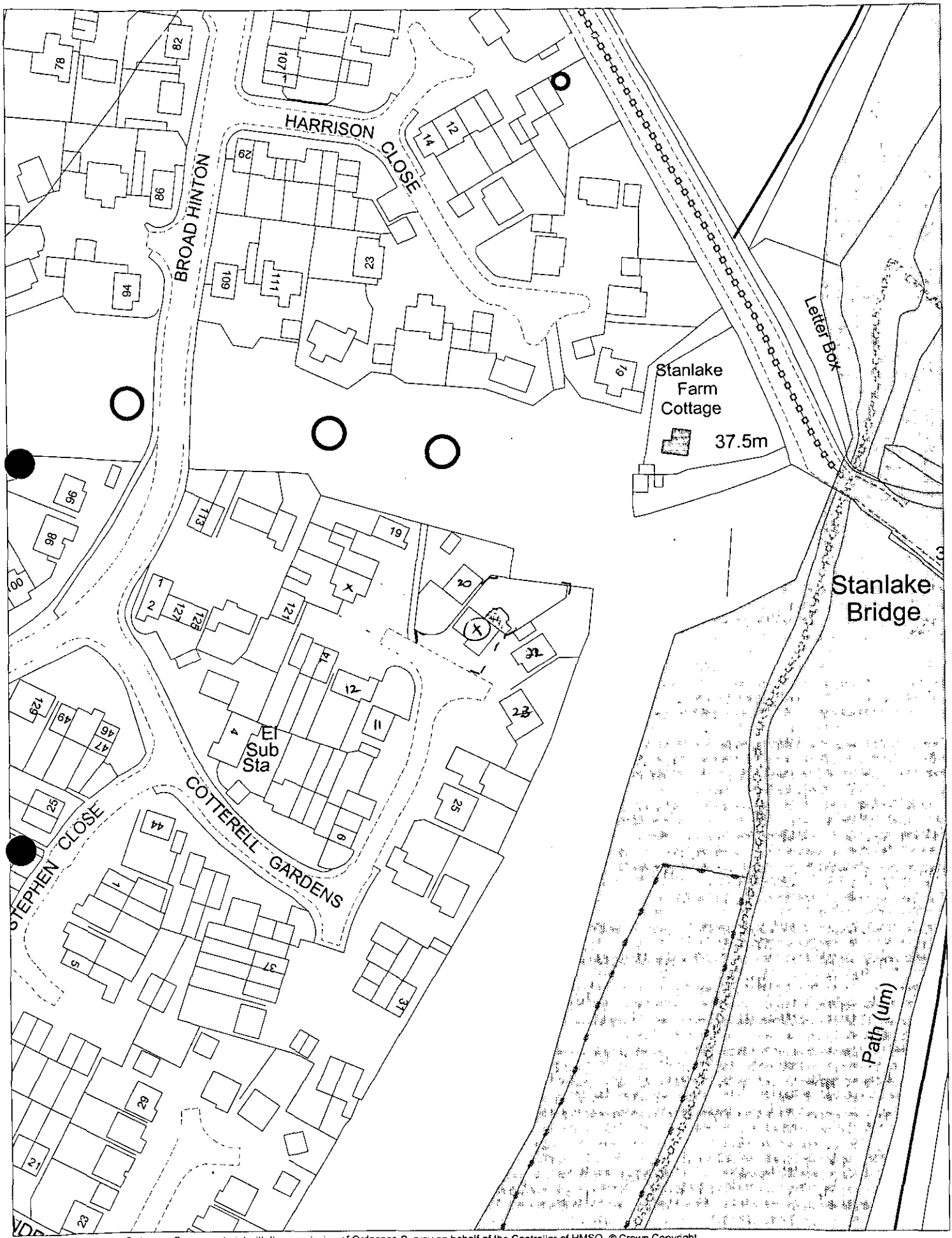
.....



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Development Control Section, Environmental Services, Wokingham District Council.

16 May 2000

Scale: 1 : 1250

N W E S

Date: 07 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1419

Location: 21, Cotterell Gardens, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Wheeler C/O Portland Conservatories.

Case Officer: Emy Circuit

The new plans show the following: High level windows in the front elevation of the extension.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1419 (Planaps) / (Ludhouse) Date Rec. 4 August 2000

Location: 21 Cotterell Gardens

Parish Twyford

Applicant: Mr and Mrs Wheeler

Description of attached plans high level windows in the front elevation of the extension

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses Information only

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 01.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

For the attention of

Emy Circuit

PORTLAND
conservatorie

PLANNING SERVICES	HPT 32653
POL	TLS
DC EXC	ENF
APP	
CS	
04 Nov 2	
COPIES TO:	ACK:
	FILE:

Please find enclosed amended drawings for Application No F/2000/1419.

1419

Thank you for your assistance in this mater

Andrew Boardman

with compliments

REVISED PLAN

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801

01782263564

PLANNING SERVICES | HPT
TLS 32474
ENF
DC EXC
APP
CS
31 JUL 2000

PORTLAND

~conservatories

FAX TRANSMISSION

Reply Req

replied by phone
1/8
ok probably - sending drawings

To: Emy Circuit

Fax. Nº: 0118 974 6484

Company: Wokingham DC Planning

From: A. Boardman

Date: 28 July

Subject: F/2000/1419 21 Cotterell gardens

Nº of pages (inclusive): 2

Message:

Emy

Thanks for you help in this application but our customer would like to know if the enclosed drawing would be suitable for the front elevation

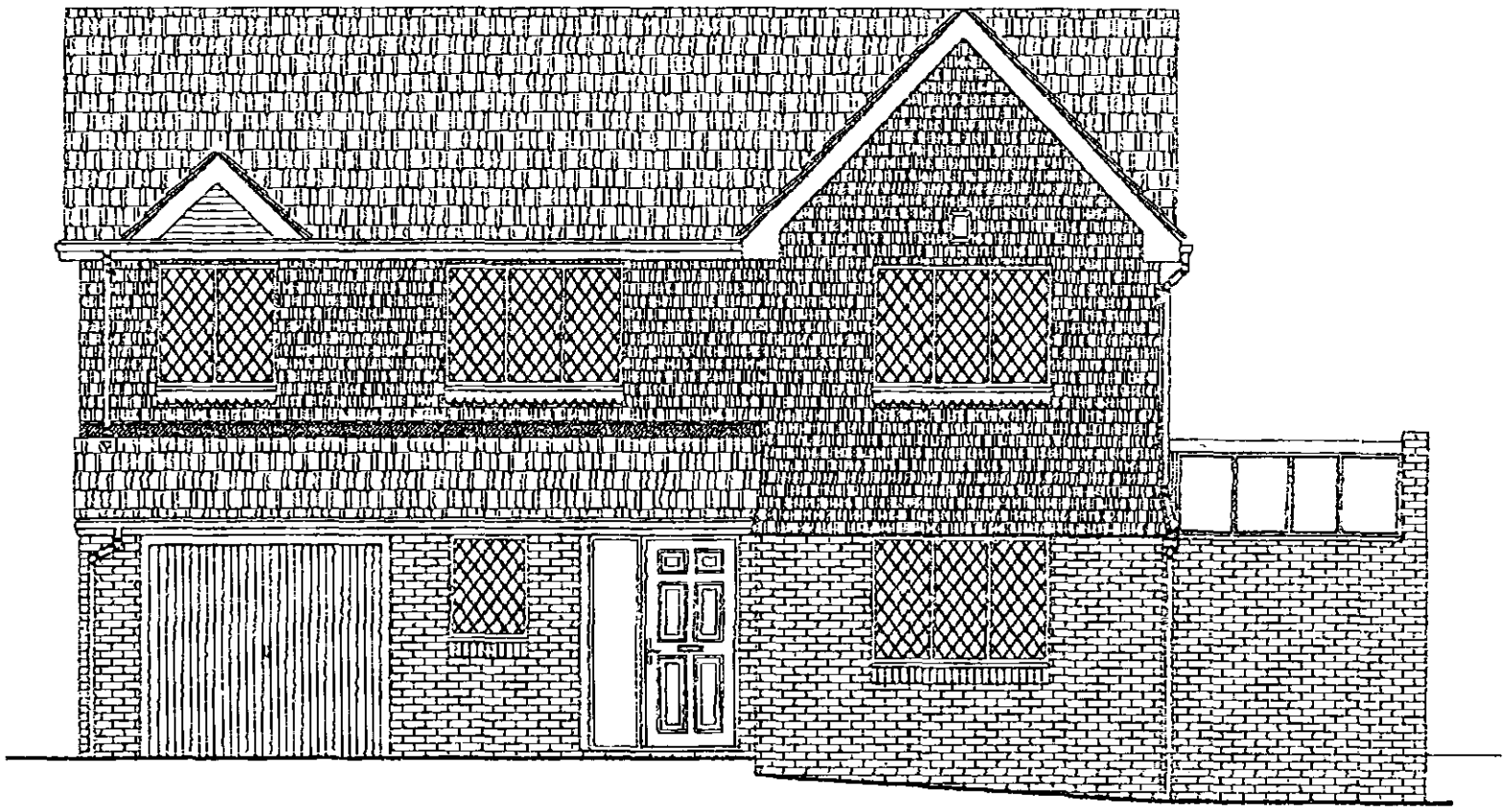
Can you please advice if this is a possibility

Thanks

Andrew Boardman

0161 786 4822 Tel 0161 872 5420 Fax

If all or some of the pages are not received or are not clear please contact the sender on: 0161 872 1001



PROPOSED FRONT ELEVATION

IMPORTANT NOTE : ALL DRAWINGS FOR THIS CONTRACT TO BE READ AS A PACKAGE AS INFORMATION CONTAINED WITHIN ONE DRAWING MAY BE RELEVANT TO OTHERS

AMENDMENTS

a- pigeon gable amended 28/07/00 - ab

PLANNING PERMISSION REQUIRED Yes/No

BUILDING REGULATIONS REQUIRED No

LOCAL AUTHORITY Tewkesbury

Do not scale off this drawing check all dimensions on site

PORTLAND
- conservatories -
CORNBROOK
2 BRINDLEY ROAD OLD TRAFFORD
MANCHESTER M16 9HQ
TEL : 0161 872 1001
FAX : 0161 872 5420

DATE 30/6/00 CONTRACT 702336

NAME Mr & Mrs Wheeler

ADDRESS 21 Cotterell Gardens

Twyford

RG10 0XP

PHONE (h)01189-341999 (m)07768-010965

DRAWN BY KT SURVEY BY EB SCALE 1:50

PORTLAND

~conservatories~

Reply read

FAX TRANSMISSION

DC	FAX 32275
APP	
CS	
26 JUL 2000	
COPIES TO:	ACK:
	FILE:

To: Emy Grewal

Fax. N°: 0118 974 6484

Company: Wokingham

From: A. Boardman replied by phone 26/7

Date: 25 July 00

Subject: Mr & Mrs Wheeler

N° of pages (inclusive):

Message: Application No F/2000/1419

Please find enclosed amended drawings which show a different roof layout thus eliminating the mass of brickwork to the front of the property

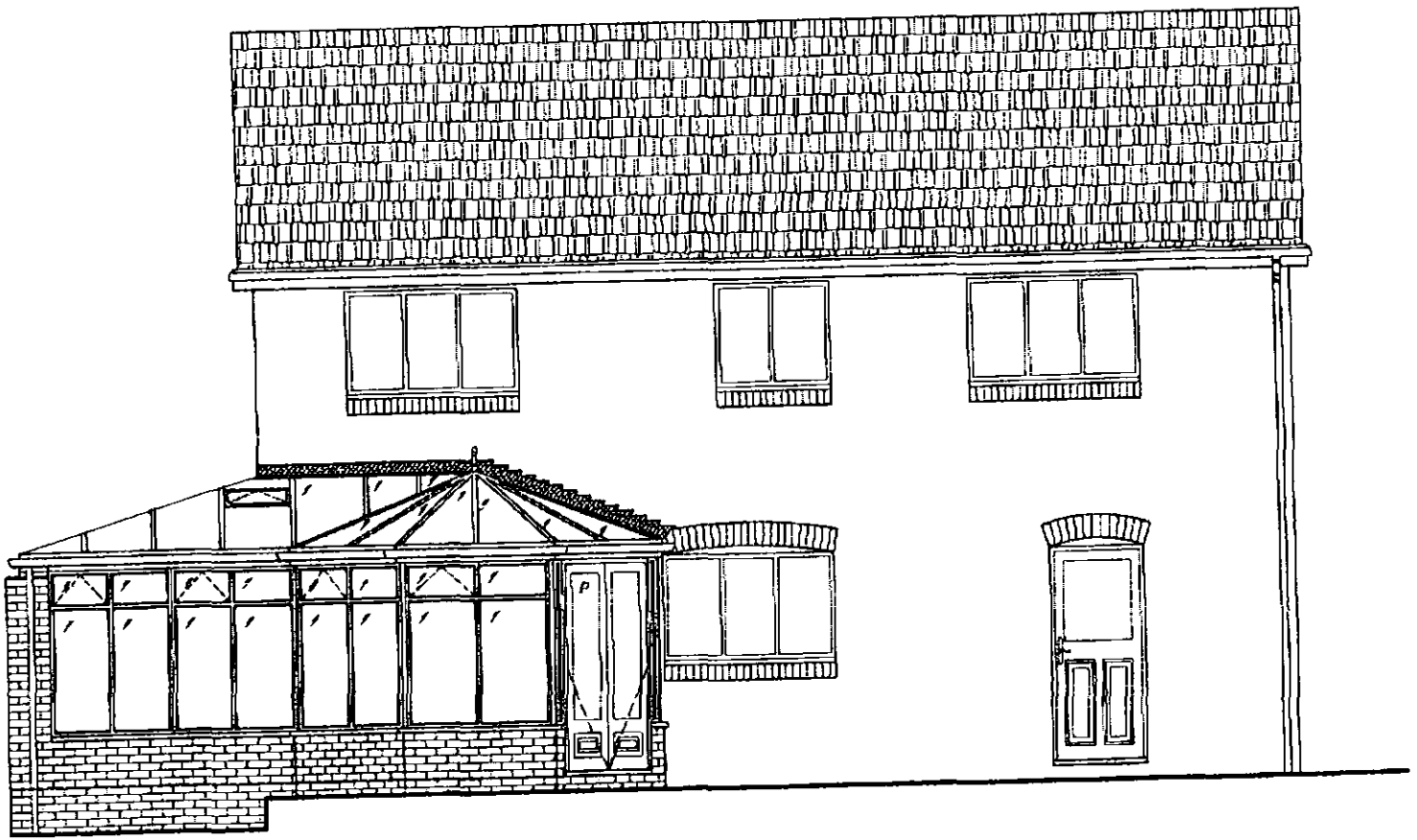
Can you please confirm that this is ok so I can send in full copies

Thanks

A. Boardman

0161 786 4822

If all or some of the pages are not received or are not clear please contact the sender on: 0161 872 1001



PROPOSED REAR ELEVATION

IMPORTANT NOTE : ALL DRAWINGS FOR THIS CONTRACT TO BE READ AS A PACKAGE AS INFORMATION CONTAINED WITHIN ONE DRAWING MAY BE RELEVANT TO OTHERS

AMENDMENTS

PLANNING PERMISSION REQUIRED Yes/No

BUILDING REGULATIONS REQUIRED No

LOCAL AUTHORITY Wokingham

Do not scale off this drawing check all dimensions on site

PORTLAND
- conservatories -
CORNBROOK
2 BRINDLEY [illegible] OLD TRAFFORD
MANC[illegible]R M16 9HQ
TEL : 0161 872 1001
FAX : 0161 872 5420

DATE 30/4/00 CONTRACT 702396

NAME Mr & Mrs Wheeler

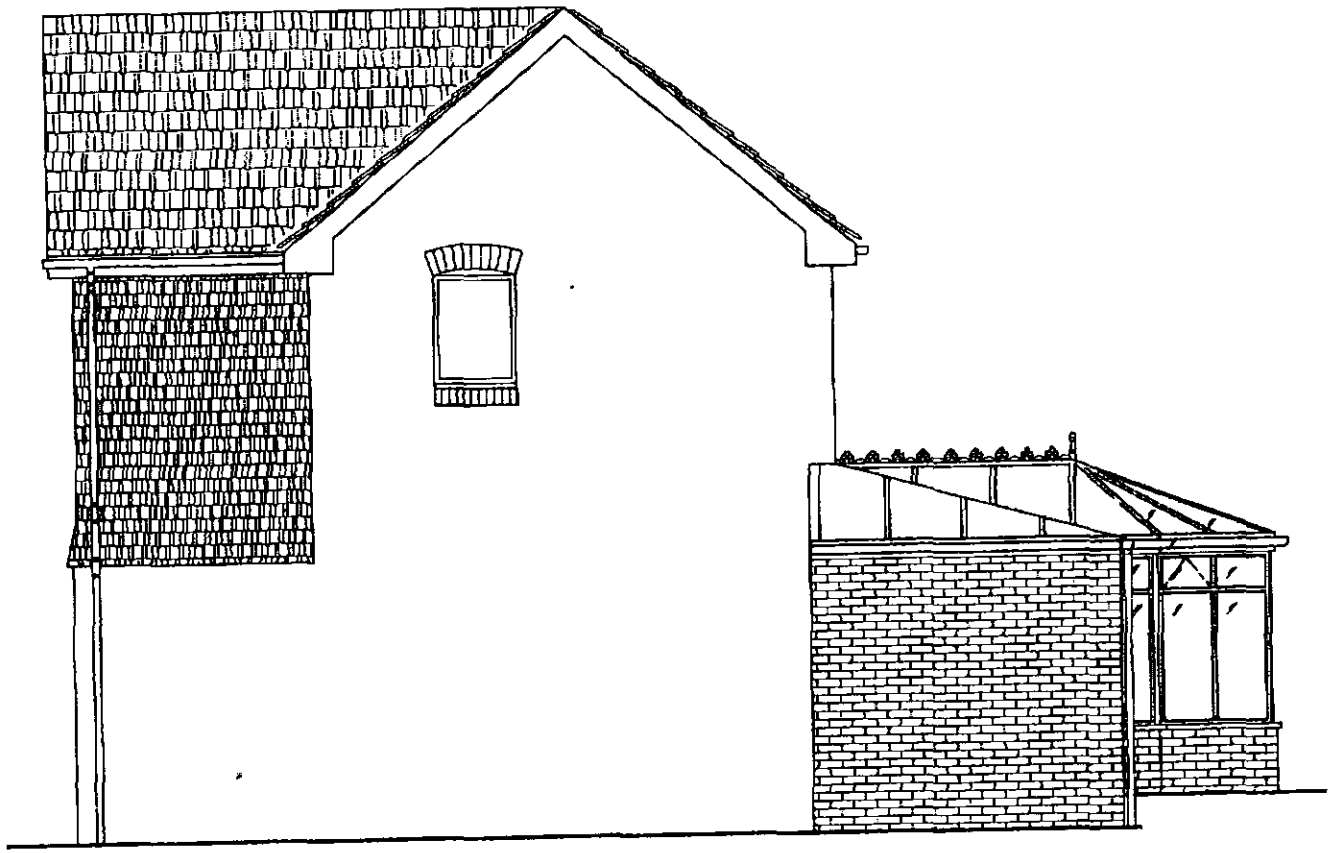
ADDRESS 21 Cotterell Gardens

Twyford

RG10 0XP

PHONE (h)01189-341999 (m)07768-010985

DRAWN BY MK SURVEY BY RB SCALE 1:10



PROPOSED SIDE ELEVATION

IMPORTANT NOTE : ALL DRAWINGS FOR THIS CONTRACT TO BE READ AS A PACKAGE AS INFORMATION CONTAINED WITHIN ONE DRAWING MAY BE RELEVANT TO OTHERS

AMENDMENTS

PLANNING PERMISSION REQUIRED Yes/No

BUILDING REGULATIONS REQUIRED No

LOCAL AUTHORITY Wokingham

Do not scale off this drawing check all dimensions on site

PORTLAND
- conservatories -
CORNBROOK
2 BRINDLEY ROAD [illegible] TRAFFORD
MANCHESTER [illegible] 9HQ
TEL : 0161 872 1001
FAX : 0161 872 5420

DATE 30/4/00 CONTRACT 702396

NAME Mr & Mrs Wheeler

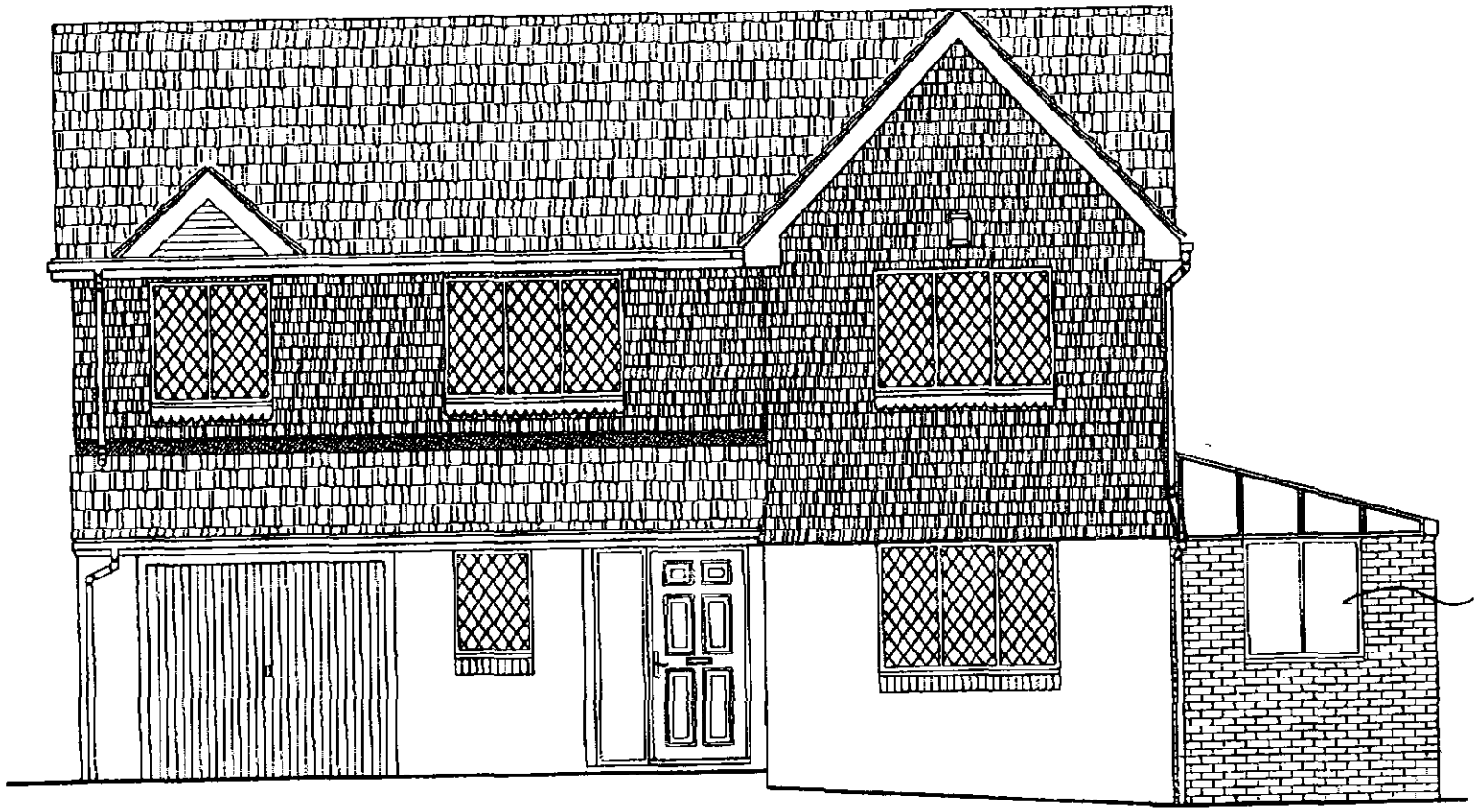
ADDRESS 21 Catterall Gardens

Tunford

RG10 0XP

PHONE (h)01189-341998 (m)07768-010085

DRAWN BY MW SURVEY BY RB SCALE 1:50



PROPOSED FRONT ELEVATION

IMPORTANT NOTE : ALL DRAWINGS FOR THIS CONTRACT TO BE READ AS A PACKAGE AS INFORMATION CONTAINED WITHIN ONE DRAWING MAY BE RELEVANT TO OTHERS

AMENDMENTS

PLANNING PERMISSION REQUIRED Yes/No

BUILDING REGULATIONS REQUIRED No

LOCAL AUTHORITY Wokingham

Do not scale off this drawing check all dimensions on site

PORTLAND
- conservatories -
CORNBROOK
2 BRINDLEY ROAD [illegible] TRAFFORD
MANCHESTER [illegible]
TEL : 0161 87[illegible]001
FAX : 0161 872 5420

DATE 30/4/00 CONTRACT 702336

NAME Mr & Mrs Wheeler

ADDRESS 21 Catterell Gardens

Twyford

RG10 0XP

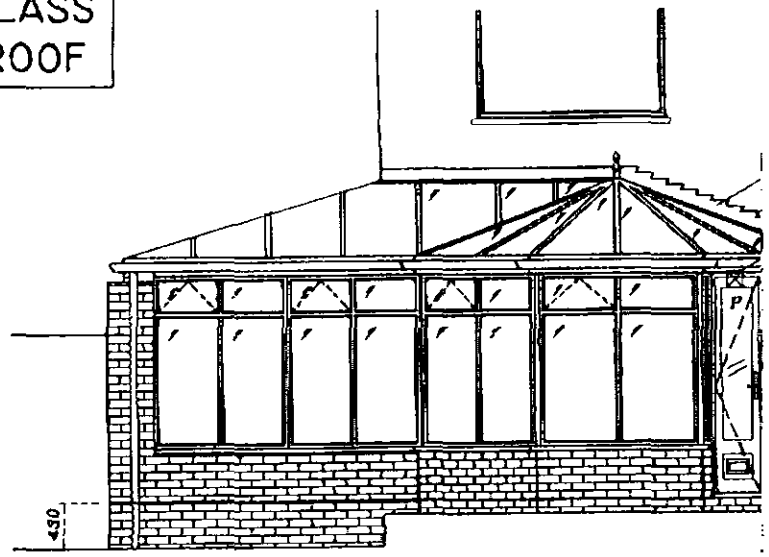
PHONE (h)01189-341999 (m)07768-010985

DRAWN BY MF SURVEY BY RB SCALE 1:50

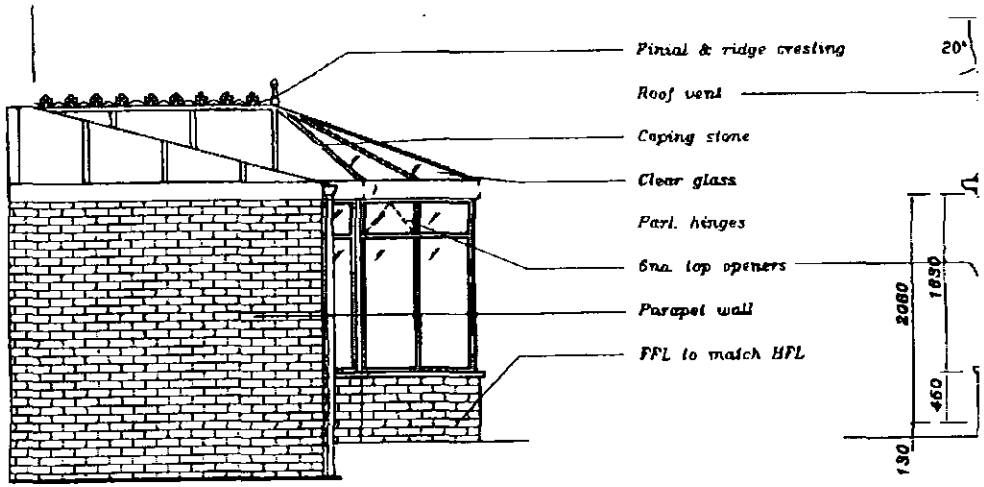
WHITE FINISH

GLASS ROOF

Base team to assess the foundations required and discuss with the project manager, upon excavation



Front Elevation



Left Elevation

IMPORTANT NOTE : ALL DRAWINGS FOR THIS CONTRACT TO BE READ AS A PACKAGE AS INFORMATION CONTAINED

AMENDMENTS

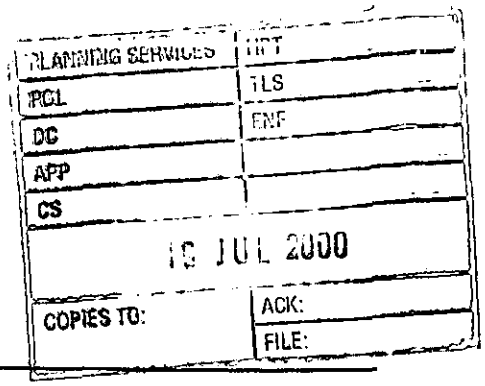
PLANNING PERMISSION REQ

BUILDING REGULATIONS REQ

LOCAL AUTHORITY

Date: 07 July 2000

To: Twyford Parish Council



We have received Additional Plans for the following planning application:

Application Number: F/2000/1419

Location: 21, Cotterell Gardens, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Wheeler C/O Portland Conservatories.

Case Officer: Emy Circuit

The new plans show the following: Existing and proposed rear elevations.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No Comment

17.7.00

PLANNING SERVICES	HPT
POL	TLC
DC	EMF
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

Date: 10 July 2000

To: Twyford Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2000/1419

Location: 21, Cotterell Gardens, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Wheeler C/O Portland Conservatories.

Case Officer: Emy Circuit

The new plans show the following: Existing and proposed front and side elevations.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No Comment

17.7.00

Date: 10 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1419

Location: 21, Cotterell Gardens, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Wheeler C/O Portland Conservatories.

Case Officer: Emy Circuit

The new plans show the following: Existing and proposed front and side elevations.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1419 (Planaps) / (Ludhouse) Date Rec. 5 July 2000

Location: 21 Cotterell Gardens

Parish Twyford

Applicant: Mr and Mrs Wheeler

Description of attached plans existing and proposed front and side elevations

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
_____ 5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 20, 22, 23, 11, 12, 17 Cotterell Gardens

_____ Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 10.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

702333

03/07/00

PORTLAND
~conservatories~

PLANNING SERVICES	DT
POL	
DC	
APP	
CS ES	31424
05 JUL 2000	
COPIES TO:	ACK:
	FILE:

F.T.A.O. PLANNING DEPARTMENT

***** AMENDED DRAWINGS *****

F.T.A.O. : EMY CIRCUIT

APPLICATION REF. : F/2000/1419

ADDRESS: 21, COTTERELL GARDENS
TWYFORD

Find enclosed amended drawings for the above planning application.

Please contact Eric Stacey on 0161 872 1001 should you have any queries or require any further information.

FULL SIDE ELEVATION ENCLOSED
" FRONT " "

1419

ADDITIONAL PLAN

Date: 07 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1419

Location: 21, Cotterell Gardens, Twyford, Reading.

Proposal: *Proposed single storey rear extension to dwelling to form conservatory.*

Applicant: Mr & Mrs Wheeler C/O Portland Conservatories.

Case Officer: Emy Circuit

The new plans show the following: Existing and proposed rear elevations.

For *information only*.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | (ADDITIONAL PLANS) | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1419 (Planaps) / (Ludhouse) Date Rec. 9 June 2000

Location: 21 Cotterell Gardens

Parish Twyford

Applicant: Mr & Mrs Wheeler

Description of attached plans existing and proposed rear elevations

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses /

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 07.07.R

Yellow - Part One Copy
Green - Officer's Copy

PORTLAND
conservatories

PLANNING SERVICES	RPT 3042
POL	TLS
DC	ENF
APP	
CS	
09 JUN 2000	
COPIES TO:	ACK:
	FILE:

Our Ref: ES/BLP/702335

Your Ref: F/2000/1419

7 June 2000

For the attention of E Circuit

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

ADDITIONAL PLAN
1419

Dear Sir/Madam

RE: PROPOSED CONSERVATORY AT 21 COTTERELL GARDENS

I refer to the above and enclose 6 sets of drawings which indicate a full rear elevation, as existing and as proposed.

Please let me know if you require any further information.

Yours faithfully

Eric Stacey

ERIC STACEY
PLANNING OFFICER

Encs

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801

ADDRESS 21 COTTRELL GARDENS PARISH TWYFORD

PLOT No. 28 ORD. SHEET No. SU 7976

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
15333	LAING	O/L.	8581	Re
33344	"	O/L.	27989	C/A
33345	"	O/L.	W/DR	
37962	"	RES. DEV.	W/DR.	
38401	"	-	13.11.81	C/A
39554	"	RES. HOUSE & GARAGE	29.7.82	C/A

DATE OF COMPLETION

MINISTRY DECISION 15333 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38401 - PD RIGHTS REMOVED TPO 212/82 370/88 ON DEV.

DRAINAGE

0910

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PLANNING SERVICES	HOT
POL	TLS
DC	ENF
APP	
CS	
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

Our Ref: ES/BLP/702335

Date: 05/05/00

PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKS
RG40 1WR

08.MAY2000* 1419

Dear Sirs

RE: PROPOSED CONSERVATORY / SUNLOUNGE

Please find enclosed herewith our Planning Application for the erection of a conservatory / sunlounge at 21, COTTERELL GARDENS

I have also enclosed the necessary plans / elevations (1:50), site plan (1:1250), block plan (1:500) and a cheque (if appropriate) for £ — .00 to cover the prescribed fees.

Should you require any further details regarding this matter, please do not hesitate to contact me, on the telephone number below, at your earliest convenience.

Please quote reference No. 702335

Yours faithfully

Eric Stacey

ERIC STACEY
PLANNING OFFICER

NO FEE ENCLOSED BECAUSE P.D. RIGHTS REMOVED

Encs

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801

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.

08.MAY2000* 1419

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS WHEELER
	ADDRESS	21, COTTERELL GARDENS
		TWYFORD
		BERKS
	POST CODE	RG10 0XP Tel. No. 341999
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PORTLAND CONSERVATORIES
	ADDRESS	CORNBROOK, 2 BRINDLEY ROAD
		OLD TRAFFORD
		MANCHESTER
	POST CODE	M16 9HQ Tel. No 0161 872 1001
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	AS APPLICANT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR CONSERVATORY 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 — FACING BRICK TO MATCH EXISTING, WHITE HARDWOOD FRAMES, CLEAR SAFETY GLASS ROOF

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) ✗
If no fee is payable please say why below

P.D. RIGHTS REMOVED.

(c) 6 copies of plans and drawings
(i) ~~1:2500~~ 1:1250 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 ✓

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

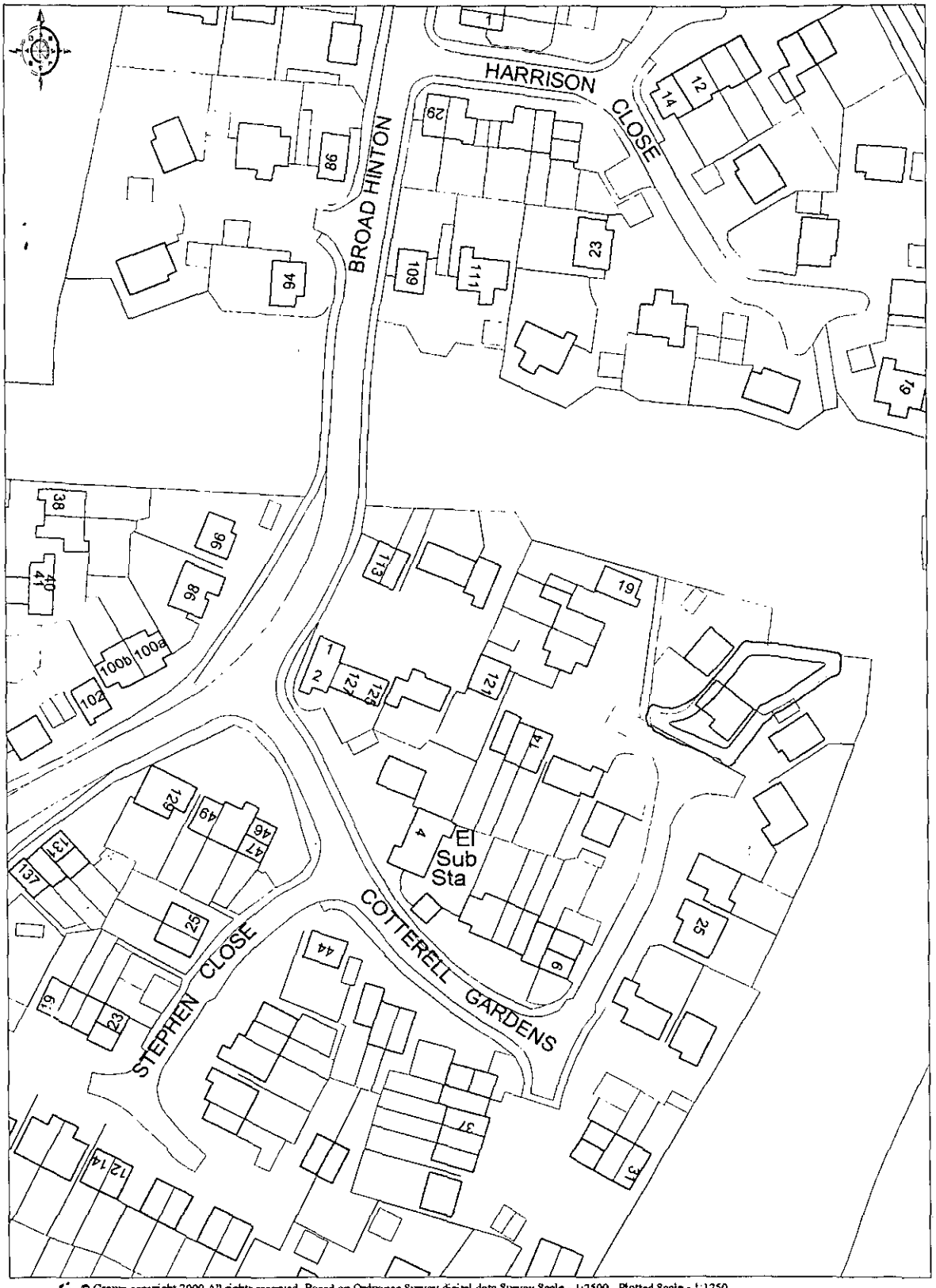
* None of the land forms part of an agricultural holding

SIGNED A O Stacey ON BEHALF OF MR & MRS WHEELER

DATE 05/05/00

PORTLAND CONSERVATORIES

08.MAY2000* 1419



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

21, Cotterell Gardens.

Ordnance Survey
Value Added Reseller

2←

08.MAY2000* 1419



BLOCK PLAN.
SCALE. 1:500.

APPROVED