APPLICATION NO:
F/2000/1252

LOCATION:
Flat 2 15 - 17 High Street, Twyford Reading.

APPLICANT:
Thames Valley Housing Assoc C/O Izod Desig

PROPOSAL:
Proposed extension to porch on Flat 2

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Nicola Lake**

4 Sept 2000

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thames Valley Housing Assoc
C/O Izod Design
14 Milton Road
WOKINGHAM
Berkshire
RG40 1DB

Application Number: F/2000/1252

Parish: **TWYFORD**

Location: **Flat 2, 15 - 17 High Street, Twyford, Reading**

Proposal: **Proposed extension to porch on Flat 2**

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 roof tiles which will be used in the erection of the proposed porch roof shall all resemble in size, colour, texture and profile as those of the existing Listed Building.

Reason
1. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan : Policy EN1
Loddon Area Local Plan : Policies LBE1, LBE2, LBE12, LBE14
Deposit Draft Wokingham District Local Plan : Policies WOS3, WBE1, WHE5, WHE11, WHE13

John Mitchell
Development Control Manager
Date: 25/08/2000

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.

WORK SHEET FOR : Nicola Hake

Application Number : F/2000/1252

Applicant : Thames Valley Housing Assoc. c/o Izod Design

Location : Flat 2, 15-17 High Street, Twyford

Proposal : Proposed extension to porch on Flat 2

Site Notice Displayed ? :	YES	NO	DATE
	✓		18.5.2000

Date of Neighbour Notifications :
.....

Date of Site Visit :
18.05.2000.....

Date Registered : 13.04.00

Earliest Date for Decision : 22.05.00

Latest Consultation Date/Site Notice Expiry Date : 22.05.00

Application Expiry Date: 08.06.00

Consultation Responses :
Twyford P.C. - 'No Comment'
Highways - No Objection.
Landscaping - 'No comment'
English Heritage - No objection subject to condition.
Conservation Archi. - Proposal is acceptable
Housing - 'No comment'

Planning History :
The application is to amend a previous approval, on application 97/65497/F and 97/67271/F.

Planning Issues :

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the setting of the listed building and the character and appearance of the conservation area.

Application Number:

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwelling.** __The proposed development is to increase the size of the previously approved porch to allow the insertion of a new staircase without the need to remove one of the original beam from the listed building. The proposed porch is located to the rear of the listed building, and will face the front of the new build flats to the rear.

The proposed porch will have a solid door with a window above to provide a natural light source. The proposed development will not overlook, overshadow or overbear. As such, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2. **Impact upon the setting of the listed building and the character of the conservation area.**
The proposed development will allow the retention of part of one of the timber beams which makes up the original framework of the building. The proposed porch will adjoin the existing roof pattern with a cat slide roof. The works have been largely completed since the submission of the application. The main body of the works, have been completed in an appropriate manner. However, some of the tiles, which have been used on the roof are not acceptable and need replacing. This can be control through the imposition of a suitable condition.

As such the proposed development will have no detrimental impact upon the setting of the listed building or the character or appearance of the conservation area.

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

Application Number
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	→	R04	The roof tiles which will be used in the erection the proposed porch roof shall all resemble in size, colour, texture and profile those of the existing listed building.
		N16	BSP = EN1
			LALP = LBE1, LBE2, LBE12, LBE14,
			WDLP = WOS3, WBE1, WHE5, WHE11,
			WHE13

A Cronin
25/8/00.

RECORD OF SITE VISIT

SITE ADDRESS: Flat 2 15 - 17 High Street Twyford Reading.

APPLICATION NUMBER: F/2000/1252

OFFICER: Nicola Lake

DATE OF SITE VISIT: 18.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front of site - Green Site notice on front of site.

2. DESCRIPTION OF SURROUNDINGS

Commercial

3. DESCRIPTION OF SITE/BUILDING

Proposed amendment to extension to the pond which was previously approved for the Listed Buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES

Proposal is necessary for the staircase. There will be no O' look, overshadow or overbearing

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 25/8/00

My ref: F/2000/1252

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/2000/1252
Flat 2 15 - 17, High Street, Twyford, Reading.
Proposed extension to porch on Flat 2.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

A Crowin

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 25/8/00

My ref: F/2000/1252

CONFIDENTIAL

Councillor D 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
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Flat 2 15 - 17, High Street, Twyford, Reading.
Proposed extension to porch on Flat 2.

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~~APPROVAL:~~ ☐ APPROVAL ☑ ~~REFUSAL:~~ ☐ under delegated powers.

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Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 25/8/00

My ref: F/2000/1252

CONFIDENTIAL

Councillor S 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/2000/1252
Flat 2 15 - 17, High Street, Twyford, Reading.
Proposed extension to porch on Flat 2

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 4 Sept 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1252**
Flat 2 15 - 17, High Street, Twyford, Reading.
Proposed extension to porch on Flat 2

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor S Conway

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2000/1252

Proposal:
Proposed extension to porch on Flat 2

Location:
Flat 2 15 - 17, High Street, 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 22/05/2000. 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

FROM: Nicola Lake

DATE: 28 April 2000

RECEIVED
- 4 MAY 2000
PLANNING SERVICES
POL | TLS
DC | EH
APP |
CS |
22 MAY 2000
COPIES TO: | ACK: | FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1252

Proposal: Proposed extension to porch on Flat 2.

Site Address: Flat 2 15 - 17, High Street, Twyford, Reading.

Applicant: Thames Valley Housing Assoc C/O Izod Design.

Your observations are required in respect of this application **by 22/05/2000** .

No Comment.

SIGNED: _____ DATE: 19-5-00

Clerk To Twyford Parish/Town Council.

See plans

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 28 April 2000

Application Number: F/2000/1252

Proposal: Proposed extension to porch on Flat 2

Parish: TWYFORD PARISH

Site Address:
Flat 2 15 - 17, High Street, Twyford, Reading.

Applicant:
Thames Valley Housing Assoc C/O Izod Design.

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).

Signed: _____ 10.5.00 **Print name:** J. N. AUTON

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 6 June 2000

Location:	Flat 2 15 – 17 High Street, Twyford
Proposal:	PROPOSED EXTENSION TO PORCH ON FLAT 2
Application Number:	F/2000/1252

In response to your consultation dated 28 April 2000 for the above application, the tree and landscape comments are as follows:

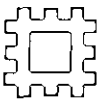
I have no comments to make on the proposed extension to the porch on Flat 2.

Catherine Brimble

Catherine Brimble
Landscape Architect

30251 HS

ENGLISH HERITAGE



PLANNING SERVICES	HPT
POL	TLS
DC	MF
APP	
CS	

06 JUN 2000

COPIES TO: | ACK: | FILE:

English Heritage, South East, 4th Floor, Berkeley House, London Square, Cross Lanes, Guildford GU1 1YA

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

Tel: **01483 306730**

Fax: **01483 306433**

Date: 5th June 2000

Your ref: NL/F/2000/1252

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: Flat 2 15-17, High Street, Twyford, Reading

Thank you for your letter notifying English Heritage of the application for listed building consent for the above site.

On the basis of the submitted documentation, which we have listed below, English Heritage has no need to be consulted further on this application, provided your authority imposes conditions to the effect that:

- A schedule of detailing shall be submitted to and approved by the local authority to ensure that the work is appropriate to the character of the building.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawings: 2631/97, 117/A, 118

Yours sincerely

pp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

See photo

To:
Conservation Officer

- 3 MAY 2000

From: Nicola Lake

Date: 28 April 2000

Application Number: F/2000/1252

Proposal: Proposed extension to porch on Flat 2.

Site Address:
Flat 2 15 - 17, High Street, Twyford, Reading.

Applicant:
Thames Valley Housing Assoc C/O Izod Design.

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

PORCH EXTENSION — AS BUILT

ACCEPTABLE TO ME

Harold Sanders.

17. 05. 00.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

13.APR.2000* 1252

1.	**APPLICANT'S NAME**	THAMES VALLEY HOUSING ASSOC.
	ADDRESS	C/O ZENITH BUILDERS 2 BROAD STREET WOKINGHAM
	POST CODE	RG40 1AB **PHONE** 0118 978 1394
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	IZOD DESIGN
	ADDRESS	14 MILTON ROAD WOKINGHAM
	POST CODE	RG40 1DB **PHONE** 0118 977 0075
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	15-17 HIGH STREET TWYFORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENDED ENTRANCE PORCH TO FLAT 2
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.15 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	2631/97, 117A, 118

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	**REDEVELOPMENT**	☐
ERECTION OF NEW BUILDING	☒	**ALTERATION or EXTENSION**	☒

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	**See question 10**
FULL PERMISSION	☒	SEE PREVIOUS APPROVAL 97/69497/F
APPROVAL OF DETAILS/RESERVED MATTERS	☐	**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION	☐	**State period required**
RELAXATION OF CONDITIONS	☐	**State relevant application number Conditions to be relaxed**

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A

SITING	☐	**EXTERNAL APPEARANCE**	☐
DESIGN	☐	**MEANS OF ACCESS**	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL / SHOP

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ NO CHANGE
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN CLAY ROOF TILES TO MATCH EXISTING
CREAM PAINTED RENDERED WALLS TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING WALLS UNALTERED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING + NEW SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE						
BUNGALOW						
FLAT/MAISONETTE (FLAT 2 ENTRANCE)	1		1		1	
	1	4	1		1	
OTHER						

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF THAMES VALLEY HOUSING ASSOC DATE 11 APRIL 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/1252

Proposal:
Proposed extension to porch on Flat 2

Location:
Flat 2 15 - 17 High Street Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 12/05/2000 for the following reason(s);

SITE IS A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 12/05/2000

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER.

RPT
3
NC
COPIES TO:
BOX:
FILE:

Date 10.5.00

Our ref. AM

Your ref. F/2000/1252

Your letter of 28.4.00

Flat 2, 15-17 High Street, Twyford

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY No. 209934 VAT No. 447 1613 54

See part a

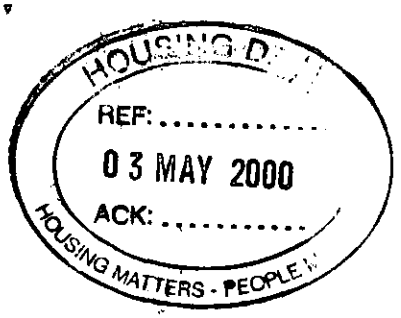
To:
Housing

From: Nicola Lake

Date: 28 April 2000

Application Number: F/2000/1252

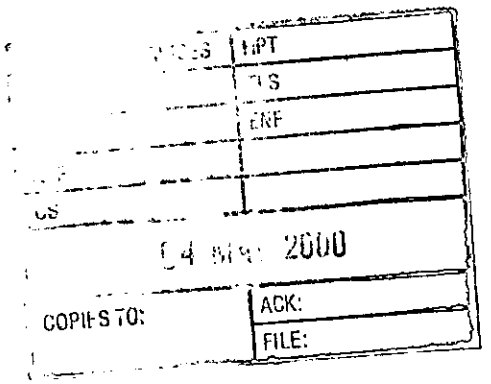
Proposal: Proposed extension to porch on Flat 2.



Site Address:
Flat 2 15 - 17, High Street, Twyford, Reading.

Applicant:
Thames Valley Housing Assoc C/O Izod Design.

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



1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

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WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

13.APR.2000* 1252

1. APPLICANT'S NAME THAMES VALLEY HOUSING ASSOC.
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POST CODE RG40 1AB **PHONE** 0118 978 1394

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME IZOD DESIGN
ADDRESS 14 MILTON ROAD
WOKINGHAM
POST CODE RG40 1DB **PHONE** 0118 977 0075

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION 15-17 HIGH STREET
TWYFORD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
EXTENDED ENTRANCE PORCH TO FLAT 2

5. Give the area in hectares or part of a hectare **AREA OF SITE** 0.15 Ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** OWNER

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 2631/97, 117A, 118

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		SEE PREVIOUS APPROVAL 97/6297/F
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL / SHOP

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YES/~~NO~~ NO CHANGE

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN CLAY ROOF TILES TO MATCH EXISTING
CREAM PAINTED RENDERED WALLS TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING WALLS UNALTERED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING + NEW SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

FLAT 2 ENTRANCE

No. OF DWELLINGS/HABITABLE ROOMS	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ 4 *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF THAMES VALLEY HOUSING ASSOC DATE 11 APRIL 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13-4-00
Officer: NL	Application No. F/2000/1252

Map No. 33 Site 0.11
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F1 PROPOSED EXTENSION TO PORCH ON FLAT 2

Location: FLAT 2 15-17 HIGH STREET

Parish: TWYFORD Ward: Twyford 2814

Applicant: THAMES VALLEY HOUSING ASSOC

Fee (9) 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			

Fee OK
Flat already built - (amendment)

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Twyford .....

Listed Building 1 (2) 2*

Advertisement Required ..... LB in cons area .....

Date Site Notice Sent : 28/4 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: The Victoria Soc 3/5 (KD)
Soc for Protection Ancient Buildings 3/5
English Heritage 3/5 (KS)
No Pre apps

NEIGHBOURS:

1-31 (odds) High St.
2-24 evens " "
Flats 30-39 Sr Swithins Court
The Library Pole hampton close
1-10 Bell Court, Waingrave Rd
Green Tiles 52 London Rd
23 Sr Swithins Court 1 Pole hampton close
3 Swans court

Izod DESIGN
Chartered Architects
Landscape Consultants

KPI/em/2631
12 April 2000

13/4/00

Wokingham District Council
Environmental Services Department
Development Control
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Miss N Lake

Dear Sirs

13.APR.2000* 1252

15-17 HIGH STREET TWYFORD

In response to your requirement for formal Planning Applications to be made in respect of minor variations to the approved scheme at the above, I have now prepared these and enclose the following documentation.

1. Repositioning of Units 3, 8, 9 and 10 encompassing elevational revisions to units 3 and 8.

   a) Six copies of the application form.
   b) Six copies each of drawings 2631/97, 98A, 109A, 110B.
   c) A copy of Certificate A.
   d) A cheque for £760.00 to cover the statutory planning fee.

2. Extended Porch to Flat 2

   a) Six copies of the application form.
   b) Six copies each of drawings 2631/97, 117A, 118.
   c) A copy of Certificate A.
   d) A cheque for £95.00 to cover the statutory planning fee.

The proposals for the porch follow the intervention of your Conservation Officer and have evolved in discussions with him.

I would appreciate your prompt response to the applications but if you require any further information, please let me know as soon as possible.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

ADDRESS 15-17 HIGH STREET PARISH TWYFORD

PLOT No. LISTED BUILDING ORD. SHEET No. SU 7875

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
720/52	MR. VERRY	N.C.	9.12.52	APP. N
0/104/66	TRUSTEES OF POLEHAMPTON CHARITIES	O/APP. RES. DEV. 195 AT REAR ACRES	15.6.66	N/A C
0/165/69	MR. N.J.L. JENNINGS	A - DEM. HOUSE & SHOP - REBUILD	7.6.69	N/A R
		B - WITH ACCESS TO RES. DEV. AT REAR (16 HOUSES)		
07637	"	2 ACRES AT REAR - FREEZER MEAT	16.3.78	N/A R
22915	QPC HOMES LTD.	CUTTING & PREP. BLOCK. REAR SERVICE ACCESS	7.3.85	R
BRA 199	MR. L.J. JENNINGS	REPAIRS TO ACCIDENTAL DAMAGE	24.1.86	APP N/
42097	17	N/P		
96/64326/X	W/DR.			
97/65497/F	Mr. N. Jennings & Mr. C. Nelson	Erect 7 flats & convert building to 3 flats & shop	10.7.98	C
97/67271/LA	Mr. N. Jennings & Mr. C. Nelson	Refurbish & alter listed Bldg & Part Demo of R. lats.	8.7.98	C
99/70591/RBC				

MINISTRY DECISION 22915 - APPEAL GRANTED - 14.7.86

SPECIAL ORDERS

DRAINAGE

091074

13.APR.2000* 1252

1789/a

SECTION 66 CERTIFICATE

Application No. 13.APR.2000* 1252

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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 of (a) of any part of the land to which the application relates.

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

OR

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~~

+ See Note (a) to Certificate A

OR

CERTIFICATE C

~~I certify that~~

~~I/The applicant* cannot issued a certificate in accordance with either~~ paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

~~Notice of the application as attached to this Certificate, has been published in~~

the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or *there is an agreement to let the* land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● ~~I have/The applicant has given the required notice to every person other than~~ my/him/herself who, at the beginning of the period of ~~21~~ days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, ~~as~~ follows:

Tenant's name	Address at which notice ~~was served~~	Date on which notice was served

Signed Elevation IZOD DESIGN

On behalf of THAMES VALLEY HOUSING ASSOC

Date 11. APRIL 2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

13.APR.2000* 1252

FOR OFFICE USE ONLY

13.APR.2000* 1252

1. APPLICANT'S NAME THAMES VALLEY HOUSING ASSOC.
ADDRESS C/O ZENITH BUILDERS
2 BROAD STREET WOKINGHAM
POST CODE RG40 1AB **PHONE** 0118 978 1394

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME IZOD DESIGN
ADDRESS 14 MILTON ROAD
WOKINGHAM
POST CODE RG40 1DB **PHONE** 0118 977 0075

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION 15-17 HIGH STREET
TWYFORD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
EXTENDED ENTRANCE PORCH TO FLAT 2

5. Give the area in hectares or part of a hectare
AREA OF SITE 0.15 Ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP OWNER

List all the plans and drawings submitted with the application
PLANS/DRAWINGS 2631/97, 117A, 118

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☒	ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☒	SEE PREVIOUS APPROVAL 97/65497/F
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)
e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL / SHOP

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ NO CHANGE

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN CLAY ROOF TILES TO MATCH EXISTING
CREAM PAINTED RENDERED WALLS TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED?
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If no, please give details

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Give details of pedestrian and vehicular access

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See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

FLAT 2 ENTRANCE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	1	4 *	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

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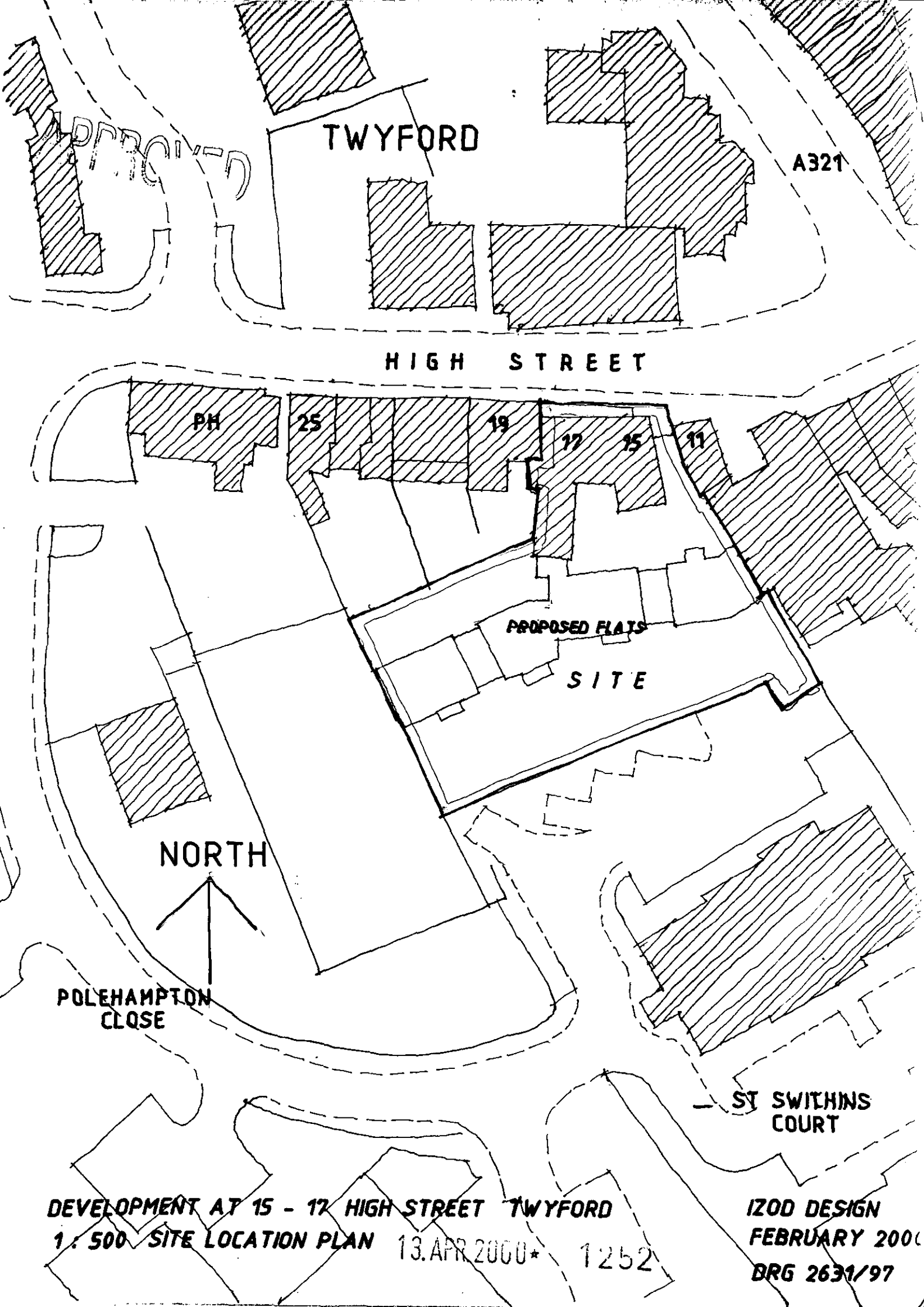

DEVELOPMENT AT 15 - 17 HIGH STREET TWYFORD

1 : 500 SITE LOCATION PLAN

13.APR 2000*

1252

IZOD DESIGN

FEBRUARY 200(

DRG 2631/97