APPLICATION NO:
F/2000/1340

LOCATION:
Stanlake Farm Cottage Stanlake Park, Twyford Reading.

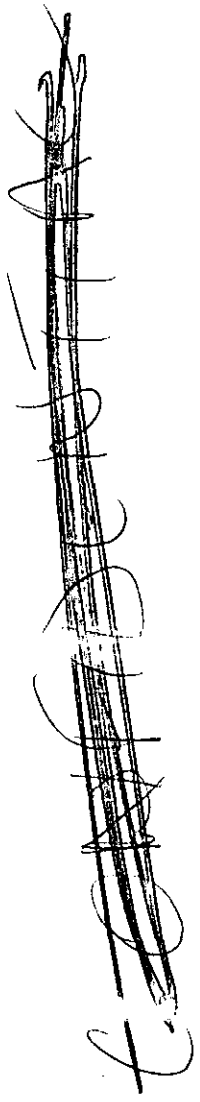
APPLICANT:
Mr Holdstock C/O Izod Deisgn

PROPOSAL:
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Nicola Lake**



RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Holdstock
C/O Izod Deisgn
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: F/2000/1340

Parish: **TWYFORD**

Location: **Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings**

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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

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

Informative
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:
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE13.

John Mitchell
Development Control Manager
Date: 04/09/2000

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.

Date: 16 August 2000

To: Harold Sanders (Conservation Officer)

We have received Revised Plans for the following planning application:

Application Number: F/2000/1340

Location: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Applicant: Mr Holdstock C/O Izod Deisgn.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing alterations to the proposed dining room extension.

Drawing no's 3A

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

THE DINING ROOM EXTENSION NOW APPEARS TO BE IN SCALE WITH THE LISTED BUILDING AND PROVIDES SUFFICIENT 'GAP' BETWEEN IT AND THE EXISTING STRUCTURE TO ESTABLISH A MEANINGFUL SPACE BETWEEN THE TWO STRUCTURES.

GENERAL ARRANGEMENT ACCEPTABLE TO ME

Harold Sanders

CONSERVATION + DESIGN

01. 09. 00.

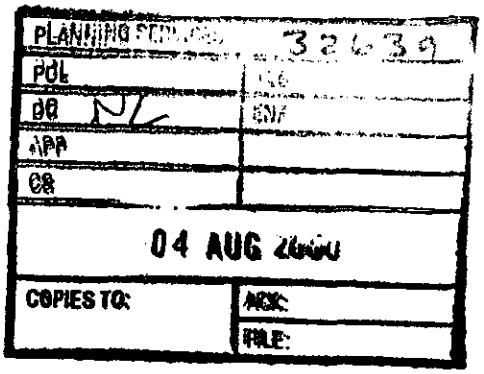
By Hand 03/08

Izod DESIGN

Chartered Architects
Landscape Consultants

KPI/em/2648
3 August 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR



Attention: Nicola Lake
Planning Department

REVISED PLAN

Dear Sirs

STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
Planning Application F/2000/1340
Listed Building Application LB/2000/1339

Following our meeting on site on 2 August 2000 I have revised the proposals for the kitchen/dining room extension as agreed, and now enclose ten copies of drawing 2648/3C for your consideration under the Planning and Listed Building applications.

You have advised that other elements of the proposals are acceptable as previously submitted, and I now await your early decision.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

16 MAY 2000

Date: 12 May 2000

Application Number: F/2000/1340

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

Site Address:
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Applicant:
Mr Holdstock C/O Izod Deisgn.

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

See detailed comments on listed building application LB/2000/1339.

Harold Sanders

09.06.00.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 24 May, 2002
My ref. BC/DC/ LB/2000/1339 and 2000/1340

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr S Holdstock
c/o Izod Design
14 Milton Road
Wokingham
RG40 1DB

Dear Sirs

PLANNING PERMISSIONS LB/2000/1339 & 2000/1340
SITE: STANLAKE FARM COTTAGE, STANLAKE PARK, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permissions Numbers LB/2000/1339 & 2000/1340 have condition(s) attached to them. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

NICOLA LAKE
Senior Planning Officer

Enlisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	~~4LB~~ 1339	CASE OFFICER
PLANNING APPLICATION NUMBER	1340	NC
BUILDING CONTROL NUMBER.	FP2002/3036	North
~~APPLICANT~~/AGENT	Izod Design	
ADDRESS OF SITE	Starlake Farm Cottage, Waltham Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext new porch replacement bay windows New car ports & resiting of outbuildings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2648-3C	2648-3C
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/9/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/4/02	

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	

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1340

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/2000/1340
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1340**
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1340

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/2000/1340
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1340**
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1340

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/2000/1340
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1340**
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings
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/2000/1340

Proposal:
Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Location:
Stanlake Farm Cottage, Stanlake Park, 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 05/06/2000. 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

12 May 2000

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1340

Applicant : Mr Holdstock C/O Izod Deisgn.

Location : Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal : Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Site Notice Displayed ? :	YES	NO	DATE
	✓		25·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....25.5.2000.....

Date Registered : 20/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

Conservation Area : No objection to the revised plans subject to conditions

English Heritage : No Comment.

Hurst P. C - "No comment"

Twyford P.C - Have 5 comments on the original proposal.

SP.A.B - No comments received

Planning Issues :

Site Description - within the identified Settlement.
- Grade II listed Building.

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

2.) Impact upon the character and appearance of the surrounding area and the setting of the listed Building

Application Number: F/2000/1340

Appraisal :

1.) Impact upon the amenity of the neighbouring dwellings

The proposed development is for the relocation of the existing outbuildings, the removal of the existing flat roofed garage, the creation of a porch at a single storey, dining room extension to the closest residential dwelling is No 19 Harrison Close. However, the proposed development has no proposed first floor windows There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the neighbouring dwellings.

2.) Impact upon the character and amenity of the surrounding area and the setting of the listed Building.

The proposal development will relocated the existing residential buildings and demolition a modern flat roofed garage, which is in an inappropriate position. These outbuildings would help to create a more traditional courtyard style arrangement. The creation of the porch will emphasis the entrance to the dwelling. The revised plans shows the relocation of the proposed dining room, out to the existing edge of the 2/5 existing extension. This will create a large gap between the original dwelling and the proposed extension. This creates a better relationship for the existing windows. The insertion of a door in the rear elevation will help to break up the rear elevation. As such the proposed development will have no detrimental impact upon the character of the surrounding area and the setting of the nested Buildings

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

Application Number F/2000/1340
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
		N16	~~3 TREE~~
			LAHP = LBE1, LBE2.
			WDHP = 10053, WBE1, WHE13.

John Mercer
4/9/00

RECORD OF SITE VISIT

SITE ADDRESS: Stanlake Farm Cottage Stanlake Park Twyford Reading.

APPLICATION NUMBER: F/2000/1340

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

16 MAY 2000 16 MAY 2000

Date: 12 May 2000

Application Number: F/2000/1340

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

Site Address:
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Applicant:
Mr Holdstock C/O Izod Deisgn.

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

See detailed comments on Listed Building Application LB/2000/1339.

Harold Sanders

09.06.00.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

16 MAY 2000

Date: 12 May 2000

Application Number: F/2000/1340

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

Site Address:
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Applicant:
Mr Holdstock C/O Izod Deisgn.

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

See detailed comments on listed building application LB/2000/139.

Harold Sanders

09.06.00.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 Fax 020 7247 5296

Development Control Manager
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

30724

PLANNING SERVICES	HPT
POL	LS
DC	ENF
APP	
CS TB	
19 JUN 2000	
COPIES TO:	ACK:

Our ref: MS/17/SPAB/00
Your ref: F/2000/1340

16th June 2000

Supply Copy plans to these & let case officer know

Dear Sir,

STANLAKE FARM COTTAGE, STANLAKE PARK, TWYFORD

Thank you for your notification.

Unfortunately insufficient supporting information has been supplied to allow us to comment on the proposals in any detail. However, if, as it would seem, re-siting of an historic granary is intended, this is very unlikely to be acceptable.

Yours faithfully,

Matthew Slocombe
Deputy Secretary

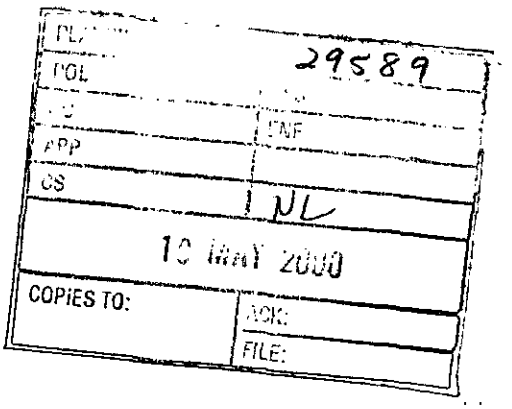
Withis Copy plans Sent 26.6.

For file.

Recd 2.15 pm 18.5.00

Izod DESIGN

Chartered Architects
Landscape Consultants



KPI/pe/2648
18 May 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Attention: Nicola Lake
Planning Department

Dear Sirs

STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
Planning Application F/2000/1340
Listed Building Application LB/2000/1339

I have received your formal notification of registration of the above applications and enclose the completed pro-forma cards confirming posting of the site notices.

As requested, I enclose ten copies of Drawing 2648/3B which incorporates the positioning of the proposed rooflights on plan. I trust this will enable you to progress the applications.

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

FROM: Nicola Lake

DATE: 12 May 2000

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1340

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

Site Address: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Applicant: Mr Holdstock C/O Izod Deisgn.

Your observations are required in respect of this application by 05/06/2000.

PLANNING SERVICES | HPT | TLS | DC | ENF | CS | 05 JUN 2000 | COPIES TO: | FILE

RECEIVED 16 MAY 2000

The Council would like to make the following comments:-

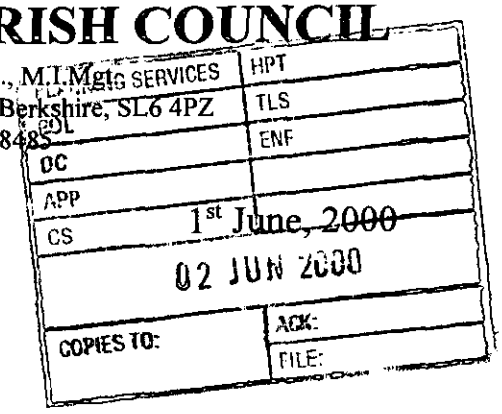
i) The Council has no objection to the new dining area and is pleased to see that it is proposed to retain and resite the two attractive outbuildings in new and better positions.
ii) The Council objects to the porch as it will obscure the well. It should be noted that this cottage was extended not that long ago.
iii) The Car port and wood store are too big and will detract from the small cottage
iv) The gate in the rear boundary will no longer be accessible.
v) The Council would also like to know what use all these outbuildings will be put to?

SIGNED: _____ DATE: 1-6-00

Clerk To Twyford Parish/Town Council.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Nicola Lake

Dear Miss Lake,

Applications Nod. LB/2000/13339 and F/2000/1340

I refer to the above-mentioned Applications by Mr. S. Holdstock of Stanlake Farm Cottages, Stanlake Park, Twyford; proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

My Council have no adverse comments to make on the Applications.

Yours sincerely,

Clerk

CBA
COUNCIL FOR BRITISH
ARCHAEOLOGY

PLANNING REC'D 29387
POL
DC
APP
CS
COPIES TO:
FILE:

Nicola Lake
Wokingham District Council
Planning Services
PO Box 157
Shure End
Wokingham
Berkshire RG40 1WR

URGENT REQUEST

15 May 2000

Dear Ms Lake

STANLAKE FARM COTTAGE, STANLAKE PARK, TWYFORD
APPLICATION NO. F/2000/1340

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful therefore if you could arrange to have this sent to me as soon as possible. For your convenience our fax number is 01904 671384.

I note from your letter that you require a response by 2 June, and would be pleased if this request could be dealt with as a matter of urgency.

Thank you for your assistance.

Yours sincerely

Carole Barrowclough

Carole Barrowclough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: archaeology@compuserve.com · web: http://www.britarch.ac.uk

A Company Limited by Guarantee Registered in England No. 1760254
Registered Charity No. 287815

Patron: HRH The Prince of Wales

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 APR 2000
Officer: NL	Application No. F/2000/1340

Map No. 33 Site 011
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, NEW PORCH, REPLACEMENT BAY WINDOW NEW CAR PORTS AND RESITING OF OUTBUILDINGS

Location: STANLAICE FARM COTTAGE WALTHAM RD

Parish: TWYFORD Ward: Twyford 12.5.2000

Applicant: MR HOLDSTOCK

Fee Received 95-00 (S) 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	VELUX WINDOWS IN EXTENSION NOT SHOWN ON FLOOR PLAN. ↑ request with SN		
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 : 12.5.2000 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)	HURST, RUSCOMBE ✓
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 VICTORIAN SOCIETY ✓
- SOCIETY FOR PROTECTION OF ANCIENT BUILDINGS
- ENGLISH HERITAGE ✓

NEIGHBOURS:

S/N + 18 + 19 Harrison Close ✓
20, 21 + 22 Cotterell Gardens
Stanlake Park North Lodge - STANLAKE PARK

Izod DESIGN
Chartered Architects
Landscape Consultants

KPI/pe/2648
19 April 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

20 APR 2000* 1340

Attention: Planning Department

Dear Sirs

STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD

I have prepared proposals for alterations and extensions to the above and enclose formal applications for Listed Building and Planning Consents. The following documentation is attached for your consideration.

1. **Planning Application**
   Six copies of the Householder Application Form
   Six copies of Drawings 2648/2, 3A and 4A
   Six copies of the site and location plans
   A cheque for £95-00 to cover the statutory fee

2. **Listed Building Application**
   Five copies of the Application Form
   Five copies of Drawings 2648/2, 3A and 4A
   Five copies of the site and location plans
   Photographs of the existing building

To clarify the proposals, I can confirm that the proposals encompass the following:

a) Demolition of existing bow window on cottage and its' replacement.
b) Construction of porch to kitchen door.
c) Construction of single storey rear extension to enlarge the existing kitchen and dining area. This will also involve the opening out of the existing window.
d) Demolition of the existing single garage.
e) Resiting and refurbishment of the existing store building on its' staddle stones.
f) Resiting, refurbishment and modification of the existing timber clad store.
g) Erection of new timber framed and clad double carport and adjacent store.
h) Replacement of existing unsuitable windows on South Elevation of cottage.

Cont...

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

Registered in England Number 2991902

The materials and style of the proposals will follow those existing and will enable the site to be tidied up, unsightly elements removed, for the various structures to have an improved visual effect and prolong their life.

I would be happy to discuss the proposals and to arrange a site visit to assist your processing of the applications. In the meantime, I await your formal notification of registration.

Yours faithfully,

PETER IZOD RIBA

Environmental Services

For office use only.
Application number: 20.APR.2000* 1340

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 S. HOLDSTOCK
	Address and postcode	STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
	Phone number	0118 934 4368 RG10 0BN
	Agent's Name	IZOD DESIGN
	Address and postcode	14 MILTON ROAD WOKINGHAM RG40 1DB
	Phone number	0118 977 0075
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR SINGLE STOREY EXTENSION NEW PORCH, REPLACEMENT BAY WINDOW NEW CAR PORTS AND RESITING OF OUTBUILDINGS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PAINTED BRICKWORK PLAIN RED CLAY ROOF TILES ALL MATCHING EXISTING OUTBUILDINGS RED BRICK + TIMBER
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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: PETER LOVE

on behalf of MR S. HOLDSTOCK

Date 19 APR '00

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

STANLAKE FARM COTTAGE

ADDRESS WALTHAM ROAD PARISH TWYFORD

PLOT No. LISTED ORD. SHEET No. SU. 79763

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/94/61	MR. A.H. CAVE	ALTERATIONS & ADDITIONS	15.6.61	APP. C/A
R/18/63	MR. H. PORTEOUS	ALTERATIONS & IMPROVEMENTS	21.2.63	APP. C/A
36547	MISS H. MALEKIN	2/ST. EXT.	17.10.90	C/
36552 LBC	MISS H. MALEKIN	"	17.10.90	C/
BRA96093	MISS. H. MALEKIN	EXT. TO (19) WING	12.9.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

20 APR 2000 * 1340

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Mem'l.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

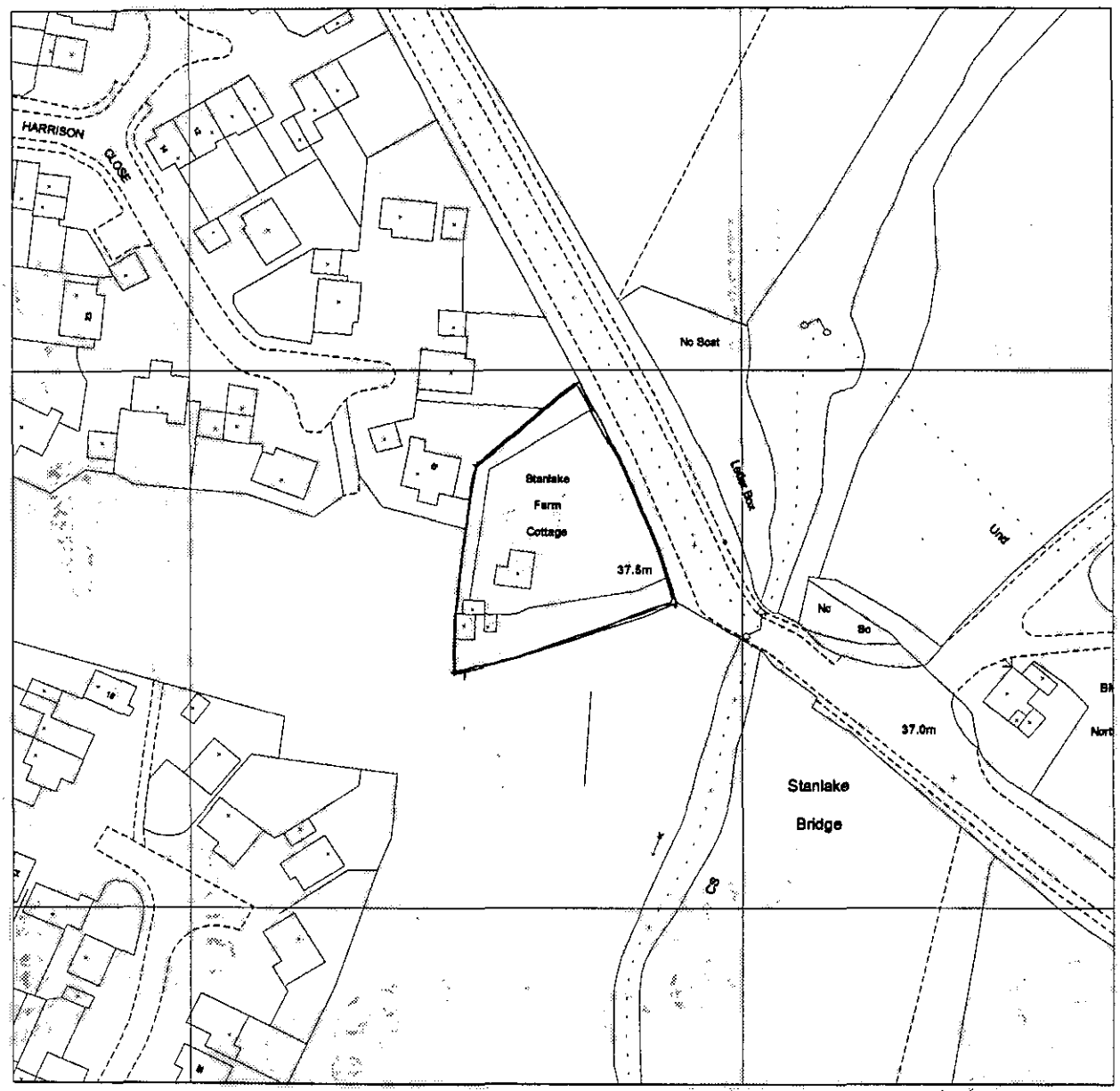
CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

Ordnance Survey

Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20.APR.2000 1340

Centre coordinates : 479868mE 175267mN

National Grid sheet reference at centre of this Siteplan: SU7975SE.

Supplied by : Blackwell's Reading
Serial Number : 587

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