EX SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

L7

APPLICATION NO:
F/2001/4080

LOCATION:
4 Wensley Close, Twyford Reading.

APPLICANT:
Mr & Mrs Pepall C/O Greg Farrell

PROPOSAL:
Proposed single storey side extension to dwelling plus front porch extension.

EARLIEST DATE FOR DECISION: **29/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/07/2001

CASE OFFICER: **Farah Humayun**

20

500

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pepall
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Application Number: F/2001/4080

Parish: **TWYFORD**

Location: **4, Wensley Close, Twyford, Reading.**

Proposal: **Proposed single storey side extension to dwelling plus front porch extension.**

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 match in size, colour, texture and profile those of the existing building.

Condition
3. Prior to completion of the development the driveway shall be widened to a minimum of 4.8 metres for ease of access and egress. The associated dropped crossing should be extended to accommodate this.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Prior to completion of the development the driveway shall be surfaced with a bonded material across its entire width for a distance of 6.5 metres measures from the carriageway edge.

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.

Reason
3. In the interests of highway safety and convenience.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 13 July 2001, showing revised car parking provision and does not approve the proposals as originally submitted.

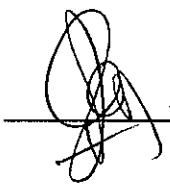
Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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

Informative
4. 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 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 25/07/2001

Notice checked by: 

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 6 November, 2001
My ref. BC/DC/2001/4080

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 & Mrs Pepall
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Dear Sirs

PLANNING PERMISSION 2001/4080
SITE: 4 WENSLEY CLOSE, TWYFORD, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/4080 has condition(s) attached to it. 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

FARAH HUMAYUN
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4080	FH
BUILDING CONTROL NUMBER	FP 2001/2205	South
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	4 Wensley Close TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S side ext. plus front porch ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Fepp 01 B	Fepp 01A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED 25/2/01	~~24/1/01~~	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	12/9/01	

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	

Recd 1.20pm 12.7.01

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Farah Humayun

FH.

PLANNING SERVICES	HPT 45654
POL	TLS
DC FH	EHF
APP	
CS	
13 JUL 2001	
COPIES TO:	

11th July 2001

Your Ref: F/2001/4080

Dear Sir

Re: 4 Wensley Close, Twyford, Berks.

Further to your letter dated 29th June, please find enclosed six copies of revised plans showing alterations to the parking. As you will see the parking has now been re-arranged to how it is currently on site and the preference for angled car parking has been deleted.

I trust these amendments meet with your approval and should you require any further information please do not hesitate to contact me.

Yours faithfully

Greg Farrell

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4080

Applicant : Mr & Mrs Pepall C/O Greg Farrell.

Location : 4, Wensley Close, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling plus front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/6/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/06/01

Date Registered : 24/05/2001

Earliest Date for Decision : 29/06/2001

Latest Consultation Date/Site Notice Expiry Date : 29/06/2001

This application will have expired on: 19/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Twyford Parish Council - Object to forward extension as leaves insufficient parking space.

Highways - Under revised plans, recommend approval subject to conditions.

Planning Issues :

* Impact upon neighbouring properties
* Impact upon street scene.

Application Number: F/2001/4080

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed single storey side extension and front porch. The side extension has a front pitch and then continues as a flat roof of 2.7 metres. The front porch continues as a pitch roof which stands at 3.3m to the pitch and 2.2 m to the eaves.

The side extension extends to the side boundary. There are no side windows to the adjacent neighbour of No. 2. There is also 1.8 m close-boarded fence on the boundary. The front porch area extend 1.5 m from the front of the dwelling. Although the porch does extend forward of the building line it is not considered to have an adverse overshadowing or overbearing impact on No. 6. Therefore it is not considered the proposal would have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON STREET SCENE.

Under original drawings submitted the majority of the front garden was to be converted to hardstanding. This was considered out of character in the street scene as the majority of properties along Wensley Close have some part garden. However under revised plans submitted on 13 July two car parking spaces can be provided vertically to each other allowing 3 x 6 area to remain as garden. Therefore it is not considered the proposal would have an adverse effect upon the street scene.

IMPACT UPON HIGHWAY SAFETY

Under revised plans, submitted on 13th July, the Highway Authority are satisfied that 2 car parking spaces can be provided within the curtilage of the property and would not have an adverse effect upon highway safety.

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

Application Number F/2001/4080
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			PRIOR TO COMPLETION OF THE DEVELOPMENT THE HIGHWAY SHALL BE WIDENED TO A MINIMUM OF 4.8m FOR FULL OF ACCESS AND EGRESS. THE ASSOCIATED DROPPED CROSSING SHOULD BE EXTENDED TO ACCOMODATE THIS.
			REASON - IN THE INTERESTS OF HIGHWAY SAFETY AND CONVENIENCE.
4	C122	R122	
5		R.40	PRIOR TO COMPLETION OF THE DEVELOPMENT THE DRIVEWAY SHALL BE SURFACED WITH A BONDED MATERIAL FROM THE CARRIA ACROSS ITS ENTIRE WIDTH FOR A DISTANCE OF 6.5 METRES MEASURED FROM THE CARRIAGEWAY EDGE.
		N02	PLANS, 13 JULY 2001, REVISED CAR PARKING PROVISION.
		N06.	
Informative for approvals		N07	
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, CTV1			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: EN1			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 25/7/01

RECORD OF SITE VISIT

SITE ADDRESS: 4 Wensley Close
Twyford Reading.

APPLICATION NUMBER: F/2001/4080

OFFICER: Farah Humayun

DATE OF SITE VISIT: 26/7/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~Y~~ . -> DE FENCE.

2. DESCRIPTION OF SURROUNDINGS

RES, PROXIMITY TO SCHOOL.

3. DESCRIPTION OF SITE/BUILDING

~~RES~~. SEMI-DET WITH GARAGE TO REAR
ALL FRONTAGES HAVE PART LAWN / PART DRIVEWAY.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 2 - NO SIDE WINDOWS. 1.8 M RB FENCE TO BOUNDARY.
RUNS TO SIDE.
REAR F. PROP WITH GARDEN BETWEEN.

NO 6 - SIST EXT TO REAR - SHARP WATCH, FENCING

5. SITE CONSTRAINTS

TREES IN REAR.

ACCESS/PARKING 2 SP ?.

LEVELS —

BOUNDARY TREATMENT OPEN PLAN TO FRT
TO N° 2. CB FENCE

OTHERS

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From:
Farah Humayun

To:
Adam Coggins

My Ref: F/2001/4080

Ext: 6482

Your Ref:

Date: 17/07/01

ADAM, COULD YOU HAVE A LOOK AT THESE REVISED PLANS,

Thanks

The highway authority recommend approval but with condition(s) & reason(s) stated below;

1/ The driveway shall be widened to a minimum of 4.8 metres and the associated dropped crossing extended to accommodate this.
R: HHS&C.

2/ E122, R122.

3/ The driveway shall be surfaced with a bonded material across its entire width for a distance of 6.5 metres measured from the carriageway edge. R140.

N07.

Adam C 19/07/01

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 05 June 2001

Application Number: F/2001/4080

Proposal: Proposed single storey side extension to dwelling plus front porch extension.

Parish: TWYFORD PARISH

Site Address:
4, Wensley Close, Twyford, Reading.

Applicant:
Mr & Mrs Pepall C/O Greg Farrell.

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).

1/ The entire area to the front of the dwelling shall be converted to hardstanding to accommodate the second parking space satisfactorily.

2/ C122, R122.

Signed: _____ **Print name:** Adam Coggins 07/06/01

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: June 29, 2001
My ref: FH/F/2001/4080
Your ref:

Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

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 Mr Farrell

PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION
PLANNING APPLICATION F/2001/4080
4 WENSLEY CLOSE, TWYFORD

I am writing to inform that the proposed application at present may be considered an unacceptable proposal due to the potential detrimental impact upon the street scene and upon highway safety. To meet the standards of the Highway Authority two car parking spaces are required to be provided within the curtilage of the property. Each space must be 2.4m x 4.8m. At present with the proposed porch extending to the front of the property the entire area to the front of the dwelling is required by the Highways Authority to be hardstanding to accommodate the second spaces satisfactorily. This is considered unacceptable as it will look out of character within the street scene.

I would advise that the proposed porch be ommitted from the proposal and the extension continue in line with the existing dwellinghouse to form a garage and living area to the rear. Two car parking spaces can then be provided vertically in front of the proposed garage and the second adjacent to. Part of the frontage will then be retained as garden area.

It is advisable to submit 6 copies of revised plans within 10 days so we can proceed with the application. Please do inform me of your intentions regarding this matte. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

FROM: Farah Humayun

DATE: 05 June 2001

RECEIVED

8 JUN 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/4080

Proposal: Proposed single storey side extension to dwelling plus front porch extension..

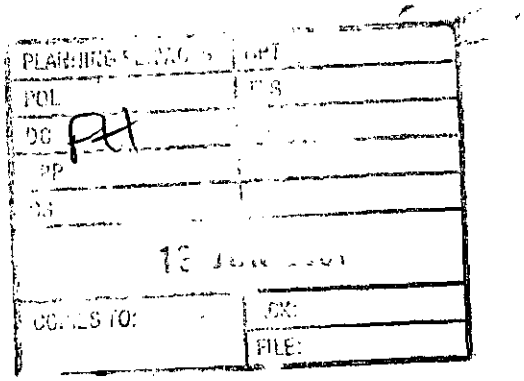
Site Address: 4, Wensley Close, Twyford, Reading.

Applicant: Mr & Mrs Pepall C/O Greg Farrell.

Your observations are required in respect of this application **by 29/06/2001** .

My Council has the following comments-

They object to the forward extension as it leaves insufficient parking space. The proposed parking arrangements uses most of the front garden, blocks access to the second space within the garage and will lead to an increase in street parking in a cul-de sac which due to its proximity to the school and the village centre, already has parking problems.

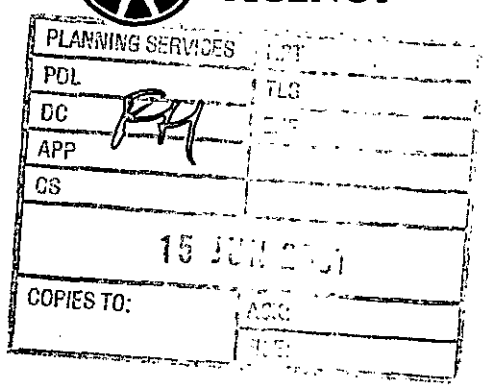


SIGNED: _____ DATE: 15/6/01

Clerk To Twyford Parish/Town Council.

Our ref: SP\2001\003852\001
Your ref: F/2001/4080
Date: 13th June 2001

ENVIRONMENT AGENCY



FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

PROPOSAL: 1 Storey Side Extension And Front Porch
LOCATION: 4 Wensley Close, Twyford

Thank you for your letter dated 05th June 2001, which was received on 08th June 2001. You are asked to quote the following reference in any correspondence: **SU77NE/9/48**.The Environment Agency has the following comments:

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

Planning Conditions

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

Planning Informatives

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Landfill Gas Risk

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

Grid Reference	Distance From Site	Landfill Name	Details
SU 788 765	133m	King Georges Field	Household Waste

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage

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

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

Advice To Applicant

Groundwater Protection

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

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Conservation

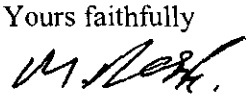
Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of grassland.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of the house should also be considered.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully



Matthew Rose
Development Planning Team

CC: Greg Farrell, 43 Wendover Way, Tilehurst, Reading, Berks, RG30 4RU

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

Tel: 0118 974 6482

Date: **05 June 2001**

My ref: F/2001/4080

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/2001/4080
4, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling plus front porch extension.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4080**
4, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6482

Date: **05 June 2001**

My ref: F/2001/4080

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4080**
4, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling plus front porch extension.
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 6482

Date: **05 June 2001**

My ref: F/2001/4080

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/2001/4080
4, Wensley Close, Twyford, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4080**
4, Wensley Close, Twyford, Reading.
Proposed single storey side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2001/4080

Proposal:
Proposed single storey side extension to dwelling plus front porch extension.

Location:
4, Wensley Close, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2001. 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

05 June 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 MAY 2001
Officer: FH	Application No. F/2001/4080

Map No. 29.. Site ..0.02:....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION

Location: 4 WENSLEY CLOSE

Parish: TWYFORD Ward: TWYFORD
05.06.01

Applicant: MR/MRS PEPALL

Fee Received 95-00 (4) 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	other side porch	05.06.01.	
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 : 05.06.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....Landfill

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....NJ Pre Appc.....
.....
.....

NEIGHBOURS:

.....Site notice & see map for neighbour details.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only
Application number 24 MAY 2001 * 4080

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 Address and postcode Phone number	MR & MRS PEARCE 4 WENSLEY CLOSE TWYFORD BERKS
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	SIDE EXTENSION & PORCH
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs PEARCE

Date 19/5/01

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

1933

ADDRESS 4 WENSLEY CLOSE PARISH TWYFORD

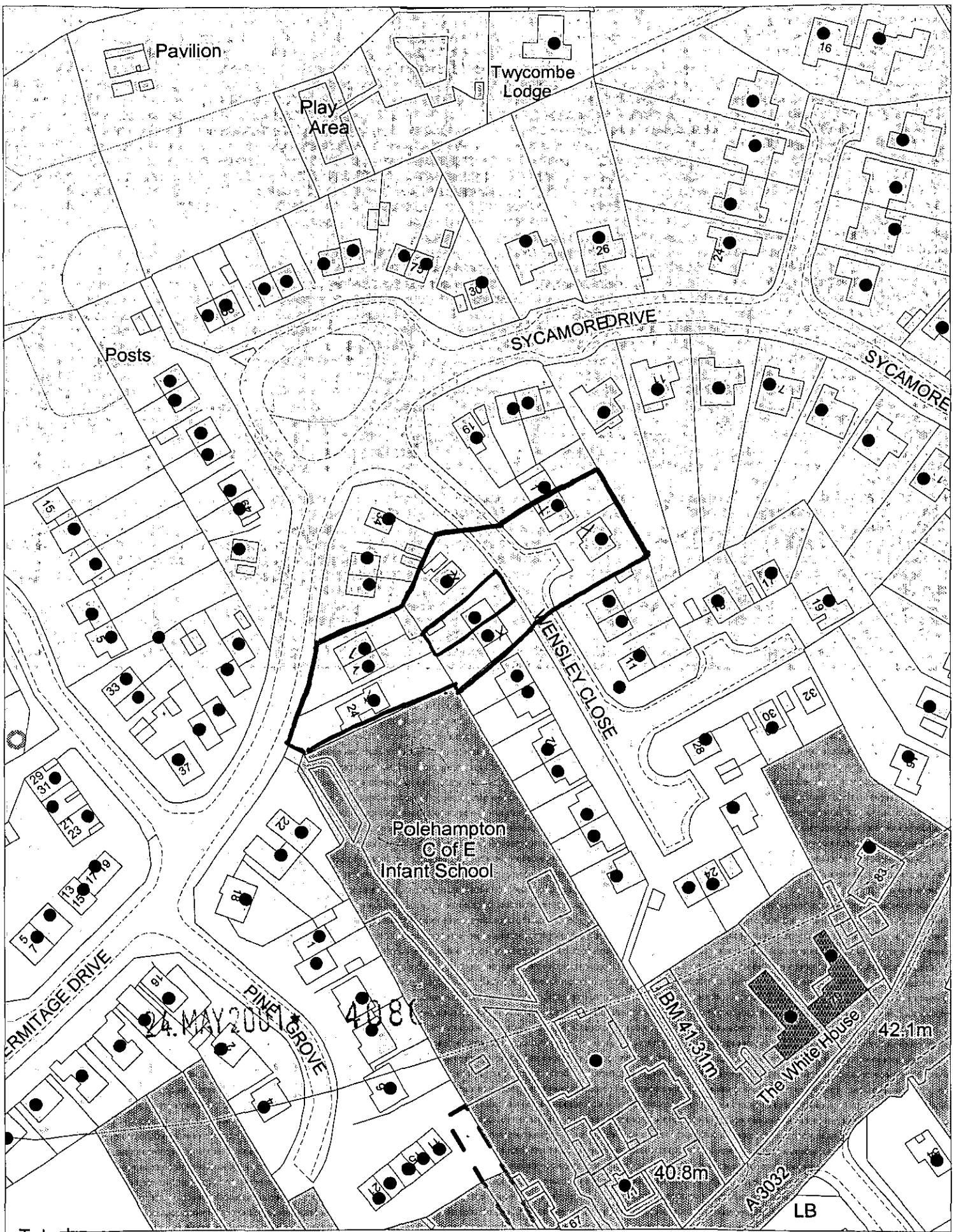
PLOT No. 24 ORD. SHEET No. SU 78762 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/320/61	MAJOR L. WHITE	O/L	6.12.61	CIA
0/24/63	DORMER DEV. LTD	O/L	26.2.63	CIA
68/63	PSYCHE DEVS. LTD.	S/DET. HOUSE & GARAGE	18.6.63	APP CIA
PD/56/64	MR. K. SWAIN	GARAGE	20.2.64	PD
BR 23197	MR. S. HAWKER	CONSERVATORY	19.7.84	APP

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. Pepall - Self As. Garage - 9/2/99



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Development Control Section, Environmental Services, Wokingham District Council.

29 May 2001

Scale: 1 : 1250

N W E S