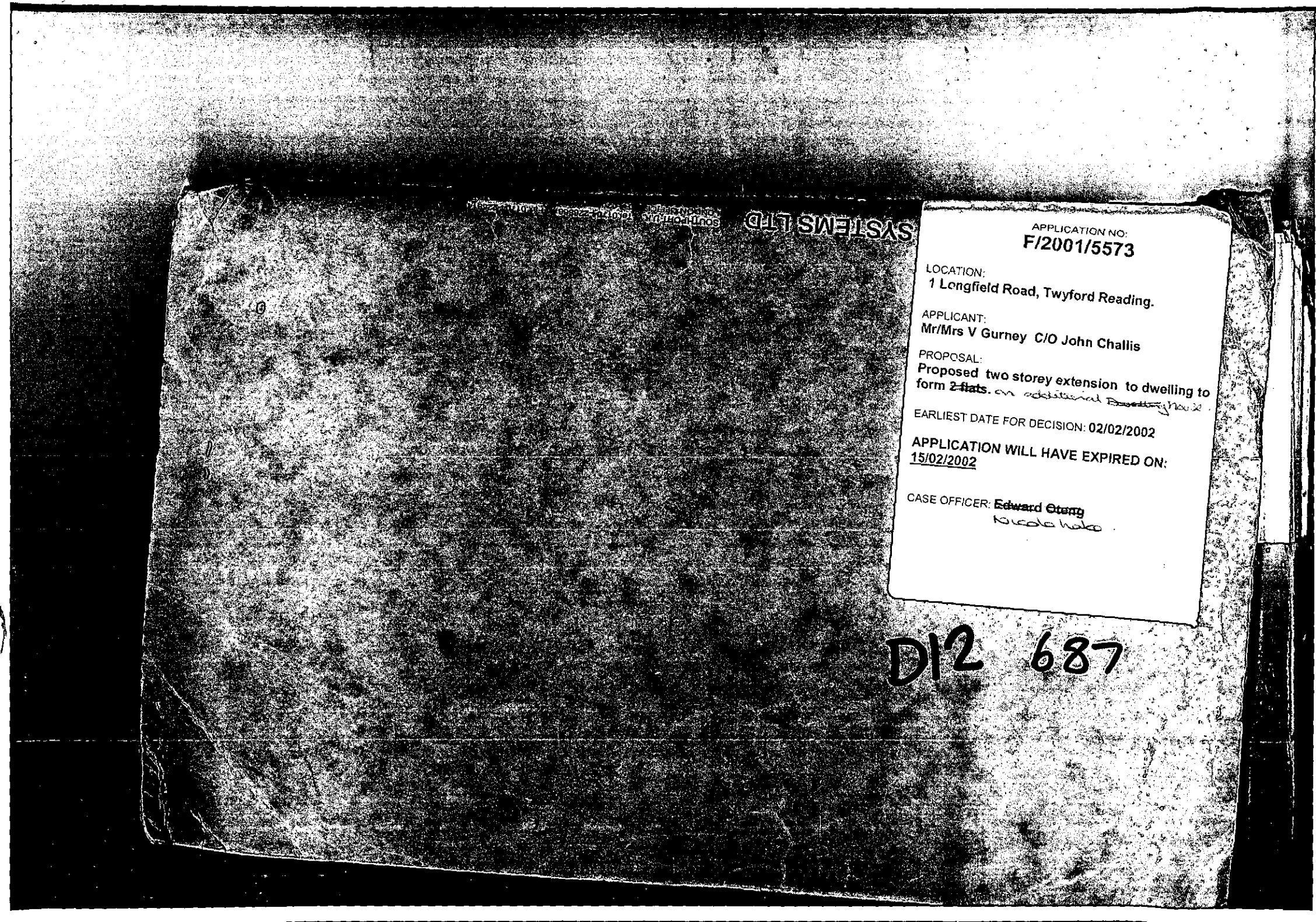

SYSTEMS LTD
APPLICATION NO:
F/2001/5573
LOCATION:
1 Longfield Road, Twyford Reading.
APPLICANT:
Mr/Mrs V Gurney C/O John Challis
PROPOSAL:
Proposed two storey extension to dwelling to form ~~2 flats~~. an additional ~~Dwelling~~ house
EARLIEST DATE FOR DECISION: 02/02/2002
APPLICATION WILL HAVE EXPIRED ON:
15/02/2002
CASE OFFICER: ~~Edward Oteng~~
Nicola Hale
D12 687

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 February, 2004
My ref. AO/F/2001/5573
Your ref. BH/JR/3953

Mchallams
3 London Court
The Mews
East street
READING
RG1 4QL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hindmarsh

PLANNING APPLICATION F/2001/5573
PROPOSED 2 STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL HOUSE AT 1 LONGFIELD ROAD, TWYFORD

Thank you for your letter of 27 January. I confirm the proposed clay tile for the upper part of the elevation is acceptable. I will write to you again regarding conditions 3 and 4 when I have received advice from our Environmental Health and Landscape Officers.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

mchallams

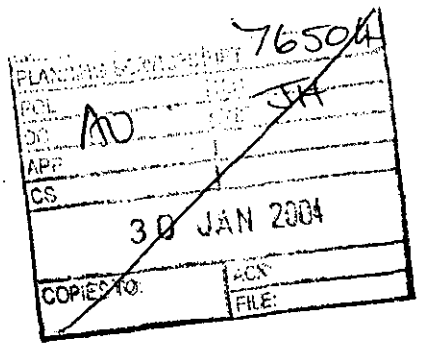
consulting engineers

Our ref: BH/JR/3953

structural & civil engineers
building engineers
party wall surveyors
chartered surveyors

partner:
B S E HINDMARSH
C ENG M I STRUCT E MRICS.MCIOB
associate:
R K WEST

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



F.A.O. Mr J Headley

27 January 2004

Dear Mr. Headley,

Re: Development at 1 Longfield Road, Twyford, Application F/2001/5573

Mr Ridout whom you met with on the 12th November 2003 has asked me to write to you concerning the development and your letter of the 13th November.

Condition 3

The noise attenuation is being dealt between the two buildings by introducing a separating 140mm blockwall and acoustic insulation constructed next to the existing 270mm cavity wall. As the drawings indicate the front and rear elevations are not in the same plane and cannot transmit sound similarly with the roof which is not connected to the existing house other than a lead flashing standard detail.

Condition 4

The detail of the landscaping are indicated on the attached drawing 3953/A1/A – 02.

The elevation of the existing semi-detached houses have timber boarding to the upper part of the elevation. Mr. Ridout has proposed to continue this band across but in a clay tile similar to the roof. This is indicated on the attached drawing.

Yours sincerely,

B J Ridout

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

Tel. 0118 974 6443 (Direct Line)

Date. 30 January, 2004

My ref. MT/FP/04/4925

Mr R Ridout
c/o McHallams
3 London Court
East Street
Reading
RG1 4QL

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Ridout

ERECTION OF 1 X 3 BEDROOM DWELLING ADJACENT TO 1 LONGFIELD ROAD TWYFORD

Thank you for your Building Regulations Application Number FP/04/4925 received on 19 January 2004.

I note that there are discrepancies between the floor plans submitted with this application and those approved under Planning Application Number F/2001/5573.

Would you please submit 4 copies of suitably revised floor plans incorporating the above changes so that our records may be brought up to date 16 February 2004.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6502.

Yours sincerely

Mary Thompson
Development Control/Building Control Liaison Officer

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5573	21.12.01	Cllr Conway	Twyford

Applicant: Mr & Mrs V Gurney.
Location: 1 Longfield Road, Twyford.
Proposal: Proposed two storey extension to dwelling to form an additional dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on the corner of Longfield Road and Crest Close. It is also at this point that Pennfields becomes Longfield Road. The dwelling is currently a semi-detached dwellings and adjoins number 3 Longfield Road. There is currently a single storey garage in the location of the proposed development.

Planning permission was granted in June 2000, for the erection of a two storey extension which was the same as the current proposed extension (application F/2000/1201). The permission has yet to be implemented.

Proposal -
The proposed development is for permission to erect a two storey extension to the side of the existing dwelling, to form a separate additional dwelling. The proposed extension has the same dimensions and external appearance as the extension, which was approved in 2000.

This application was listed for determination by the Development Control Committee by Cllr Conway, who is concerned about the creation of the separate dwelling and the highway impact.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations –

- ***Twyford Parish Council:*** Considerable concerns. (see attached comment).
- ***Access and Movement:*** No objection subject to a condition.
- ***Environment Agency:*** No objection subject to a condition.
- ***Ruscombe Parish Council:*** Have three concerns (see attached comments).
- ***Letters:*** There were 5 letters of objection received to the original development for two flats and 3 further letters of objection to the proposed revision to one additional dwelling. These objections can be summarised as follows:
  - Concerned about additional on-street parking.
  - Over-development.
  - Impact upon pedestrian safety.
  - Loss of value to neighbouring properties. *(Officer's notes: This is not a planning consideration.)*
  - The parking area to the front of the dwelling would be detrimental to the character of the surrounding area.

Appraisal

A. Principle of the Proposed Development. (Policy LH4 of the Loddon Area Local Plan and Policy WH4 of the Wokingham District Local Plan.)
B Impact upon the Residential Amenity of the Neighbouring Dwellings. (Policies LBE1, LBE2, and LBE5 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
C. Impact upon the Character and Appearance of the Streetscene. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
D. Access and Movement. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
E. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan, policies LPS2 and LPS3 of the Loddon Area Local Plan and policies WIC16 of the Wokingham District Local Plan.)
F. Concerns of Residents and Twyford Parish Council.
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of the Proposed Development.

The application site is located within the identified settlement of Twyford, adjacent to the boundary with Ruscombe Parish. The principle of the proposed two storey structure was established by the grant of planning permission on application F/2000/1201 in June 2000. The permission seeks to build the structure and sub-divide it from the host property to form an additional dwelling. Policy LH4 of the Loddon Area Local Plan and policy WH4 of the Wokingham District Local Plan supports the principle of subdividing residential dwellings, which are over 100m² or more in floorspace. The original dwelling has a floorspace of 100.0m², however the proposed structure would have a floorspace of 96m². The policy has a

number of criteria, which the proposed development would have to meet. These include

a.) *Each unit is self-contained with adequate internal living space and its own private facilities including basis amenities and appropriate noise attenuation measures.*
b.) *The amenity of neighbouring or adjoining properties is not adversely affected.*
c.) *There is no adverse effect on the character of the environment, including on any conservation area or listed building.*
d.) *There is no significant adverse effect on any interest of nature conservation importance, and*
e.) *Appropriate car parking and bicycle storage are provided.*

These criteria will be assessed in the following appraisal.

B. Impact upon the Residential Amenity of the Neighbouring Dwellings.
The proposed development is for the erection of a two storey side extension to the existing semi-detached dwelling. The extension would replace an existing single storey garage structure. The proposal would have a width of 7.4m, a depth of 6.6m and a height of 6.4m. The extension would be approximately 14m from the side elevation of number 10 Pennfields, which is located to the south-east of the application site. There is no first floor side facing windows shown in the side elevation of the proposed extension. It is within this 14m that Crest Close runs. To the immediate south (rear) of the proposed extension is a parking area for the two storey maisonettes, which are located in Crest Close.

As such the proposed extension would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings. A condition could be imposed which ensure that adequate noise attenuation measures are constructed between the host dwelling and the proposed additional house.

C. Impact upon the Character and Appearance of the Streetscene.
The application site is located within a predominately residential area, where there is a mix of housing types and styles, including terraces, maisonettes, flats and semi-detahced dwellings.

The proposed extension would be set in from the front of the dwelling by 60cm and 70cm in from the rear elevation. The ridge height would be 1.8m lower than that of the host dwelling. This would give the proposed extension a subservient appearance to that of the host dwelling, which would remain the dominant feature. The proposed structure would have three front and rear facing first floor dormer windows. As such the proposed dwelling would have a similar outlook as that of the existing dwelling. As such the proposed development would have no adverse impact upon the character and appearance of the surrounding area.

D. Access and Movement.
The proposed additional access was created under permitted development rights and was formed during the recent road alterations/maintenance that was carried out recently on both Longfield Road and Pennfields. The Highway Officer is satisfied that subject to the imposition of a condition, which requires the creation of the additional parking spaces on site and their future retention and maintenance for that purpose prior to the occupation of the proposed dwelling, that the proposed development would have no adverse impact upon the highway safety of the surrounding road network.

E. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Local Residents and Twyford Parish Council.
The concerns of the local residents and Twyford Parish Council have been noted and addressed in the above appraisal.

G. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

Conclusion – Policies LH4 and WH4 of the adopted and emerging local plan state that the Council will give favourable consideration to proposals for the conversion or sub-division of residential buildings for residential uses. It is considered that the proposed development would satisfy the requirement of these policies and as such would have no adverse impact upon the residential amenity of the neighbouring dwellings or the character or appearance of the surrounding area.

Recommendation – To GRANT planning permission subject to the following conditions:

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

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.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above hereby permitted except for any which may be shown on the approved drawing(s).

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. 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.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Reasons:

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

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

3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. To safeguard the visual amenities of neighbouring properties and the locality.

5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

12. To ensure satisfactory noise attenuation measures are installed.

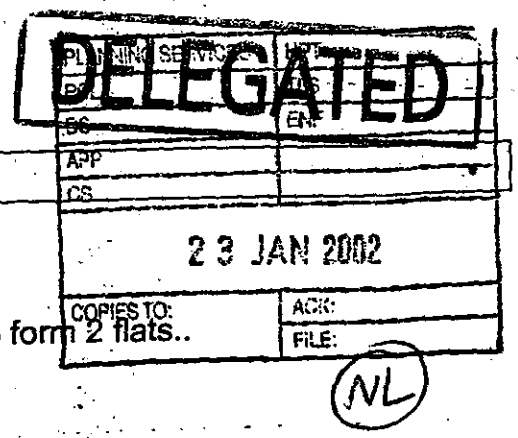
Informatives:

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: H5.
   Loddon Area Local Plan: LH1, LBE1, LBE2, LBE5, LT5 and LT6.
   Wokingham District Local Plan: WH6, Housing Density policy, WOS3, WBE1, WGB1A, WT6, and WT7.

Nicola Lake.

FROM: Edward Oteng

DATE: 10 January 2002



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Your observations are required in respect of this application **by 02/02/2002** .

My Council has considerable concern over the design and layout of this application.

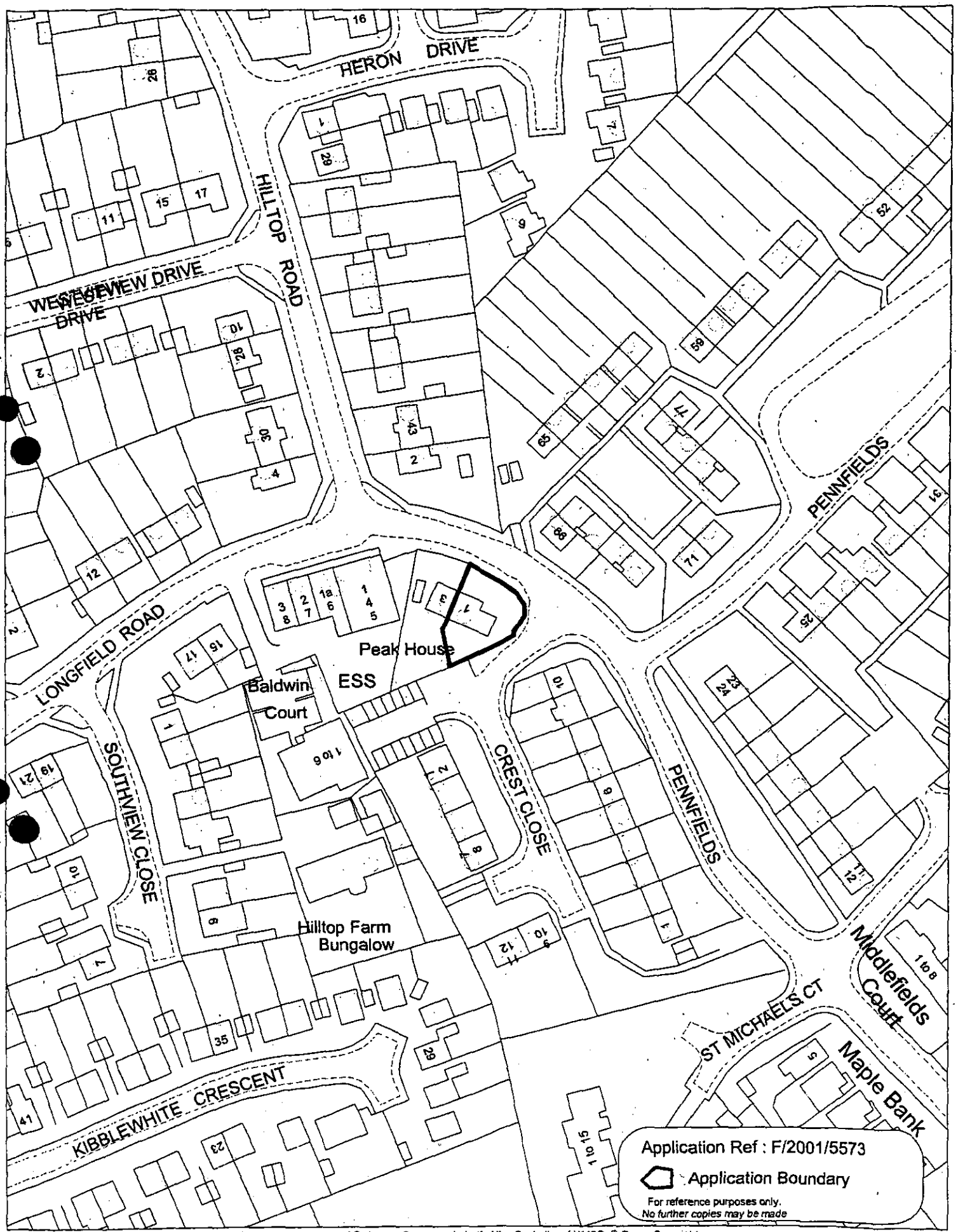
1. The flats are extremely small inside –the bathrooms would be better with showers rather than a bath. The bedrooms are really only suitable for a single bed.
2. The arrangement of having a bedroom positioned over a kitchen and the other bedroom under the lounge will cause a noise nuisance. It should be possible to arrange the internal layout so that uses on both storeys match.
3. The external elevations are out of keeping with the adjoining property and will stick out like a sore thumb in the street scene. Again it should be possible to design something that matches the existing scene.
4. The parking arrangement will require the loss of many mature trees and shrubs.
5. Parking immediately under the windows of the existing house will give rise to noise and smell nuisance with the house.
6. There does not appear to be adequate turning space within the frontage particularly to use space no 1 when the others are occupied.
7. The plan shows an existing entrance which does not exist.
8. The entrance shown on the plan is dangerous as it is on a street corner.
9. The entrance will require the diversion of services including the cable box and a street light.
10. The plan does not show how the garden areas will be shared/divided.

SIGNED: _____ DATE: _____

Clerk To ~~Ruscombe~~ Twyford Parish/Town Council.

21/2/02

11. The proposal may well be overdevelopment of the site and any permission should remove permitted development rights, in other words no extensions would be allowed, not even a conservatory.



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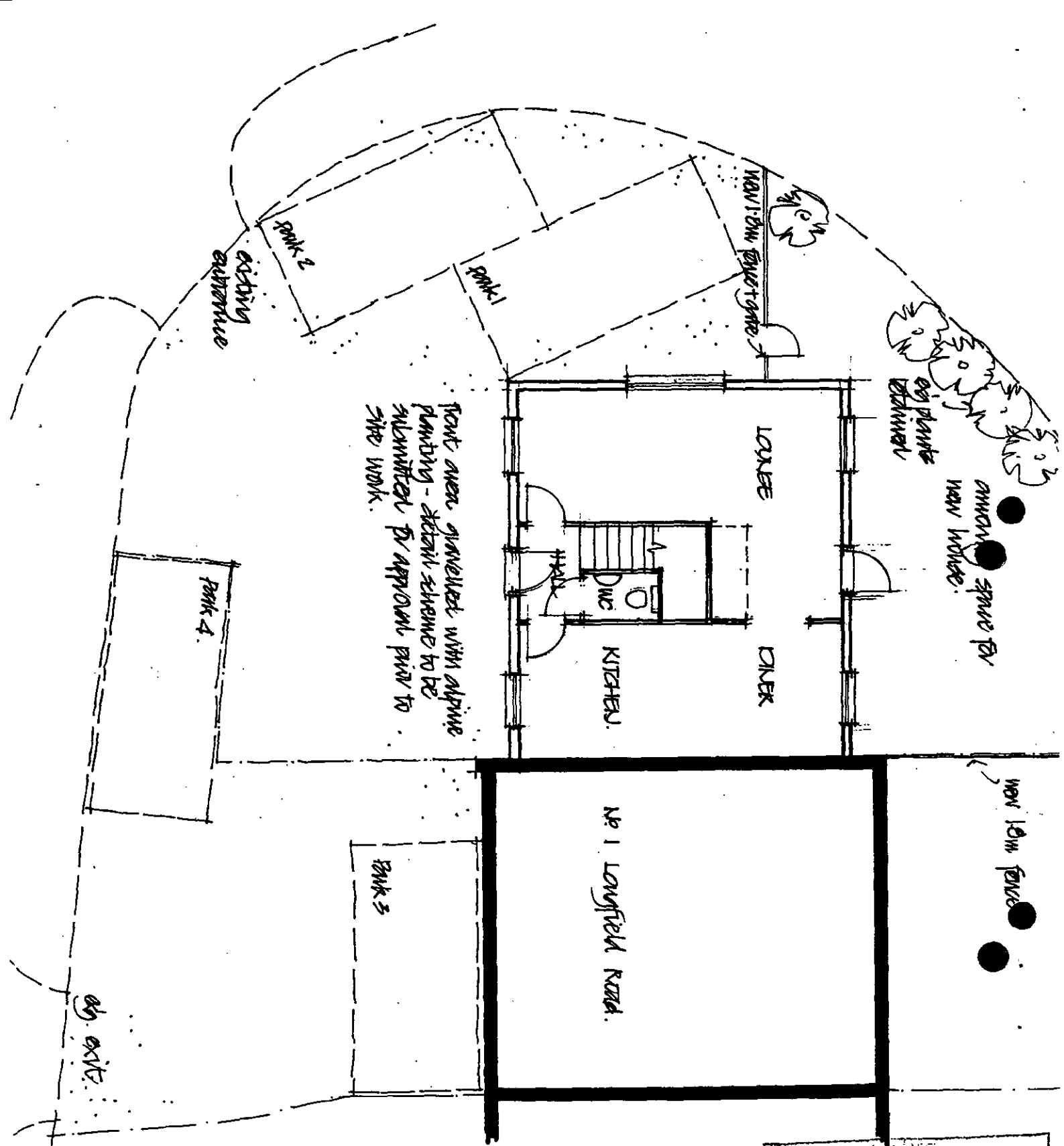
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250

N W E S



REVISED PLAN
5573

PLANNING	
PO:	
DO	ENF
APP	
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18 APR 2002	
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	FILE:

Ground floor plan.

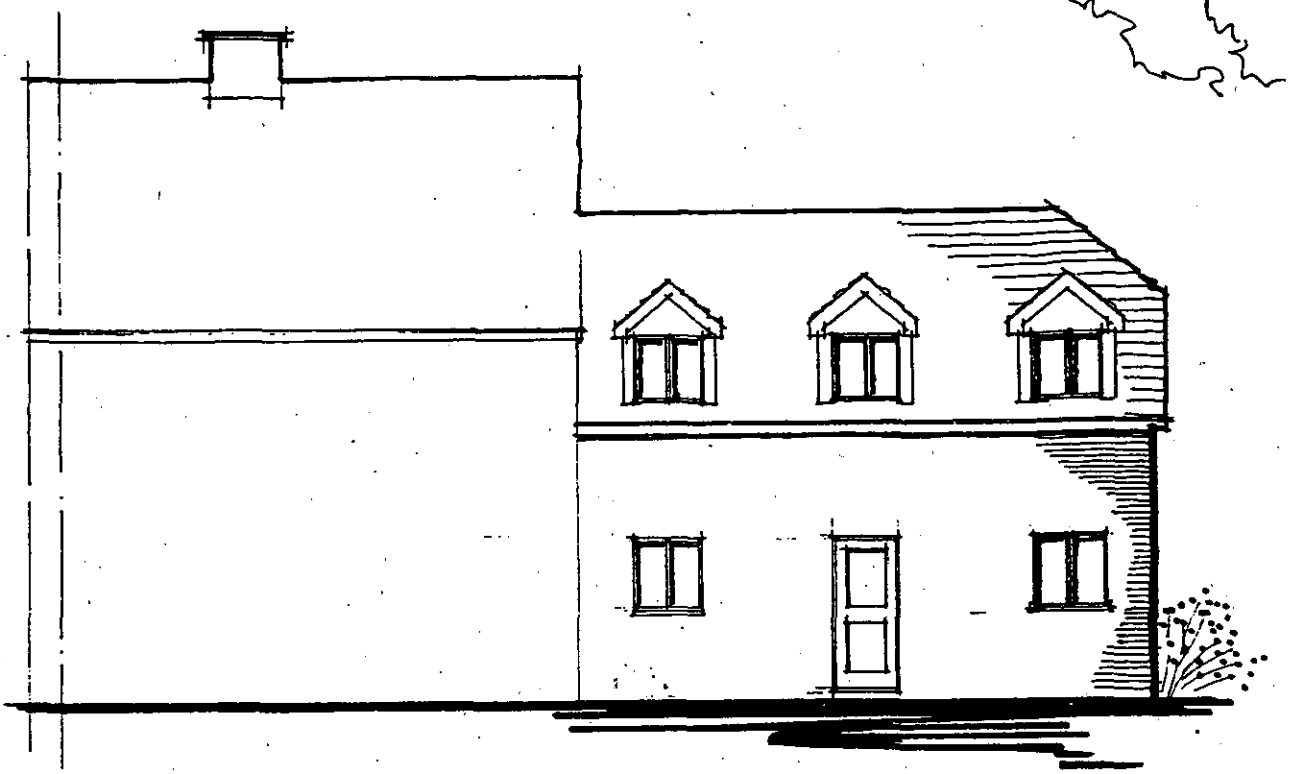
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

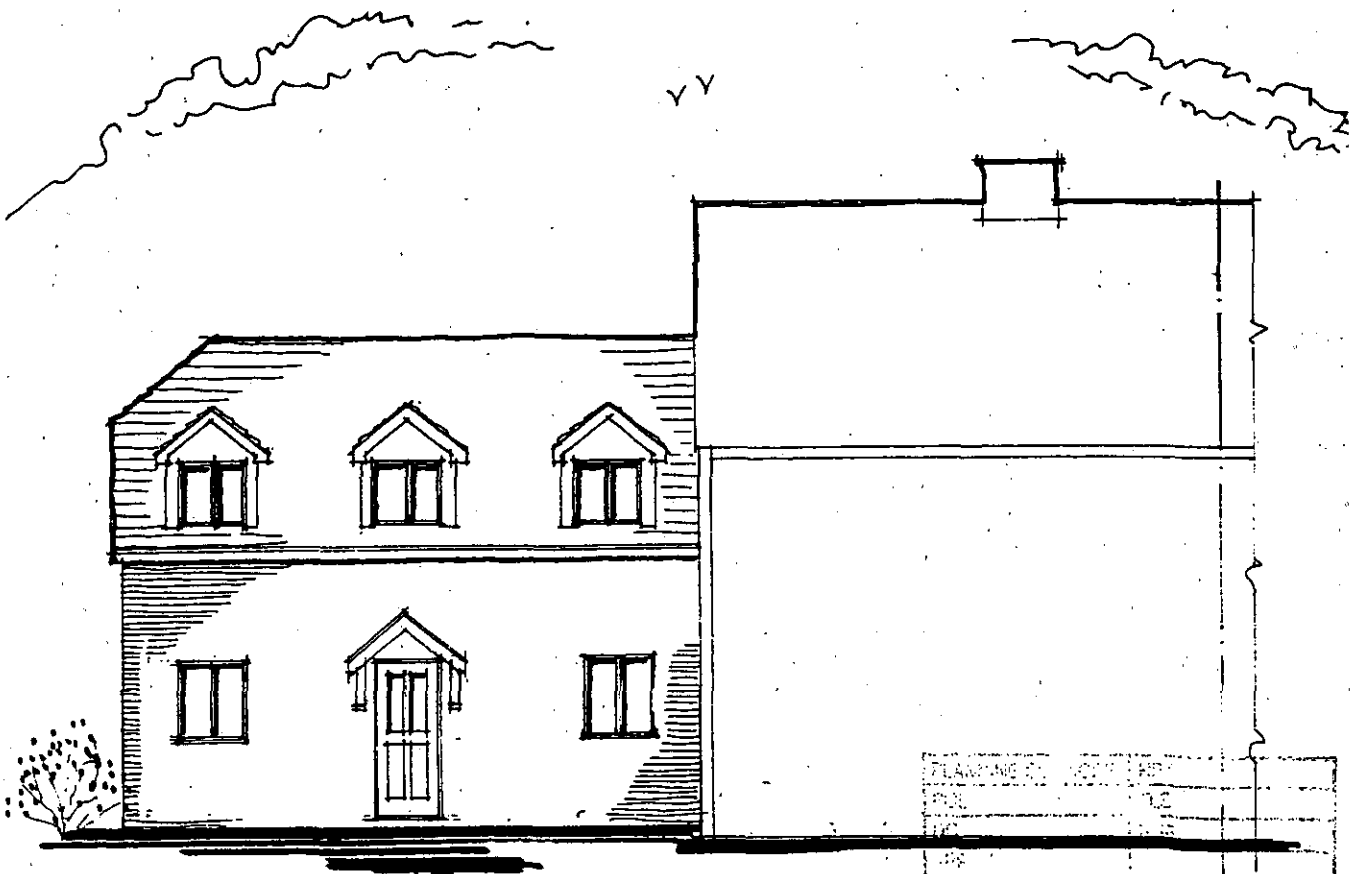
Scale. 1:100. Date. April 2002. Drawing number 9924.15.

John Challis Chartered Architect. 72 Wargrave Road Twyford Berkshire

REVISED PLAN

5573





PLANNING DEPT
RECEIVED
18 APR 2002
COPIES TO

Front and rear elevations.

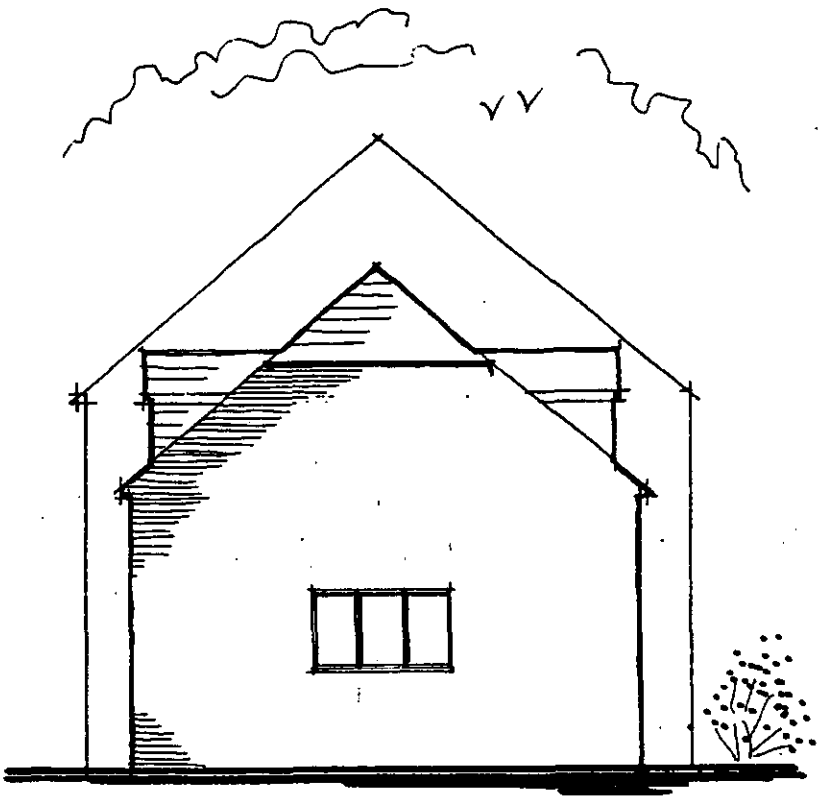
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.17.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

5573



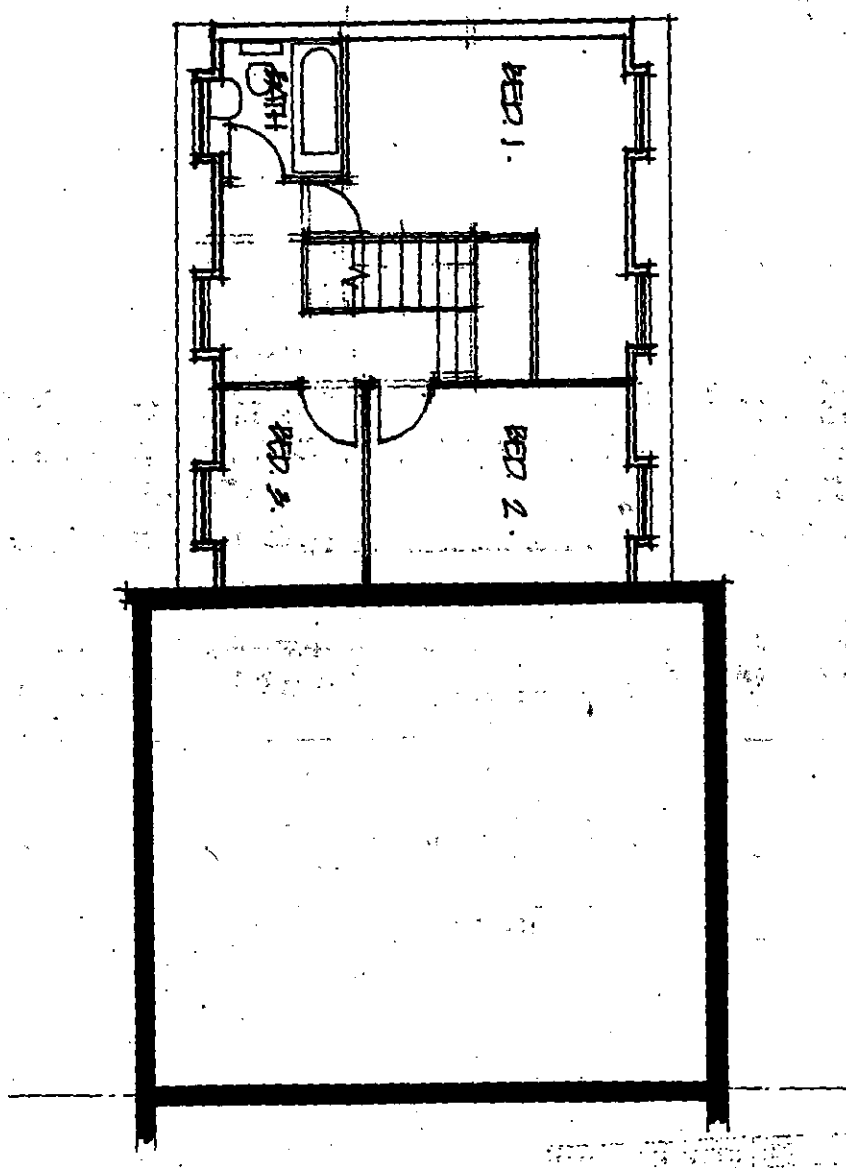
PLANNING SERVICES
HPT
TLC
ENF
18 APR 2002

Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. 655 Drawing number 9924.18.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



REVISED PLAN

5573

18 APR 2002

First floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

656

Scale. 1:100. Date. April 2002. Drawing number 9924.16.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5573	21.12.01	Cllr Conway	Twyford

Applicant: Mr & Mrs V Gurney.
Location: 1 Longfield Road, Twyford.
Proposal: Proposed two storey extension to dwelling to form an additional dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on the corner of Longfield Road and Crest Close. It is also at this point that Pennfields becomes Longfield Road. The dwelling is currently a semi-detached dwellings and adjoins number 3 Longfield Road. There is currently a single storey garage in the location of the proposed development.

Planning permission was granted in June 2000, for the erection of a two storey extension which was the same as the current proposed extension (application F/2000/1201). The permission has yet to be implemented.

Proposal -
The proposed development is for permission to erect a two storey extension to the side of the existing dwelling, to form a separate additional dwelling. The proposed extension has the same dimensions and external appearance as the extension, which was approved in 2000.

This application was listed for determination by the Development Control Committee by Cllr Conway, who is concerned about the creation of the separate dwelling and the highway impact.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

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- ***Twyford Parish Council:*** Considerable concerns. (see attached comment).
- ***Access and Movement:*** No objection subject to a condition.
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  - Concerned about additional on-street parking.
  - Over-development.
  - Impact upon pedestrian safety.
  - Loss of value to neighbouring properties. *(Officer's notes: This is not a planning consideration.)*
  - The parking area to the front of the dwelling would be detrimental to the character of the surrounding area.

Appraisal

A. Principle of the Proposed Development. (Policy LH4 of the Loddon Area Local Plan and Policy WH4 of the Wokingham District Local Plan.)
B Impact upon the Residential Amenity of the Neighbouring Dwellings. (Policies LBE1, LBE2, and LBE5 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
C. Impact upon the Character and Appearance of the Streetscene. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
D. Access and Movement. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
E. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan, policies LPS2 and LPS3 of the Loddon Area Local Plan and policies WIC16 of the Wokingham District Local Plan.)
F. Concerns of Residents and Twyford Parish Council.
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of the Proposed Development.

The application site is located within the identified settlement of Twyford, adjacent to the boundary with Ruscombe Parish. The principle of the proposed two storey structure was established by the grant of planning permission on application F/2000/1201 in June 2000. The permission seeks to build the structure and sub-divide it from the host property to form an additional dwelling. Policy LH4 of the Loddon Area Local Plan and policy WH4 of the Wokingham District Local Plan supports the principle of subdividing residential dwellings, which are over 100m² or more in floorspace. The original dwelling has a floorspace of 100.0m², however the proposed structure would have a floorspace of 96m². The policy has a

number of criteria, which the proposed development would have to meet. These include

a.) Each unit is self-contained with adequate internal living space and its own private facilities including basis amenities and appropriate noise attenuation measures.
b.) The amenity of neighbouring or adjoining properties is not adversely affected.
c.) There is no adverse effect on the character of the environment, including on any conservation area or listed building.
d.) There is no significant adverse effect on any interest of nature conservation importance, and
e.) Appropriate car parking and bicycle storage are provided.

These criteria will be assessed in the following appraisal.

B. Impact upon the Residential Amenity of the Neighbouring Dwellings.
The proposed development is for the erection of a two storey side extension to the existing semi-detached dwelling. The extension would replace an existing single storey garage structure. The proposal would have a width of 7.4m, a depth of 6.6m and a height of 6.4m. The extension would be approximately 14m from the side elevation of number 10 Pennfields, which is located to the south-east of the application site. There is no first floor side facing windows shown in the side elevation of the proposed extension. It is within this 14m that Crest Close runs. To the immediate south (rear) of the proposed extension is a parking area for the two storey maisonettes, which are located in Crest Close.

As such the proposed extension would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings. A condition could be imposed which ensure that adequate noise attenuation measures are constructed between the host dwelling and the proposed additional house.

C. Impact upon the Character and Appearance of the Streetscene.
The application site is located within a predominately residential area, where there is a mix of housing types and styles, including terraces, maisonettes, flats and semi-detahced dwellings.

The proposed extension would be set in from the front of the dwelling by 60cm and 70cm in from the rear elevation. The ridge height would be 1.8m lower than that of the host dwelling. This would give the proposed extension a subservient appearance to that of the host dwelling, which would remain the dominant feature. The proposed structure would have three front and rear facing first floor dormer windows. As such the proposed dwelling would have a similar outlook as that of the existing dwelling. As such the proposed development would have no adverse impact upon the character and appearance of the surrounding area.

D. Access and Movement.
The proposed additional access was created under permitted development rights and was formed during the recent road alterations/maintenance that was carried out recently on both Longfield Road and Pennfields. The Highway Officer is satisfied that subject to the imposition of a condition, which requires the creation of the additional parking spaces on site and their future retention and maintenance for that purpose prior to the occupation of the proposed dwelling, that the proposed development would have no adverse impact upon the highway safety of the surrounding road network.

E. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Local Residents and Twyford Parish Council.
The concerns of the local residents and Twyford Parish Council have been noted and addressed in the above appraisal.

G. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

Conclusion – Policies LH4 and WH4 of the adopted and emerging local plan state that the Council will give favourable consideration to proposals for the conversion or sub-division of residential buildings for residential uses. It is considered that the proposed development would satisfy the requirement of these policies and as such would have no adverse impact upon the residential amenity of the neighbouring dwellings or the character or appearance of the surrounding area.

Recommendation – To GRANT planning permission subject to the following conditions:

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

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.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above hereby permitted except for any which may be shown on the approved drawing(s).

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. 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.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Reasons:

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

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

3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. To safeguard the visual amenities of neighbouring properties and the locality.

5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

12. To ensure satisfactory noise attenuation measures are installed.

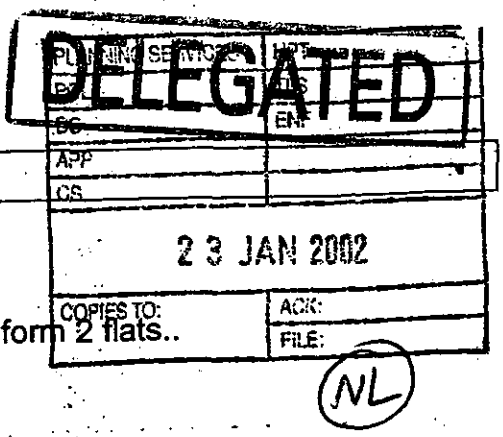
Informatives:

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: H5.
   Loddon Area Local Plan: LH1, LBE1, LBE2, LBE5, LT5 and LT6.
   Wokingham District Local Plan: WH6, Housing Density policy, WOS3, WBE1, WGB1A, WT6, and WT7.

Nicola Lake.

FROM: Edward Oteng

DATE: 10 January 2002



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Your observations are required in respect of this application **by 02/02/2002**.

My Council has considerable concern over the design and layout of this application.

1. The flats are extremely small inside –the bathrooms would be better with showers rather than a bath. The bedrooms are really only suitable for a single bed.
2. The arrangement of having a bedroom positioned over a kitchen and the other bedroom under the lounge will cause a noise nuisance. It should be possible to arrange the internal layout so that uses on both storeys match.
3. The external elevations are out of keeping with the adjoining property and will stick out like a sore thumb in the street scene. Again it should be possible to design something that matches the existing scene.
4. The parking arrangement will require the loss of many mature trees and shrubs.
5. Parking immediately under the windows of the existing house will give rise to noise and smell nuisance with the house.
6. There does not appear to be adequate turning space within the frontage particularly to use space no 1 when the others are occupied.
7. The plan shows an existing entrance which does not exist.
8. The entrance shown on the plan is dangerous as it is on a street corner.
9. The entrance will require the diversion of services including the cable box and a street light.
10. The plan does not show how the garden areas will be shared/divided.

SIGNED: _____ DATE: _____

Clerk To ~~Ruscombe~~ Twyford Parish/Town Council.

2/2/02

11. The proposal may well be overdevelopment of the site and any permission should remove permitted development rights, in other words no extensions would be allowed, not even a conservatory.

F/2001/5573 – 1 Longfield Road, Twyford.

1. Application F/2000/1201 was granted permission in 06.06.00. The approved driveway was much smaller, with more available room for landscaping, to the front of the lounge and to the side of the dwelling and extension.

   However there was no condition to require planting in these areas and no removal of permitted development rights to prevent them from being landscaped.

2. I have checked the history on the site and the dwelling still has its permitted development rights. Therefore they could put hard standing down on the front and remove landscaping without requiring planning permission.

Suggested reasons for refusal/

1. The proposed development by reason of the prominent position and the resultant loss of the landscaping from the front and side of the dwelling to form the car parking and turning areas, would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. This is contrary to policies LBE1, LBE2, LBE8 & LH1 of the Loddon Area Local Plan, policy ENV of the Berkshire Structure Plan & policies WOS3, WBE1 & WH1 of the Wokingham District Plan (Deposit Draft).

~~The proposed development would result in the parking and manoeuvring of car in close proximity to the lounge windows of both the host and adjoining dwellings. As such the proposal would result in a significant increase in the level of noise and disturbance to the detriment of the residential amenity of these dwellings.~~

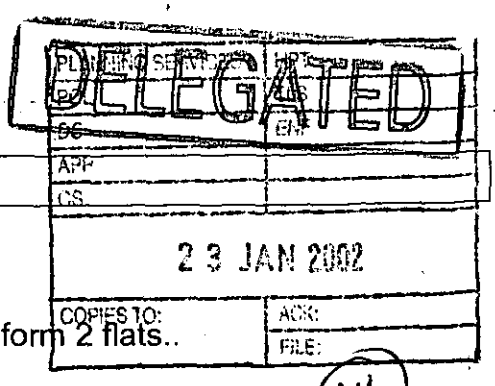
2. The proposed erection of an additional dwelling would result in both the host property and the proposed dwelling having an inadequate level of amenity area, resulting in the formation of dwellings with an unacceptable level of private residential amenity. This is contrary to policies LH1 & LBE1 of the Loddon Area Local Plan, policy ENV of the Berkshire Structure Plan & policies WOS3 & WBE1 of the Wokingham District Plan (Deposit Draft).

Committee decision

3 July 02

FROM: Edward Oteng

DATE: 10 January 2002



NL

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Your observations are required in respect of this application **by 02/02/2002** .

My Council has considerable concern over the design and layout of this application.

1. The flats are extremely small inside –the bathrooms would be better with showers rather than a bath. The bedrooms are really only suitable for a single bed.
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3. The external elevations are out of keeping with the adjoining property and will stick out like a sore thumb in the street scene. Again it should be possible to design something that matches the existing scene.
4. The parking arrangement will require the loss of many mature trees and shrubs.
5. Parking immediately under the windows of the existing house will give rise to noise and smell nuisance with the house.
6. There does not appear to be adequate turning space within the frontage particularly to use space no 1 when the others are occupied.
7. The plan shows an existing entrance which does not exist.
8. The entrance shown on the plan is dangerous as it is on a street corner.
9. The entrance will require the diversion of services including the cable box and a street light.
10. The plan does not show how the garden areas will be shared/divided.

SIGNED: _____ DATE: _____

Clerk To ~~Ruscombe~~ Parish/Town Council.

Twyford

21/1/02

11. The proposal may well be overdevelopment of the site and any permission should remove permitted development rights, in other words no extensions would be allowed, not even a conservatory.

	Applicationo	Name & Address
1	F/2001/5573	Mr & Mrs M Ridley 4 Longfield Road TWYFORD RG10 9AS
2	F/2001/5573	Mr A H Robinson Wayfield 137 London Road RUSCOMBE Berkshire RG10 9HA
3	F/2001/5573	Graham Wallace 1 Crest Close RUSCOMBE Berkshire RG10 9BQ
4	F/2001/5573	Mrs B E Edwards 68 Pennfields RUSCOMBE Berkshire RG10 9BE
5	F/2001/5573	Alan R Harrop 3 Longfield Road TWYFORD RG10 9AN
	F/2001/5573	

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 May 2002
My ref: NL/F/2001/5573.
Your ref:

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

Mr Alan R Harrop
3 Longfield Road
Twyford
Berkshire
RG10 9AN

Dear Mr Harrop,

PROPOSED ERECTION OF A TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING AT 1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573.

I write regarding the above proposed development.

You may have been aware that the allocated case officer for this development was Mr Edward Oteng. Unfortunately, Mr Oteng is no longer working for the Unitary Authority, and I have since taken over the determination of the application.

It is our intention to determine this application at the Development Control Committee of the 12 June 2002. However, while our records show that you have submitted a letter commenting on the proposed development, this letter appears to be missing from the application file. I would therefore ask that you send in a copy of your original letter.

I would like to take this opportunity to apologise for any inconvenience this has caused you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
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Mrs B E Edwards
68 Pennfields
Ruscombe
Berkshire
RG10 9BE

Dear Mrs Edwards,

PROPOSED ERECTION OF A TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING AT 1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573.

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Berkshire RG40 1WR
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Graham Wallace
1 Crest Close
Ruscombe
Berkshire
RG10 9BQ

Dear Mr Wallace,

PROPOSED ERECTION OF A TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING AT 1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573.

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Yours sincerely,

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Senior Planning Officer.

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Date: 29 May 2002
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Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr A H Robinson
Wayfield
137 London Road
Ruscombe
Berkshire
RG10 9HA

Dear Mr Robinson,

PROPOSED ERECTION OF A TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING AT 1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573.

I write regarding the above proposed development.

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Senior Planning Officer.

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E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 May 2002
My ref: NL/F/2001/5573.
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Environmental Services Department
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr & Mrs M Ridley
4 Longfield Road
Twyford
RG10 9AS

Dear Mr & Mrs Ripley,

PROPOSED ERECTION OF A TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING AT 1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573.

I write regarding the above proposed development.

You may have been aware that the allocated case officer for this development was Mr Edward Oteng. Unfortunately, Mr Oteng is no longer working for the Unitary Authority, and I have since taken over the determination of the application.

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I would like to take this opportunity to apologise for any inconvenience this has caused you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Tel: 0118 974 6437

Date: 13 May 2002

My ref: F/2001/5573

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/5573
1, Longfield Road, Twyford, Reading.
Proposed two storey extension to dwelling to form ~~2 flats~~ an additional house.

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 ~~Edward Oteng~~ Nicola Lake on **0118 974 ~~6437~~** 6481. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23 May 2002

Yours faithfully

T G Watson

Principal Development Control Officer

LISTING FORM
Case officer: **Edward Oteng** Application Number: **F/2001/5573**
1, Longfield Road, Twyford, Reading.
Proposed two storey extension to dwelling to form 2 flats.

Transfer: Yes ☑ No ☐
Reason for Transfer:
Concern about creation of seperate dwelling and the highway impact.

Signed: [signature] Date: 17/5/02

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.

Nicola Lake

From: Penny Stoodley
Sent: 16 May 2002 08:10
To: Nicola Lake
Subject: FW: Revised plans - 1 Longfield Road

-----Original Message-----
From: Fiona Penn [SMTP:pollypenn@fish.co.uk]
Sent: 15 May 2002 14:42
To: Penny Stoodley
Subject: Re: Revised plans - 1 Longfield Road

Dear Penny

we have receivd numerous copies of the now infamous 1 Longfield Road application and have no further comments other than the ones we have already sent in.

many thanks

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

ENVIRONMENT AGENCY

Our Ref : SP/2002/005130-1/1
Your Ref : F/2001/5573

Date : 18 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Oteng

TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS AT 1 LONGFIELD ROAD, TWYFORD, READING

Thank you for your letter dated 09th January 2001, received on 11th January 2001. Please quote the following reference in any correspondence: **SU77NE/10/11**. 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 three 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 David Walters 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. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Presence of a Watercourse

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

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer
pp Paul Bussing
Direct dial: 01276 454349

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: John Challis John Challis Chartered Architects

ENVIRONMENT AGENCY

Our Ref : SP/2002/005130-2/1
Your Ref : F/2001/5573

Date : 14 May 2002

PLANNING SERVICES	HPT 56443
POL	TLS
DC	ENF
APP	
CS	
16 MAY 2002	
	RGR

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Nicola Lake

Dear Madam

TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS - REVISED PLANS

1 LONGFIELD ROAD, TWYFORD, READING, RG10 9AN

Thank you for your letter dated 24 April 2002, received on 25 April 2002. Please quote the following reference in any correspondence: SU77NE/10/11. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated 18 January 2002 regarding your consultation reference F/2001/5573 of which a copy is enclosed.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: John Challis John Challis Chartered Architects

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 13 May 2002
My ref: NL/F/2001/5573
Your ref:

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

Mr John Challis
72 Wargrave Road
Twyford
Berkshire
RG10 9PH

Dear Mr Challis,

PROPOSED ERECTION OF A TWO STOREY SIDE EXTENSION TO FORM AN ADDITIONAL DWELLING AT1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573.

I write regarding the above stated development.

Unfortunately due to a clerical error, a mistake was made on the re-consultation of Twyford Parish Council on the revised plans. This has now been corrected, but will result in a further delay to the determination of the proposed development. A decision on this application will now be possible after the 27 May 2002.

I would like to apologise for any inconvenience experience by this error and would hope to determine the application as soon, as is possible once the revised plans consultation has been complete. I hope this information is of assistance to you. However should you wish to discuss this matter further, please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Copy for you, Nicky!

Date: 13 May 2002.

To: Twyford Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/5573

Location: 1, Longfield Road, Twyford, Reading.

Proposal: Proposed two storey extension to dwelling to form an additional house.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Case Officer: Nicola Lake

The new plans show the following: Revised plans show sub-division into one additional dwelling, not two flats. Drawing nos: 9924.15, 16, 17 & 18.

Comments are required by 27/05/2002.

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

Date: 24 April 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5573

Location: 1, Longfield Road, Twyford, Reading.

Proposal: Proposed two storey extension to dwelling to form an additional house.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Case Officer: Nicola Lake

The new plans show the following: Revised plans show sub-division into one additional dwelling, not two flats. Drawing nos: 9924.15, 16, 17 & 18.

Comments are required by 15/05/2002.

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

As previous.

AC 24/04/02.

Date: 24 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5573

Location: 1, Longfield Road, Twyford, Reading.

Proposal: Proposed two storey extension to dwelling to form an additional house.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Case Officer: Nicola Lake

The new plans show the following: Revised plans show sub-division into one additional dwelling, not two flats. Drawing nos: 9924.15, 16, 17 & 18.

Comments are required by 15/05/2002.

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

(RING ONE)

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

App No. (Planaps) / F/2001/5573 (Ludhouse) Date Rec. 18 April 2002.

Location: 1 Hangfield Road, Twyford

Parish Twyford.

Applicant: Mr + Mrs V Gurney.

Description of attached plans Revised Plans to show Sub-division into 1 additional dwelling, not two flats.

Drawing No's: 9924.15, 16, 17 and 18.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Neighbours + objectors

Ward Members.

Environmental Health

Environment Agency.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 21 Days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice (Y) / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 24.04.02.

Yellow - Part One Copy
Green - Officer's Copy

JOHN CHALLIS
CHARTERED ARCHITECT

PLANNING SERVICES	HPT 5543
POL	TLS
DC NL	ENF
APP	
CS	
18 APR 2002	
COPIES TO	FILE

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

REVISED PLAN

16 APRIL 2002

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

5573

For the attention of the Ms N Lake.

Dear Ms Lake,

Re: 1 Longfield Road, Twyford. F/2001/5573.

Further to our recent telephone conversations I now enclose copies of drawings numbered 9924.15, 16, 17 and 18 which show the proposal amended to a single separate unit and I would be grateful if you would substitute these for the those of the original application.

Yours sincerely,

John Challis.

Copy: Client.

Planning Application

Received by Wokingham District Council

Application No: F/2001/5573

Proposal:
Proposed two storey extension to dwelling to form an additional house.

Location:
1, Longfield Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5573 to enable the library staff to locate the correct information.

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 15/05/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

24 April 2002

Revised Plans

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 23 April 2002
My ref: NL/F/2001/5573
Your ref:

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

Mr John Challis
72 Wargrave Road
Twyford
Berkshire
RG10 9PH

Dear Mr Challis,

PROPOSED REVISED PLANS ON APPLICATION F/2001/5573 AT1 LONGFIELD ROAD, TWYFORD.

Thank you for your letter of the 16 April 2002, regarding the above stated development.

I have discussed the proposed revised plans with Mike Thorp and he has agreed that while we would not normally allow revised plans of this nature to be submitted on a current application, due to the delay that you have already experienced and the change of case officer, we will except the revised plans on this occasion.

As such these plans will be sent out for a new 21 day consultation period and the description of development will be change accordingly.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Our Ref : SP/2002/005130-1/1
Your Ref : F/2001/5573

Date : 18 January 2002

PLANNING SERVICES	HP2050
POL	TLS
DC EO	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Oteng

TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS AT 1 LONGFIELD ROAD, TWYFORD, READING

Thank you for your letter dated 09th January 2001, received on 11th January 2001. Please quote the following reference in any correspondence: **SU77NE/10/11**. 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 three 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 David Walters 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. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Presence of a Watercourse

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

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Email: matthew.rose@environment-agency.gov.uk

CC: John Challis John Challis Chartered Architects

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
31 JAN 2002	
COPIES TO:	ACK:

Ruscombe Parish Council.

47 Hermitage Drive,

Twyford, Berks.RG10 9HT

D.J.Couzens.(Clerk) 0118 9341940

Case Officer; Mr.Edward Oteng
Application Number; F/2001/5573
Site; 1 Longfield Road, Twyford.
Proposal ; Two storey side extension to dwelling to form 2 flats.

27/01/02

The Parish Council offers the following observations../

1) Only one entrance exists,that is the one by parking place No.3, the proposed new entrance would be dangerous as it is directly on the junction of Crest Close/ Longfield Road and Pennfields.
2) There does not appear to be an amenity area for the proposed flats/house.
3) It might take on the appearance of a parking lot with the arrangements suggested.

Signed.....DJ Couzens..... ***Clerk.***

Date.....27/01/02.....

HIGHWAYS CONSULTATION SHEET

From: Edward Oteng **Date:** 09 January 2002

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats.

Parish: RUSCOMBE PARISH

Site Address:
1, Longfield Road, Twyford, Reading.

Applicant:
Mr/Mrs V Gurney C/O John Challis.

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).

C122, R122

Signed: _____ **Print name:** AE 14/1/02

Application Number : F/2001/5573

Case Officer : EO

Valid Date : 21.12.01

Map No : 29

Site A[illegible] : 03

Received Date : 21/12/2001

WOKINGHAM UNITARY

Aiming for Excellence

Level : Delegated Application

Description : Proposed ~~conversion of~~ two storey extension ~~into~~ to dwelling to form 2 flats.

Location : 1, Longfield Road, Twyford, Reading.

Parish : TW Ward : TWY 9/1/02 -D.

Applicant : Mr/Mrs V Gurney C/O John Challis.

Fee Required: £380 Fee Received: £380 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	[illegible]		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS 9.1.02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health – Subdivision of property
Landfill

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Ruscombe

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Landfill Cons.
– Groundwater Prot. Zone.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + See map

No pre-apps.

OTHERS

21.DEC.2001* 5573

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

18 DECEMBER 2001

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of the Chief Planning Officer.

Dear Sir,

Re: 1 Longfield Road, Twyford.

Approval was granted in June 2000, [F/2000/1201] for a side extension to the above, incorporating a garage and utility room with a master bedroom suite over.

My clients have decided that it would be more appropriate to form 2 No. one bedroom flat units for their two children, which would also give them a start on the housing ladder. Consequently I enclose an application for that purpose, retaining the envelope as approved.

Yours faithfully,

John Challis.

Copy: Client.

1509/ab

PLANNING APPLICATION PART 1

21.DEC.2001 5573

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

For office use only
Application No.

1.	YOUR NAME	MR + MRS J GURNEY
	ADDRESS	1 LONGFIELD ROAD
		TWYFORD
	POST CODE	BERKSHIRE Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	JOHN CHALLIS CHARTERED ARCHITECT
	ADDRESS	72 WARGRAVE ROAD
		TWYFORD
	POST CODE	RG10 9PH Tel No. 01189342236.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	1 LONGFIELD ROAD
		TWYFORD.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.032
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONVERSION OF APPROVED SIDE EXTENSION TO 2 No. FLATS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- ALTERATION ~~or EXTENSION~~ ☑
- CONSTRUCTION OF NEW BUILDING ☐
- DEMOLITION ☐
- OTHER

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION, OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. *residential, industrial, etc. If the site is vacant say so, and if possible give last known use.*

DOMESTIC

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES (NO)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKS TO MATCH EXISTING
ROOF TILES TO MATCH EXISTING
PVCU WINDOWS TO MATCH EXISTING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

(YES) ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

(YES) ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	(2)	2
	3	
	4	
	5 or more	
	TOTAL	2
Nos. of residential units lost through demolition or conversion		NIL
	NET CHANGE	+2

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

(YES) ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ (NO)

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ (NO)

23. THE FEE ENCLOSED IS £ 380—00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR T MRS GUNNEY DATE 18.12.01.

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

21.DEC.2001* 5573

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.

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

(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).

- 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) .....

  .....

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

  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

Agricultural Holdings Certificate

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

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.

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 . . . . . .

On behalf of . . . . . Mr + Mrs Gurney

Date 18.12.01

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

1933 ~~Earleys~~ ?

ADDRESS 1 LONGFIELD ROAD **PARISH** TWYFORD

PLOT No. 1 **ORD. SHEET No.** SU 787629

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
651/56	POUNDS & SONS	O/L.	19.9.56	C/A
10/58	"	S/DET. HOUSE	11.2.58	APP C/A
R/74/58	"	ROADS / DRAINAGE	24.6.58	APP C/A
170/58	"	S/DET. HOUSE	19.9.58	APP C/A
177/59	"	" " (REVISION)	12.11.59	APP APP
PP/138/60	"	GARAGE	10.5.60	APP PD
00472	MR G. TIBBETT	2/ST. EXT.	18.4.74	REF
~~FP98/8078~~	~~J. Lovejoy~~	~~S Bed Dwelling + Garage~~	~~1.12.98~~	~~C/A~~
F/2000/1201	Mr. & Mrs. Gurney	Garage/utility - bedroom over - dem. garage & utility	6.6.00	APP

MINISTRY DECISION

SPECIAL ORDERS

copy given to
landscape team

12/4

PLANNING SERVICES HPT 86523
TLS
ENF
01 APR 2005
ACK:
FILE:

Mr R J Ridout
68 Wargrave Road
Twyford
Berkshire
RG10 9PH

For the attention of Environmental Design

Application: F/2001/5573
Re: 1B LONGFIELD ROAD, TWYFORD, BERKSHIRE

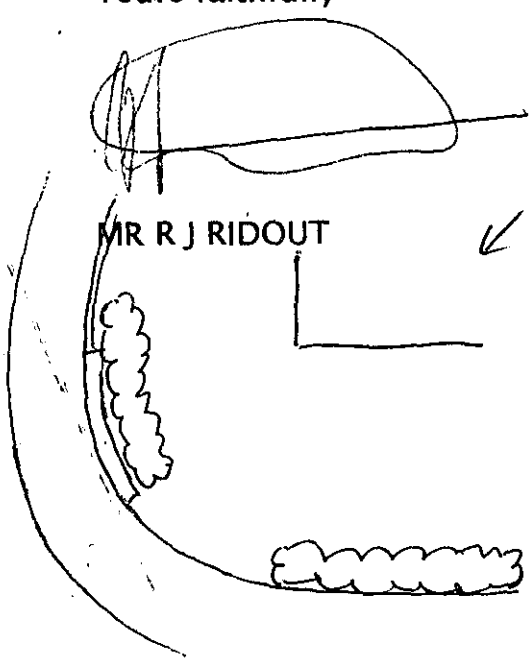
10th March 2005

Dear Sirs

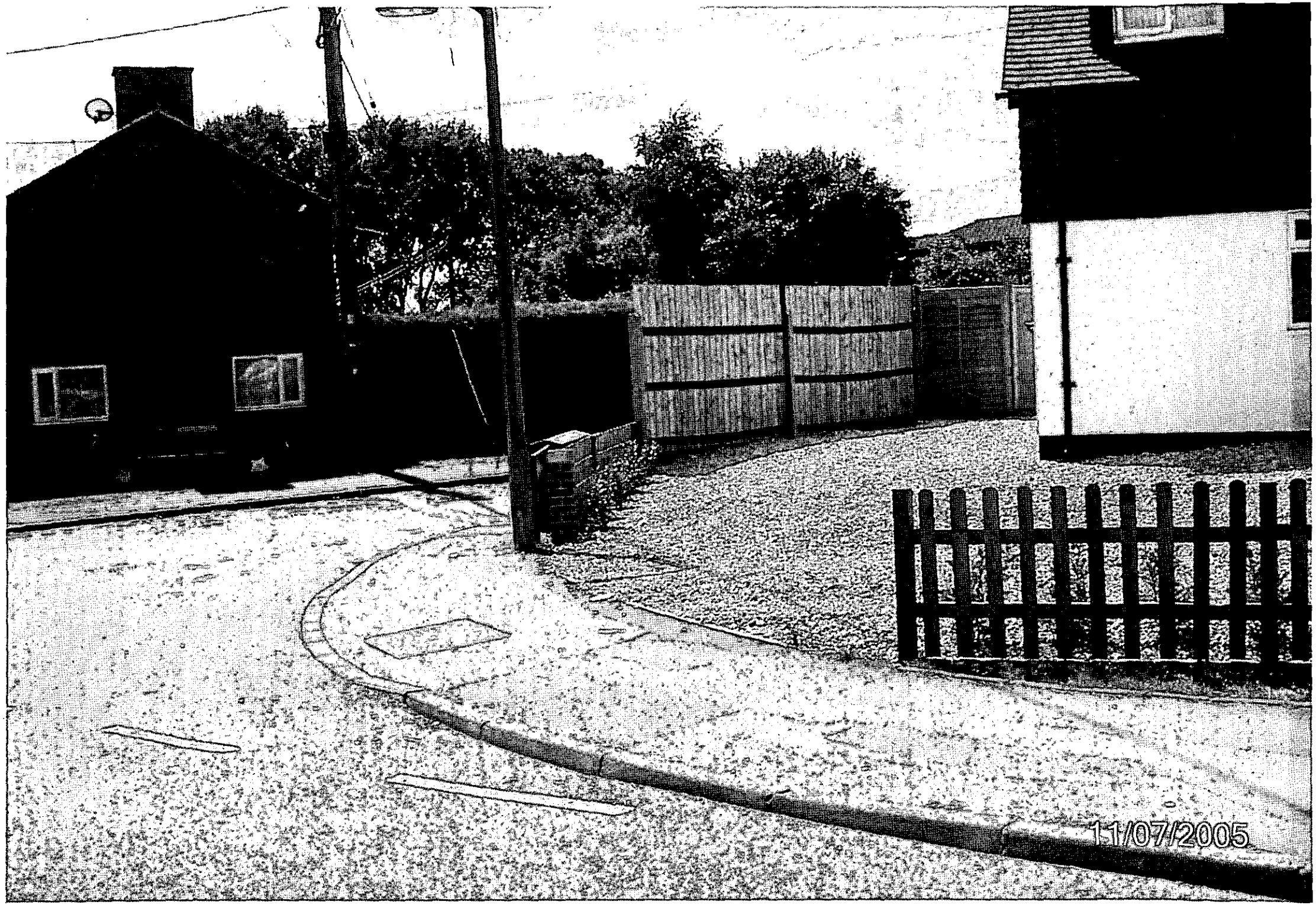
Further to Caroline Brimbles letter dated 15th Feb 2005, I would like to suggest that to the front of the property as per the drawing, I will plant 10, 1.5 ft laurel hedges. To the side of the property against the left boundary fence, I intend to plant 10, 4ft laurel hedges.

I trust this meets your approval and would like to undertake the planting as soon as possible, so that the enforcement action can be removed.

Yours faithfully



Would recommend laurel is planted at 900 mm high (3ft) in a double staggered row 350 mm apart - 20 plants along front and 15 at side - (the latter should be brought forward behind the 600 mm wall - there is no benefit putting them behind the higher fence) Lynne 26.04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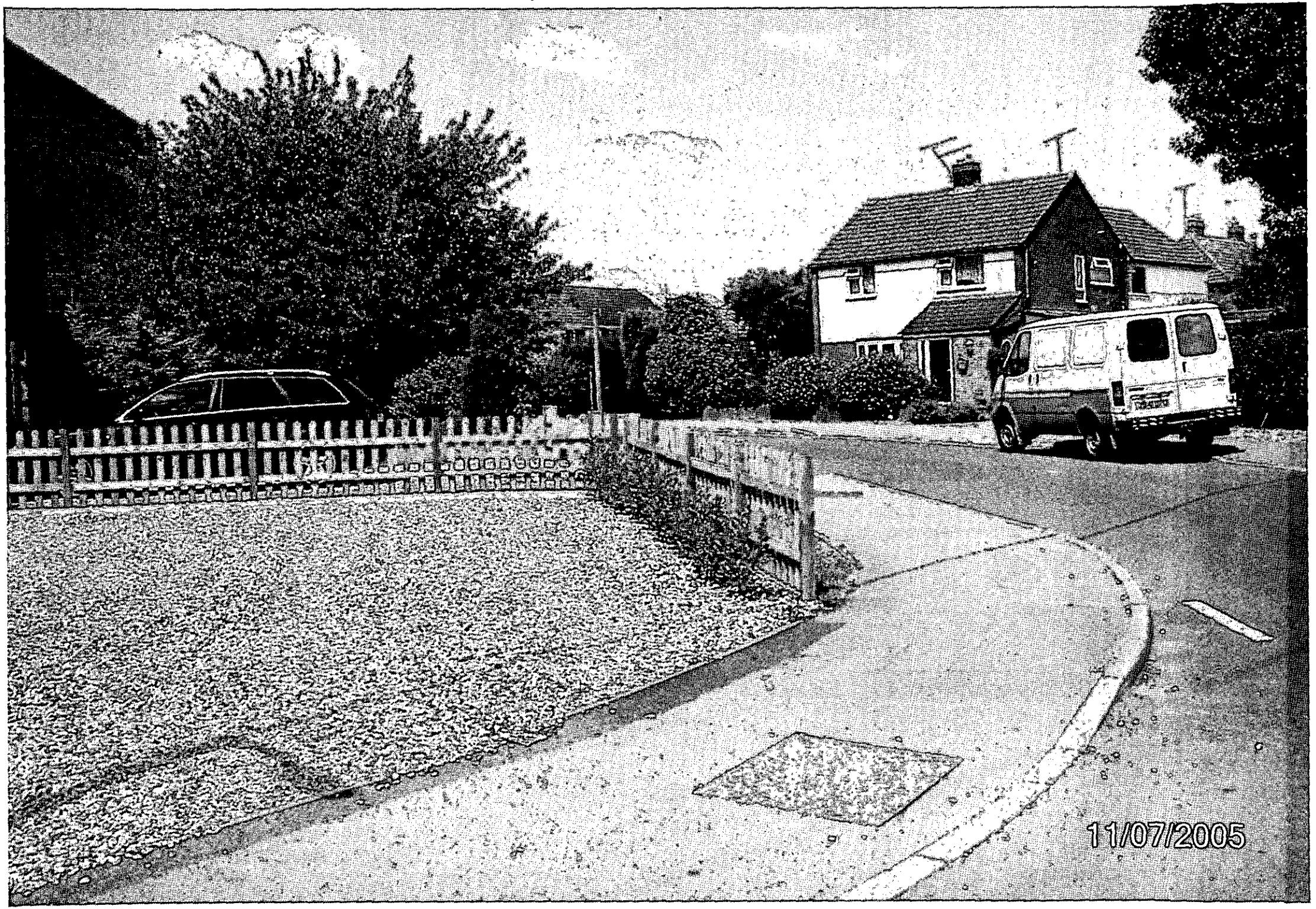
11/07/2005

mchallams

consulting engineers

Our ref: BH/JR/3953

PLANNING SERVICES	HPT 76504
POL	TLS
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APP	
CS	
30 JAN 2004	
COPIES TO	ACK
	FILE

structural & civil engineers
building engineers
party wall surveyors
chartered surveyors

partner:
B S E HINDMARSH
C ENG M I STRUCT E MRICS MCIOB
associate:
R K WEST

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

F.A.O. Mr J Headley

PLANS TO MEET CONDITIONS
F - 5573

27 January 2004

Dear Mr. Headley,

Re: Development at 1 Longfield Road, Twyford, Application F/2001/5573

Mr Ridout whom you met with on the 12th November 2003 has asked me to write to you concerning the development and your letter of the 13th November.

Condition 3

The noise attenuation is being dealt between the two buildings by introducing a separating 140mm blockwall and acoustic insulation constructed next to the existing 270mm cavity wall. As the drawings indicate the front and rear elevations are not in the same plane and cannot transmit sound similarly with the roof which is not connected to the existing house other than a lead flashing standard detail.

Condition 4

The detail of the landscaping are indicated on the attached drawing 3953/A1/A – 02.

The elevation of the existing semi-detached houses have timber boarding to the upper part of the elevation. Mr. Ridout has proposed to continue this band across but in a clay tile similar to the roof. This is indicated on the attached drawing.

Yours sincerely,

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

PLANNING SERVICES | HPT 86523
POL | TLS
DC AMO | ENF
APP |
CS |
0.1 APR 2005
COPIES TO: | ACK:
FILE:

Mr R J Ridout
68 Wargrave Road
Twyford
Berkshire
RG10 9PH

For the attention of Environmental Design

Application: F/2001/5573
Re: 1B LONGFIELD ROAD, TWYFORD, BERKSHIRE

10th March 2005

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Yours faithfully

MR R J RIDOUT

Appeal Decision

Site visit made on 19 November 2002

by Sara Morgan LLB (Hons) MA Solicitor

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
4 DEC 2002

Appeal Ref: APP/X0360/A/02/1096687
1 Longfield Road Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Gurney against the decision of Wokingham District Council.
- The application (Ref. F/2001/5573), dated 18 December 2001, was refused on 3 July 2002.
- The development proposed is the conversion of a side extension to a separate unit.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The side extension referred to in the proposal has planning permission but has not yet been constructed. The application originally proposed the conversion of the approved side extension to 2 no. flats. Subsequently it was amended to propose the conversion of the side extension to a separate unit and drawings 9924.APP.1, 9924.15, 9924.16, 9924.17 and 9924.18 were submitted in substitution for the original drawings. This was the proposal, effectively to construct a new attached dwelling, considered by the Council. I shall base my decision on the amended proposal and these revised drawings.

Main Issues

2. The main issues are (1) the effect of the proposal on the character and appearance of the surrounding area; and (2) the effect of the amount of amenity space proposed on the living conditions of the occupiers of the existing and new dwellings.

Planning Policy

3. According to Policy EN1 of the Berkshire Structure Plan (SP) development should embody a high standard of design, layout and landscaping, and where possible enhance the character of its surroundings.

4. Policy LH1 of the Loddon Area Local Plan (LP) supports residential development within identified settlements, subject to there being no significant harm to the character of the area and subject to the provision of adequate garden areas, amongst other matters. Policy LH4 favours proposals for conversion or sub-division of larger residential properties subject to certain criteria being satisfied, including no adverse impact on the character of the area and the provision of some outdoor amenity space. Under Policy LBE2, development which would adversely affect the character of an area will not normally be permitted. Under Policy LBE8 appropriate landscaping of development sites will be sought, with full regard being had to the need for conservation of existing landscape features.

5. The emerging Wokingham District Local Plan has been the subject of a public inquiry, and the Inspector's report has recently been published. The Inspector has recommended a

number of changes to the relevant policies of the emerging LP, and as the Council has not yet determined whether to accept those recommendations, the weight that can be attached to the policies is limited. However, the thrust of policies seeking high standards of design and layout and the conservation of important landscape features is similar to the aims of policies of the adopted LP.

Reasons

6. The Council has already approved the construction of an extension to No. 1 Longfield Road, with the same footprint and building envelope as that proposed here. The new proposal would have a different arrangement of window and door openings from that already approved. But the resulting building would have the appearance of a dwelling, and would not be unduly out of keeping with adjoining properties or obtrusive in the street scene, compared with the approved extension.

7. Under the proposal before me, the new building would form a separate dwelling, leading to a sub-division of the existing plot and the provision of additional car parking. A large area of hard standing has already been provided at the front of the property, and under the proposal more would be provided. The submitted layout drawing shows the boundary hedging being retained as a partial screen to the extra parking, although an evergreen hedge within the site, which was shown as being removed under the earlier permission, would be lost. However, even if it was necessary to remove the boundary hedge, opening up views of the additional parking, that would not be unduly harmful to the appearance of the surrounding area. The existing hedge, comprising a mixture of shrubs of varying quality, is not of particularly high aesthetic value, and as it is not protected by Tree Preservation Order it could be removed at any time. Hard surfaced parking areas within residential curtilages are not uncommon within urban areas such as this. Subject to appropriate surface treatment and landscaping, additional hard standing with parked cars would not appear out of place in this residential area, even on this prominent corner plot, nor would it cause undue harm to the appearance of the area.

8. I conclude, on the first issue, that the proposal would not have an unduly harmful effect on the character and appearance of the surrounding area. It would not therefore be contrary to either policy EN1 of the SP or policies LBE2 or LBE8 of the LP.

9. Turning to the second issue, although policies LH1 and LH4 of the LP both make reference to the need for some outdoor amenity space, neither gives any guidance as to what would be regarded as adequate. This type of functional requirement is generally a matter for the developer to determine, as not everyone requires a significant amount of outdoor amenity space. The sub-division of the rear garden would provide 50 square metres or more of private amenity space for each property, which although small would be adequate to provide a sitting out area or enable outdoor clothes drying. It would not be unusually small compared with other developments in the area. I therefore conclude, on the second issue, that the amenity space proposed would not be unduly harmful to the living conditions of occupiers of the existing and new dwelling. For that reason the proposal would not be contrary to policy LH4 of the LP or relevant policies of the emerging LP.

Other matters

10. The proposal would utilise two existing accesses. There appears to be ample space within each curtilage to provide the parking and manoeuvring space proposed, and even if cars could not be turned within the site that would not be unusual for this area. The Highway

Authority did not raise any objection to the proposal, and there is no information before me to suggest that the arrangement proposed would have a greater impact on highway safety than the existing situation, notwithstanding the site's location on a corner. Although parking spaces would be located close to ground floor windows, given that the users of the spaces would be the occupiers of the property, this would not be an unacceptable arrangement. None of these matters, or any other matters raised in the representations, leads me to alter my conclusions on the main issues.

Conditions

11. In order to ensure that the appearance of the development would be satisfactory, conditions are needed dealing with the materials to be used in the building, and requiring the implementation of a hard and soft landscaping scheme, including boundary treatment. Because the new dwelling would be attached to an existing dwelling, a condition requiring noise attenuation measures is needed, to protect the occupiers of each property from noise arising from their neighbour. A condition is required to secure the provision of the parking shown on the submitted drawings, to ensure adequate car parking off the public highway. A condition is also required to regulate the hours of construction on the site, to protect the living conditions of nearby residents in this predominantly residential area.

12. According to Circular 11/95, there is a presumption against removing permitted development rights granted by development orders save in exceptional circumstances. In view of the high density that would result from the development, I consider that the removal of permitted development rights to extend, enlarge or construct buildings in respect of this dwelling would be justified, in order to avoid over-development, although I consider that the condition suggested by the Council is unreasonably restrictive. However, the circumstances do not justify preventing any additional windows in the first floor, given the first floor windows already proposed, and bearing in mind the distance between the proposed dwelling and the closest dwelling on the other side of the entrance to Crest Close. As the height of the proposed dwelling in relation to the existing house is shown on the drawings, there is no need for a condition requiring details of slab levels. The landscaping condition I intend to impose will require the identification and protection of existing trees and hedges to be retained, during construction works. A further condition preventing the removal of existing trees and hedges or shrubs on the site is not necessary because of this, and because the Council has the option of imposing a Tree Preservation Order to secure the long-term protection of any trees of significant amenity value.

13. Where appropriate, I have amended the wording of the conditions suggested by the Council in order to bring them into line with the advice in Circular 11/95 "The use of conditions in planning permissions".

Conclusions

14. For the reasons given above and having regard to all other matters raised, including other policies of the adopted and emerging development plan referred to, I conclude that the appeal should be allowed.

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the conversion of a side extension to a separate unit at 1 Longfield Road, Twyford in accordance with the terms of the application Ref. F/2001/5573 dated 18 December 2001, and the plans submitted therewith, as amended by drawings 9924.APP.1,

9924.15, 9924.16, 9924.17 and 9924.18 dated April 2002, subject to the following conditions:

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

2) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

3) Construction work shall not begin until a scheme for noise attenuation measures between 1 Longfield Road and the dwelling hereby approved has been submitted to and approved by the local planning authority; all works which form part of the approved scheme shall be completed before the new dwelling is occupied.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, all boundary treatments and hard surfacing materials and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the dwelling.

5) Works related to the construction of the development, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 - 1800 Monday to Friday and 0800 - 1330 Saturdays, and at no time on Sundays or Bank Holidays.

6) The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing No 9924.APP1 for four cars to be parked. The spaces shall be kept available for the parking of cars at all times.

7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or enlargement of the residential unit hereby permitted shall be carried out or buildings erected within its curtilage.

Information

16. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

17. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

18. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted

conditionally or if the authority fails to give notice of its decision within the prescribed period.

19. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

INSPECTOR

Date: 04 February 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5573

Location: 1, Longfield Road, Twyford, Reading.

Proposal: Proposed two storey extension to dwelling to form an additional house.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Case Officer: ANGELA ODELL

The new plans show the following: Details to comply with condition 3 & 4.
Drawing nos: 3953/A1/A-01 (condition 3); 3953/A1/A-02 (condition 4).

Comments are required by 18/02/2004.

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

(RING ONE)

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

App. No. F/2001/5573 Date Rec. 30.1.04

Location: 1 Longfield Road.

Parish: Tuxford.

Applicant: Mr & Mrs V Gurney

Description of attached plans: Conditions 3 & 4

Drawing No's: 3953/A1/A-01 (condition 3); 3953/A1/A-02 (condition 4)

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees re: condition 4	✓
Urb. Design & Conservation + copy letter	
Highways	
Dinton Pastures	
Environmental Health re: condition 3. + copy letter	✓

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AO'

Consultations Sent by Admin. on 04.02.04

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5573 Date Rec. 30.1.04

Location: 1 Longfield Road.

Parish: Tunford.

Applicant: Mr + Mrs V Gurney

Description of attached plans: Condition 3 + 4

Drawing No's: 3953/A1/A-01 (condition 3); 3953/A1/A-02 (condition 4)

CONSULTEES

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Highways	
Dinton Pastures	
Environmental Health re: condition 3. + copy letter	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A

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NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO

Consultations Sent by Admin. on 04.02.05.

Yellow - Case Officer Copy
Green - Part One Copy

mchallams

consulting engineers

Our ref: BH/JR/3953

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30 JAN 2004	
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	FILE:

structural & civil engineers
building engineers
party wall surveyors
chartered surveyors

partner:
B S E HINDMARSH
C ENG M I STRUCT E MRICS MCIOB
associate:
R K WEST

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

F.A.O. Mr J Headley

PLANS TO MEET CONDITIONS
F - 5573

27 January 2004

Dear Mr. Headley,

Re: Development at 1 Longfield Road, Twyford, Application F/2001/5573

Mr Ridout whom you met with on the 12th November 2003 has asked me to write to you concerning the development and your letter of the 13th November.

Condition 3

The noise attenuation is being dealt between the two buildings by introducing a separating 140mm blockwall and acoustic insulation constructed next to the existing 270mm cavity wall. As the drawings indicate the front and rear elevations are not in the same plane and cannot transmit sound similarly with the roof which is not connected to the existing house other than a lead flashing standard detail.

Condition 4

The detail of the landscaping are indicated on the attached drawing 3953/A1/A – 02.

The elevation of the existing semi-detached houses have timber boarding to the upper part of the elevation. Mr. Ridout has proposed to continue this band across but in a clay tile similar to the roof. This is indicated on the attached drawing.

Yours sincerely,

B J Rider

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

3 london court the mews east street reading berkshire rg1 4ql T 0118 9594 042 F 0118 9574 941 E mchallams@qdesign.co.uk

mchallams

consulting engineers

Our ref. BH/JR/3953

structural & civil engineers
building engineers
party wall surveyors
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partner:
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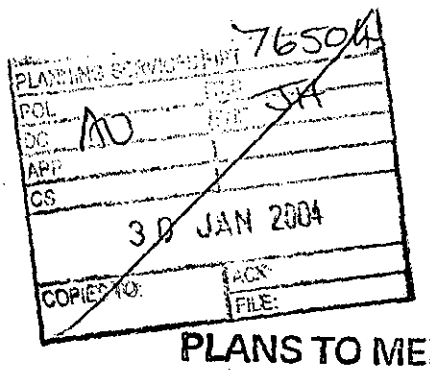

F.A.O. Mr J Headley

27 January 2004

PLANS TO MEET CONDITIONS
F - 5573

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Yours sincerely,

B S E Hindmarsh

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 15 November 2004

Location:	1 Longfield Road, Twyford
Proposal:	Proposed two storey extension to dwelling to form an additional house.
Application Number:	F/2001/5573

In response to your consultation dated 3 November 2004 for the above application, the landscape comments are as follows:

The proposed landscape scheme as shown on drawing 3953/A1/A-02 C and as implemented on site is unacceptable.

There is no additional planting to replace the existing hedgerow on the boundary with Crest Close that was removed as a result of the development or replacement planting at the front of the site. The applicant will need to reduce the extent of the gravel within the site to allow for appropriate planting. A detailed landscape plan indicating full species name of plants to be planted, size of plant at time of planting and planting densities or numbers will need to be submitted for approval.

Catherine Brimble

Catherine Brimble
Landscape Architect

MEMO

WOKINGHAM
DISTRICT COUNCIL

To: Emy Circuit, Senior Planning Officer
From: Jerry Hedley, Enforcement
Tel: 6447
Date: 3.11.04
Subject: Landscaping proposal 1 Longfield Road Twyford.

Emy,

The developer at the above stated site has not carried out the landscaping as per the approved proposal. He has submitted a new proposal (three copies attached), In the absence of JJ, may it be allocated for determination. I have attached a couple of photos of the existing landscaping for perusal.

JH



JH/1/19/CC/2004 1 Longfield Road Twyford


SALE AGREED
FOR SALE
10
19/05/2004

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 15 February 2005

Location:	1 Longfield Road, Twyford
Proposal:	Proposed two storey extension to dwelling to form an additional house.
Application Number:	F/2001/5573

In response to an enforcement action regarding lack of planting within the site, the applicant has now submitted plans showing a new laurel hedge to the front and side of the property. The principle of a laurel hedge is acceptable, however Mr Ridout will need to provide details of how many laurels he intends to plant and the size of the plant at time of planting.

Catherine Brimble

sent note 15/2 asking for details

Catherine Brimble
Landscape Architect

Mr R J Ridout
68 WargraveRoad
Twyford
Berkshire
RG10 9PH

FOR THE ATTENTION OF MS CATHERINE BRIMBLE

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

10TH February 2005

Dear Sirs

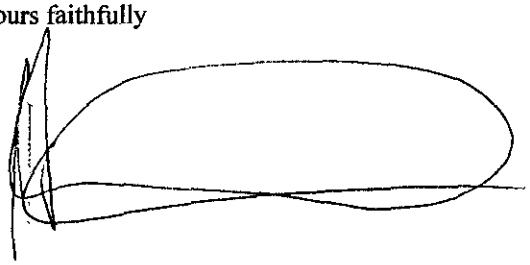
RE: 1B LONGFIELD ROAD, TWYFORD, BERKSHIRE

Please find attached plans for the plantation of Laurel hedges as we discussed on the telephone, to rectify the landscaping issue with the above application.

I trust this meets your requirements and I will undergo this plantation as soon as this has been agreed.

If you require any further information or assistance, please do not hesitate to contact me.

Yours faithfully



MR R J RIDOUT

MAYRISE No 20073811
11 FEB 2005
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FILE REF SEE TREES
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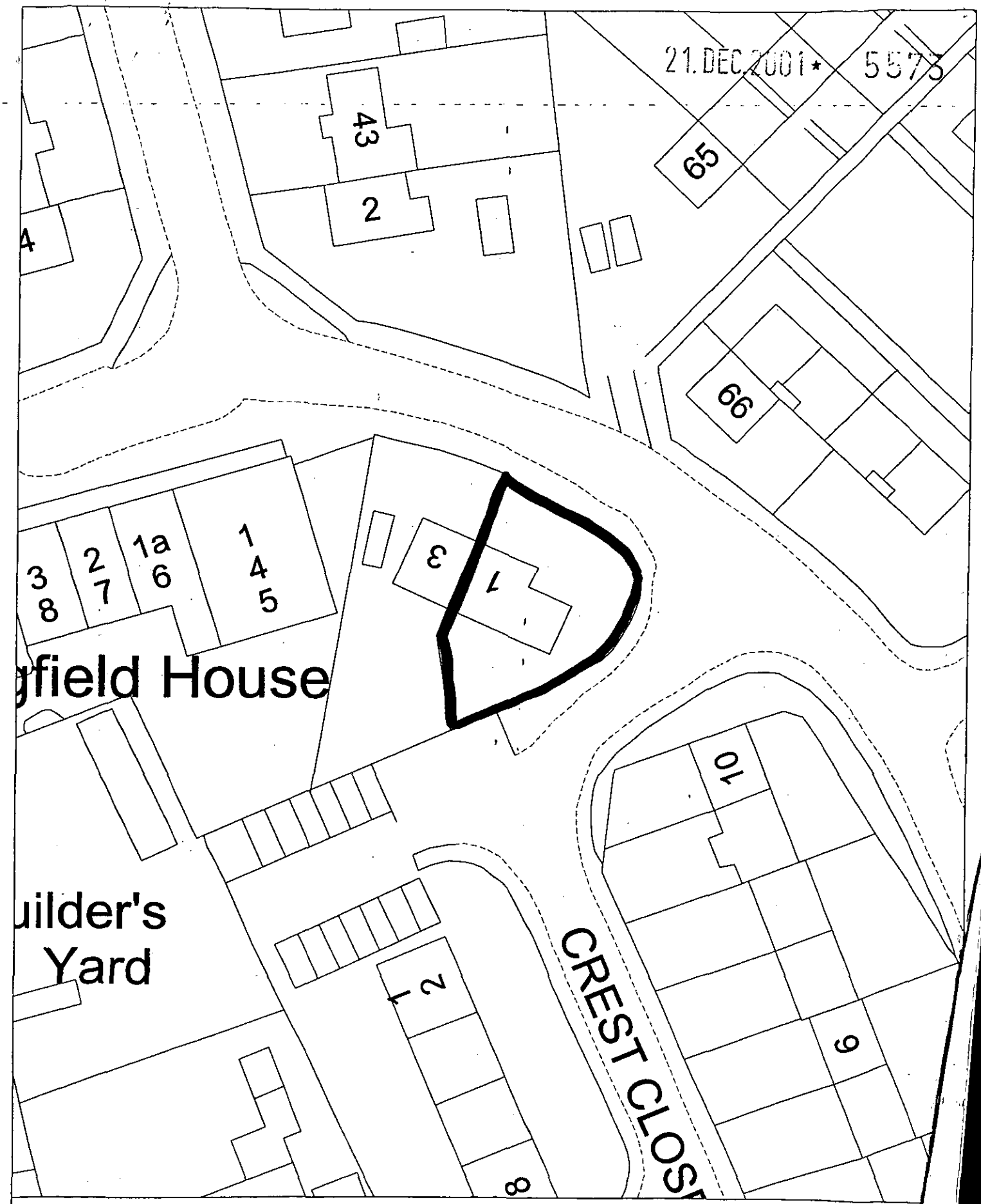

Site Plan, Scale: 1 to 500

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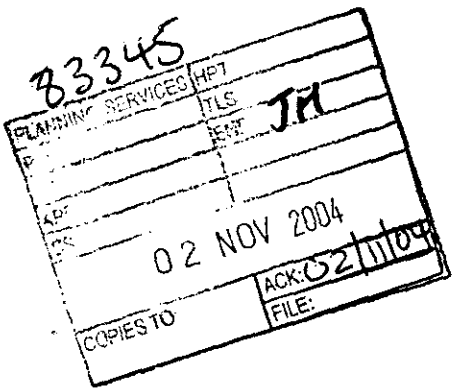
Date: 11 April 2000

mchallams

consulting engineers



structural & civil engineers
building engineers
party wall surveyors
chartered surveyors

partner:
B S E HINDMARSH
C ENG M I STRUCT E MRICS.MCIOB
associate:
R K WEST

Our Ref: PH/lw/3953
1 November 2004

Mr J Hedley
Enforcement Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Hedley

Re: 1 Longfield Road, Twyford
Application F/2001/S573

Further to your letter to Mr Ridout dated 22 October, I enclose three copies of drawing number 3953/02C indicating the revised landscaping treatment.

I would like to bring to your attention that the alterations to the parking and path configurations were made with Wokingham District Council's Building Control Department to ensure all the regulations within part M of the Building Regulations were met.

We look forward to receiving your response.

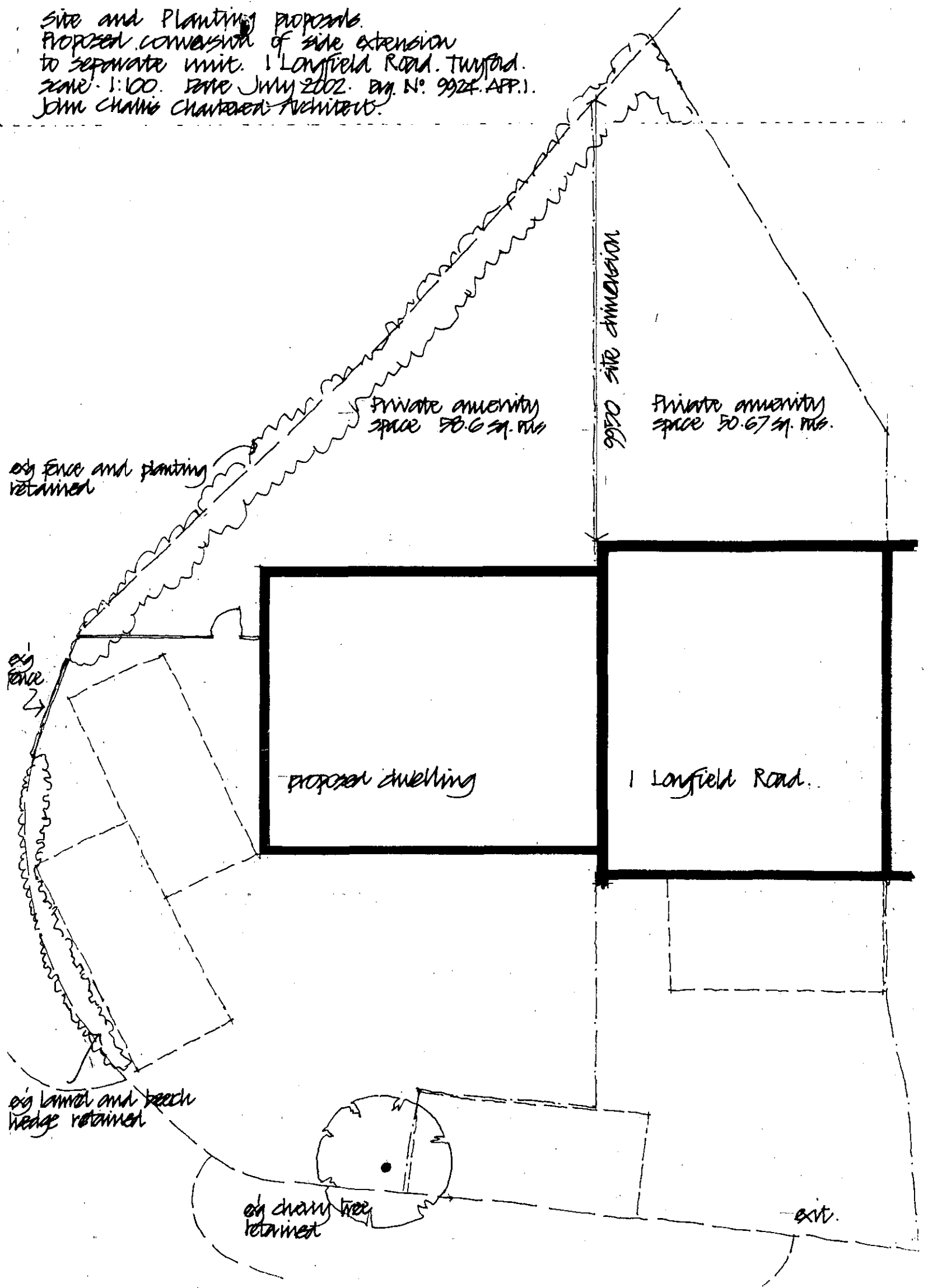
Yours sincerely

Paul Hindmarsh

Enc.

3 london court the mews east street reading berkshire rg1 4ql T 0118 9594 042 F 0118 9574 941 E mchallams@qdesign.co.uk

Site and Planting proposals.
Proposed conversion of side extension
to separate unit. 1 Longfield Road. Twyford.
scale 1:100. Date July 2002. Dwg. No: 9924.APP.1.
John Chatfield Chartered Architects.



TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 February 2004

Location:	1 Longfield Road, Twyford
Proposal:	Proposed two storey extension to dwelling to form an additional house.
Application Number:	F/2001/5573

In response to your consultation dated 4 February 2004 for the above application, the landscape comments are as follows:

The existing laurel and beech hedge as shown on the site plan (drawing no. 3953/A1/A-02A) does not extend as far along the boundary as shown on the drawing. On site there is also a damaged panel fencing along this boundary. The applicant will need to show accurately the location of the existing hedgerow and additional planting adjacent to the parking area. The hedgerow planting should also extend to the front of the property.

The landscape details will need to include full species name of plants to be planted, size of plant at time of planting and planting densities or numbers. An amended plan will need to be submitted by the applicant to incorporate the above points.

Catherine Brimble

Catherine Brimble
Landscape Architect

Appeal Decision

Site visit made on 19 November 2002

by Sara Morgan LLB (Hons) MA Solicitor

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
- 4 DEC 2002

Appeal Ref: APP/X0360/A/02/1096687
1 Longfield Road Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Gurney against the decision of Wokingham District Council.
- The application (Ref. F/2001/5573), dated 18 December 2001, was refused on 3 July 2002.
- The development proposed is the conversion of a side extension to a separate unit.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The side extension referred to in the proposal has planning permission but has not yet been constructed. The application originally proposed the conversion of the approved side extension to 2 no. flats. Subsequently it was amended to propose the conversion of the side extension to a separate unit and drawings 9924.APP.1, 9924.15, 9924.16, 9924.17 and 9924.18 were submitted in substitution for the original drawings. This was the proposal, effectively to construct a new attached dwelling, considered by the Council. I shall base my decision on the amended proposal and these revised drawings.

Main Issues

2. The main issues are (1) the effect of the proposal on the character and appearance of the surrounding area; and (2) the effect of the amount of amenity space proposed on the living conditions of the occupiers of the existing and new dwellings.

Planning Policy

3. According to Policy EN1 of the Berkshire Structure Plan (SP) development should embody a high standard of design, layout and landscaping, and where possible enhance the character of its surroundings.

4. Policy LH1 of the Loddon Area Local Plan (LP) supports residential development within identified settlements, subject to there being no significant harm to the character of the area and subject to the provision of adequate garden areas, amongst other matters. Policy LH4 favours proposals for conversion or sub-division of larger residential properties subject to certain criteria being satisfied, including no adverse impact on the character of the area and the provision of some outdoor amenity space. Under Policy LBE2, development which would adversely affect the character of an area will not normally be permitted. Under Policy LBE8 appropriate landscaping of development sites will be sought, with full regard being had to the need for conservation of existing landscape features.

5. The emerging Wokingham District Local Plan has been the subject of a public inquiry, and the Inspector's report has recently been published. The Inspector has recommended a

number of changes to the relevant policies of the emerging LP, and as the Council has not yet determined whether to accept those recommendations, the weight that can be attached to the policies is limited. However, the thrust of policies seeking high standards of design and layout and the conservation of important landscape features is similar to the aims of policies of the adopted LP.

Reasons

6. The Council has already approved the construction of an extension to No. 1 Longfield Road, with the same footprint and building envelope as that proposed here. The new proposal would have a different arrangement of window and door openings from that already approved. But the resulting building would have the appearance of a dwelling, and would not be unduly out of keeping with adjoining properties or obtrusive in the street scene, compared with the approved extension.

7. Under the proposal before me, the new building would form a separate dwelling, leading to a sub-division of the existing plot and the provision of additional car parking. A large area of hard standing has already been provided at the front of the property, and under the proposal more would be provided. The submitted layout drawing shows the boundary hedging being retained as a partial screen to the extra parking, although an evergreen hedge within the site, which was shown as being removed under the earlier permission, would be lost. However, even if it was necessary to remove the boundary hedge, opening up views of the additional parking, that would not be unduly harmful to the appearance of the surrounding area. The existing hedge, comprising a mixture of shrubs of varying quality, is not of particularly high aesthetic value, and as it is not protected by Tree Preservation Order it could be removed at any time. Hard surfaced parking areas within residential curtilages are not uncommon within urban areas such as this. Subject to appropriate surface treatment and landscaping, additional hard standing with parked cars would not appear out of place in this residential area, even on this prominent corner plot, nor would it cause undue harm to the appearance of the area.

8. I conclude, on the first issue, that the proposal would not have an unduly harmful effect on the character and appearance of the surrounding area. It would not therefore be contrary to either policy EN1 of the SP or policies LBE2 or LBE8 of the LP.

9. Turning to the second issue, although policies LH1 and LH4 of the LP both make reference to the need for some outdoor amenity space, neither gives any guidance as to what would be regarded as adequate. This type of functional requirement is generally a matter for the developer to determine, as not everyone requires a significant amount of outdoor amenity space. The sub-division of the rear garden would provide 50 square metres or more of private amenity space for each property, which although small would be adequate to provide a sitting out area or enable outdoor clothes drying. It would not be unusually small compared with other developments in the area. I therefore conclude, on the second issue, that the amenity space proposed would not be unduly harmful to the living conditions of occupiers of the existing and new dwelling. For that reason the proposal would not be contrary to policy LH4 of the LP or relevant policies of the emerging LP.

Other matters

10. The proposal would utilise two existing accesses. There appears to be ample space within each curtilage to provide the parking and manoeuvring space proposed, and even if cars could not be turned within the site that would not be unusual for this area. The Highway

Authority did not raise any objection to the proposal, and there is no information before me to suggest that the arrangement proposed would have a greater impact on highway safety than the existing situation, notwithstanding the site's location on a corner. Although parking spaces would be located close to ground floor windows, given that the users of the spaces would be the occupiers of the property, this would not be an unacceptable arrangement. None of these matters, or any other matters raised in the representations, leads me to alter my conclusions on the main issues.

Conditions

11. In order to ensure that the appearance of the development would be satisfactory, conditions are needed dealing with the materials to be used in the building, and requiring the implementation of a hard and soft landscaping scheme, including boundary treatment. Because the new dwelling would be attached to an existing dwelling, a condition requiring noise attenuation measures is needed, to protect the occupiers of each property from noise arising from their neighbour. A condition is required to secure the provision of the parking shown on the submitted drawings, to ensure adequate car parking off the public highway. A condition is also required to regulate the hours of construction on the site, to protect the living conditions of nearby residents in this predominantly residential area.

12. According to Circular 11/95, there is a presumption against removing permitted development rights granted by development orders save in exceptional circumstances. In view of the high density that would result from the development, I consider that the removal of permitted development rights to extend, enlarge or construct buildings in respect of this dwelling would be justified, in order to avoid over-development, although I consider that the condition suggested by the Council is unreasonably restrictive. However, the circumstances do not justify preventing any additional windows in the first floor, given the first floor windows already proposed, and bearing in mind the distance between the proposed dwelling and the closest dwelling on the other side of the entrance to Crest Close. As the height of the proposed dwelling in relation to the existing house is shown on the drawings, there is no need for a condition requiring details of slab levels. The landscaping condition I intend to impose will require the identification and protection of existing trees and hedges to be retained, during construction works. A further condition preventing the removal of existing trees and hedges or shrubs on the site is not necessary because of this, and because the Council has the option of imposing a Tree Preservation Order to secure the long-term protection of any trees of significant amenity value.

13. Where appropriate, I have amended the wording of the conditions suggested by the Council in order to bring them into line with the advice in Circular 11/95 "The use of conditions in planning permissions".

Conclusions

14. For the reasons given above and having regard to all other matters raised, including other policies of the adopted and emerging development plan referred to, I conclude that the appeal should be allowed.

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the conversion of a side extension to a separate unit at 1 Longfield Road, Twyford in accordance with the terms of the application Ref. F/2001/5573 dated 18 December 2001, and the plans submitted therewith, as amended by drawings 9924.APP.1,

9924.15, 9924.16, 9924.17 and 9924.18 dated April 2002, subject to the following conditions:

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

2) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

3) Construction work shall not begin until a scheme for noise attenuation measures between 1 Longfield Road and the dwelling hereby approved has been submitted to and approved by the local planning authority; all works which form part of the approved scheme shall be completed before the new dwelling is occupied.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, all boundary treatments and hard surfacing materials and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the dwelling.

5) Works related to the construction of the development, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 - 1800 Monday to Friday and 0800 - 1330 Saturdays, and at no time on Sundays or Bank Holidays.

6) The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing No 9924.APP1 for four cars to be parked. The spaces shall be kept available for the parking of cars at all times.

7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or enlargement of the residential unit hereby permitted shall be carried out or buildings erected within its curtilage.

Information

16. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

17. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

18. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted

conditionally or if the authority fails to give notice of its decision within the prescribed period.

19. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs V Gurney
C/O John Challis
72 Wargrave Road
Twyford
Berks
RG10 9PH

Application Number: F/2001/5573

Parish: **TWYFORD**

Location: **1, Longfield Road, Twyford, Reading.**

Proposal: **Proposed two storey extension to dwelling to form an additional house.**

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

Reason
1. The proposed development by reason of the prominent position and the resultant loss of the landscaping from the front and side of the dwelling to form the car parking and turning areas, would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. This is contrary to policies LBE1, LBE2, LBE8 and LH1 of the Loddon Area Local Plan, policy EN1 of the Berkshire Structure Plan and policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed erection of an additional dwelling would result in both the host property and the proposed dwelling having an inadequate level of amenity area, resulting in the formation of dwellings with an unacceptable level of private residential amenity. This is contrary to policies LH1 and LBE1 of the Loddon Area Local Plan, policy EN1 of the Berkshire Structure Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/07/2002

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 February, 2004
My ref. AO/F/2001/5573
Your ref. BH/JR/3953

Mchallams
3 London Court
The Mews
East street
READING
RG1 4QL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hindmarsh

PLANNING APPLICATION F/2001/5573
PROPOSED 2 STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL HOUSE AT 1 LONGFIELD ROAD, TWYFORD – CONDITION 3 – NOISE ATTENUATION MEASURES

Thank you for your letter of 27 January and enclosed drawing. I confirm the proposed details are acceptable for compliance with the above condition. However, I advise you that this refers to advice I have received form the Environmental Health Officer only and you will separately need to satisfy any noise attenuation measures required under building control requirements.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To:	Angela Odell, Development Control	Your Ref:	F/2001/5573
From:	Mary Glomé, Environmental Health	My Ref:	10313
		Date:	09 February 2004

PROPOSED TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL HOUSE.

1 Longfield Road, Twyford, Reading

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

Mary Glomé
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM
DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 18.2.04

TO: Barry Hindmarsh

FROM: Angela Odell.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 9574941

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 1 Longfield Road.

NOTES: Please see attached and provide details.

5573

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD JULY 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mr KA Malvern and Rob Stanton.

Also present under Rules of Procedure:- Mrs DF Buckley, Mrs T Marinos and Mr D Swindells.

PART I

38. MINUTES

The Minutes of the meeting of the Committee held on 12th June 2002 were confirmed as a correct record and signed by the Chairman, subject to an amendment to Minute No. 31, 3rd Paragraph, so that it reads, " Mr Harrop attended the meeting and spoke against the proposal".

39. APOLOGIES

Apologies for absence were submitted from Mr JL Earnshaw, Mrs JA Lissaman, Mrs M Robertson and Mr ND Rose.

40. APPLICATION NO: F/2001/5573, PROPOSED TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING, 1 LONGFIELD ROAD, TWYFORD FOR MR AND MRS V GURNEY

The Committee considered a report about this application set out on Agenda pages 714 to 732.

Members were reminded that the application was deferred from the Committee meeting held on 12th June 2002, to allow Members to carry out a site visit, which took place on 28th June 2002 at 8.30am.

Mr Harrop, attended the meeting and spoke against the proposal.

Mr Challis, the agent for the applicant, attended the meeting and spoke in support of the proposal.

Certain Members expressed concern at the poor highway visibility, the inadequate size of the garden to the rear garden to the separate dwelling, the poor parking provision, and the landscaping. The Highway Officer commented that he was satisfied, that subject to a condition which required the creation of additional parking spaces on site and the provision of adequate visibility (which would require the loss of landscaping), that the proposed development would have no adverse impact upon the highway safety of the surrounding road network.

RESOLVED: That Application No: F/2001/5573 be refused on the grounds of poor highway visibility, the inadequate size of the garden to the rear garden to the separate dwelling, the poor parking provision for the site and the potential loss of landscaping.

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5573	21.12.01	Cllr Conway.	Twyford.

Applicant: Mr & Mrs V Gurney.
Location: 1 Longfield Road, Twyford.
Proposal: Proposed two storey extension to dwelling to form an additional dwelling.

Introduction -

1. This application was deferred from the Development Control Committee of the 12 June 2002, to allow members to carry out a site visit. The site visit was scheduled to take place at 8.30am on Friday 28 June 2002. Any comments on issues raised at the site visit will be report verbally to the committee.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

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

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.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the additional dwelling and shall be maintained in perpetuity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings

shall be constructed in the first floor level or above hereby permitted except for any which may be shown on the approved drawing(s).

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. Development shall not be begun until a parking scheme has been submitted to and approved in writing by the Local Planning Authority. 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.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be

completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Reasons:

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

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

3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. To safeguard the visual amenities of neighbouring properties and the locality.

5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

12. To ensure satisfactory noise attenuation measures are installed.

Informatives:

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: H5.
Loddon Area Local Plan: LH1, LBE1, LBE2, LBE5, LT5 and LT6.
Wokingham District Local Plan: WH6, Housing Density policy, WOS3, WBE1, WGB1A, WT6, and WT7.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5573	21.12.01	Cllr Conway	Twyford

Applicant: Mr & Mrs V Gurney.
Location: 1 Longfield Road, Twyford.
Proposal: Proposed two storey extension to dwelling to form an additional dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on the corner of Longfield Road and Crest Close. It is also at this point that Pennfields becomes Longfield Road. The dwelling is currently a semi-detached dwellings and adjoins number 3 Longfield Road. There is currently a single storey garage in the location of the proposed development.

Planning permission was granted in June 2000, for the erection of a two storey extension which was the same as the current proposed extension (application F/2000/1201). The permission has yet to be implemented.

Proposal -
The proposed development is for permission to erect a two storey extension to the side of the existing dwelling, to form a separate additional dwelling. The proposed extension has the same dimensions and external appearance as the extension, which was approved in 2000.

This application was listed for determination by the Development Control Committee by Cllr Conway, who is concerned about the creation of the separate dwelling and the highway impact.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations –

- ***Twyford Parish Council:*** Considerable concerns. (see attached comment).
- ***Access and Movement:*** No objection subject to a condition.
- ***Environment Agency:*** No objection subject to a condition.
- ***Ruscombe Parish Council:*** Have three concerns (see attached comments).
- ***Letters:*** There were 5 letters of objection received to the original development for two flats and 3 further letters of objection to the proposed revision to one additional dwelling. These objections can be summarised as follows:
  - Concerned about additional on-street parking.
  - Over-development.
  - Impact upon pedestrian safety.
  - Loss of value to neighbouring properties. *(Officer's notes: This is not a planning consideration.)*
  - The parking area to the front of the dwelling would be detrimental to the character of the surrounding area.

Appraisal

A. Principle of the Proposed Development. (Policy LH4 of the Loddon Area Local Plan and Policy WH4 of the Wokingham District Local Plan.)
B Impact upon the Residential Amenity of the Neighbouring Dwellings. (Policies LBE1, LBE2, and LBE5 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
C. Impact upon the Character and Appearance of the Streetscene. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
D. Access and Movement. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
E. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan, policies LPS2 and LPS3 of the Loddon Area Local Plan and policies WIC16 of the Wokingham District Local Plan.)
F. Concerns of Residents and Twyford Parish Council.
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of the Proposed Development.

The application site is located within the identified settlement of Twyford, adjacent to the boundary with Ruscombe Parish. The principle of the proposed two storey structure was established by the grant of planning permission on application F/2000/1201 in June 2000. The permission seeks to build the structure and sub-divide it from the host property to form an additional dwelling. Policy LH4 of the Loddon Area Local Plan and policy WH4 of the Wokingham District Local Plan supports the principle of subdividing residential dwellings, which are over 100m² or more in floorspace. The original dwelling has a floorspace of 100.0m², however the proposed structure would have a floorspace of 96m². The policy has a

number of criteria, which the proposed development would have to meet. These include

a.) *Each unit is self-contained with adequate internal living space and its own private facilities including basis amenities and appropriate noise attenuation measures.*
b.) *The amenity of neighbouring or adjoining properties is not adversely affected.*
c.) *There is no adverse effect on the character of the environment including on any conservation area or listed building.*
d.) *There is no significant adverse effect on any interest of nature conservation importance, and*
e.) *Appropriate car parking and bicycle storage are provided.*

These criteria will be assessed in the following appraisal.

B. Impact upon the Residential Amenity of the Neighbouring Dwellings.
The proposed development is for the erection of a two storey side extension to the existing semi-detached dwelling. The extension would replace an existing single storey garage structure. The proposal would have a width of 7.4m, a depth of 6.6m and a height of 6.4m. The extension would be approximately 14m from the side elevation of number 10 Pennfields, which is located to the south-east of the application site. There is no first floor side facing windows shown in the side elevation of the proposed extension. It is within this 14m that Crest Close runs. To the immediate south (rear) of the proposed extension is a parking area for the two storey maisonettes, which are located in Crest Close.

As such the proposed extension would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings. A condition could be imposed which ensure that adequate noise attenuation measures are constructed between the host dwelling and the proposed additional house.

C. Impact upon the Character and Appearance of the Streetscene.
The application site is located within a predominately residential area, where there is a mix of housing types and styles, including terraces, maisonettes, flats and semi-detahced dwellings.

The proposed extension would be set in from the front of the dwelling by 60cm and 70cm in from the rear elevation. The ridge height would be 1.8m lower than that of the host dwelling. This would give the proposed extension a subservient appearance to that of the host dwelling, which would remain the dominant feature. The proposed structure would have three front and rear facing first floor dormer windows. As such the proposed dwelling would have a similar outlook as that of the existing dwelling. As such the proposed development would have no adverse impact upon the character and appearance of the surrounding area.

D. Access and Movement.
The proposed additional access was created under permitted development rights and was formed during the recent road alterations/maintenance that was carried out recently on both Longfield Road and Pennfields. The Highway Officer is satisfied that subject to the imposition of a condition, which requires the creation of the additional parking spaces on site and their future retention and maintenance for that purpose prior to the occupation of the proposed dwelling, that the proposed development would have no adverse impact upon the highway safety of the surrounding road network.

E. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Local Residents and Twyford Parish Council.
The concerns of the local residents and Twyford Parish Council have been noted and addressed in the above appraisal.

G. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

Conclusion – Policies LH4 and WH4 of the adopted and emerging local plan state that the Council will give favourable consideration to proposals for the conversion or sub-division of residential buildings for residential uses. It is considered that the proposed development would satisfy the requirement of these policies and as such would have no adverse impact upon the residential amenity of the neighbouring dwellings or the character or appearance of the surrounding area.

Recommendation – To GRANT planning permission subject to the following conditions:

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

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.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above hereby permitted except for any which may be shown on the approved drawing(s).

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. 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.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. To safeguard the visual amenities of neighbouring properties and the locality.
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

12. To ensure satisfactory noise attenuation measures are installed.

Informatives:

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: H5.
   Loddon Area Local Plan: LH1, LBE1, LBE2, LBE5, LT5 and LT6.
   Wokingham District Local Plan: WH6, Housing Density policy, WOS3, WBE1, WGB1A, WT6, and WT7.

Nicola Lake.

FROM: Edward Oteng

DATE: 10 January 2002

DELEGATED

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23 JAN 2002	
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TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Your observations are required in respect of this application **by 02/02/2002** .

My Council has considerable concern over the design and layout of this application.

1. The flats are extremely small inside –the bathrooms would be better with showers rather than a bath. The bedrooms are really only suitable for a single bed.
2. The arrangement of having a bedroom positioned over a kitchen and the other bedroom under the lounge will cause a noise nuisance. It should be possible to arrange the internal layout so that uses on both storeys match.
3. The external elevations are out of keeping with the adjoining property and will stick out like a sore thumb in the street scene. Again it should be possible to design something that matches the existing scene.
4. The parking arrangement will require the loss of many mature trees and shrubs.
5. Parking immediately under the windows of the existing house will give rise to noise and smell nuisance with the house.
6. There does not appear to be adequate turning space within the frontage particularly to use space no 1 when the others are occupied.
7. The plan shows an existing entrance which does not exist.
8. The entrance shown on the plan is dangerous as it is on a street corner.
9. The entrance will require the diversion of services including the cable box and a street light.
10. The plan does not show how the garden areas will be shared/divided.

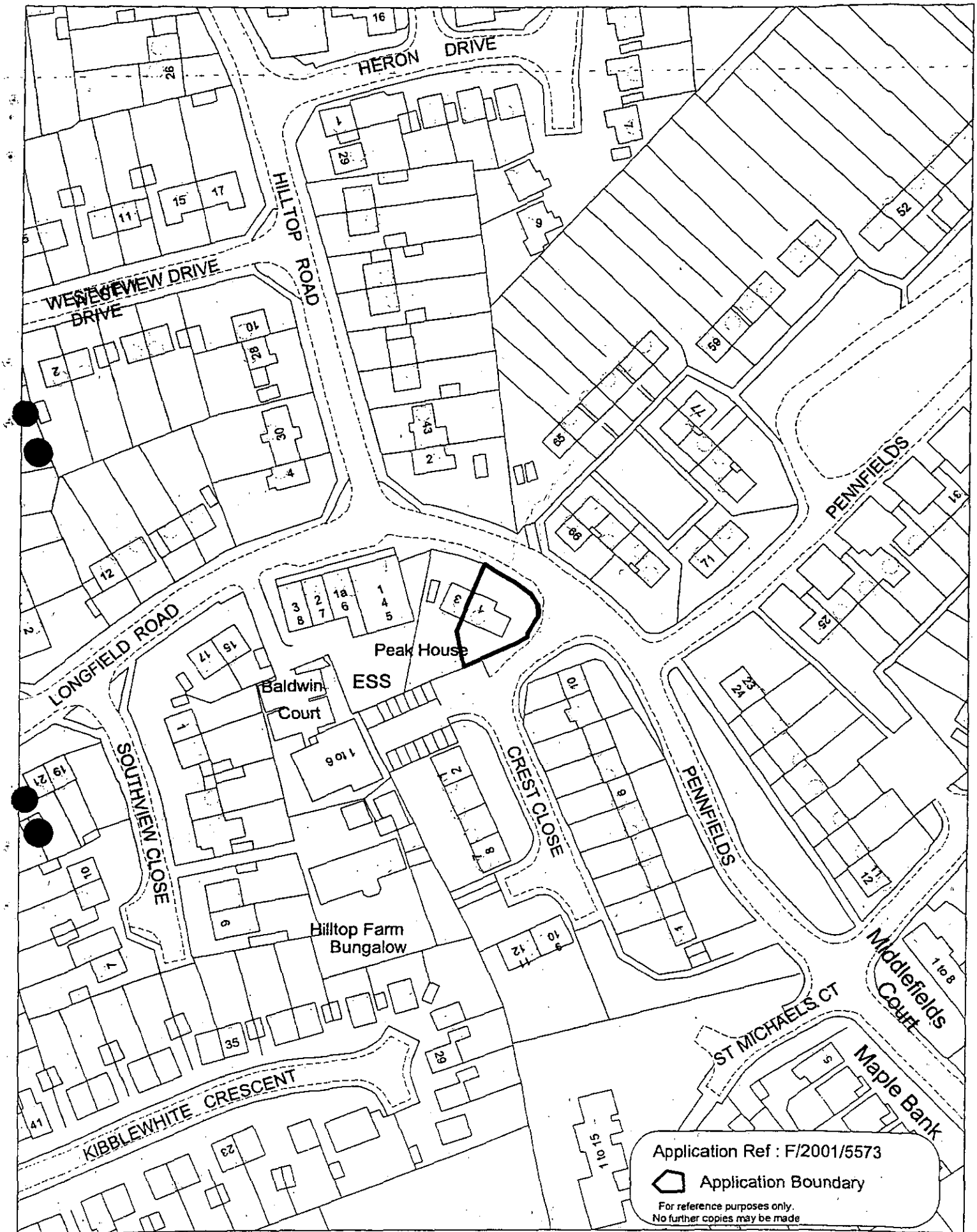
SIGNED: _____ DATE: _____

Clerk To ~~Ruscombe~~ Parish/Town Council.

Twyford

21/1/02

11. The proposal may well be overdevelopment of the site and any permission should remove permitted development rights, in other words no extensions would be allowed, not even a conservatory.



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250

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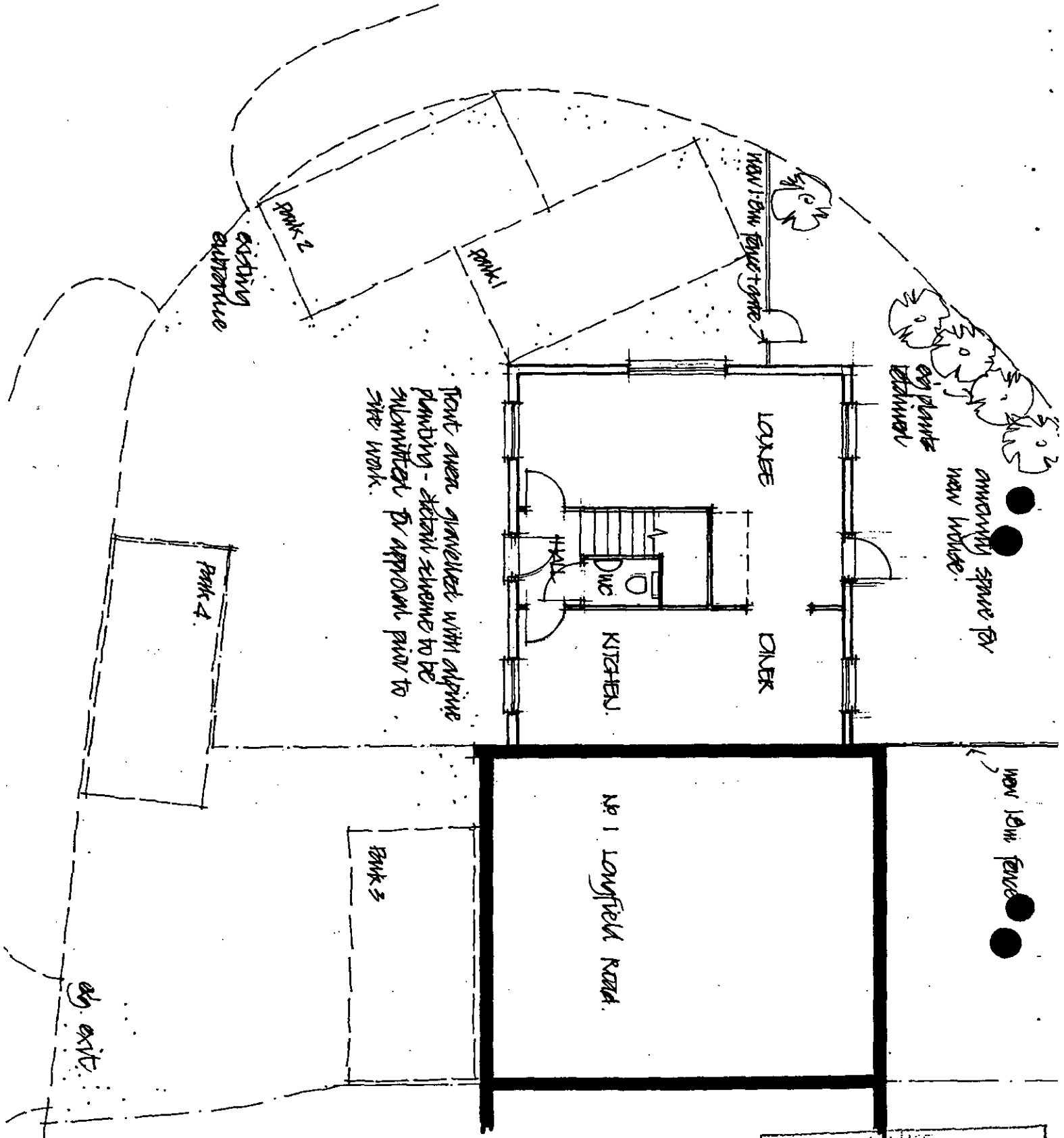

REVISED PLAN
5573

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18 APR 2002	
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Ground floor plan.

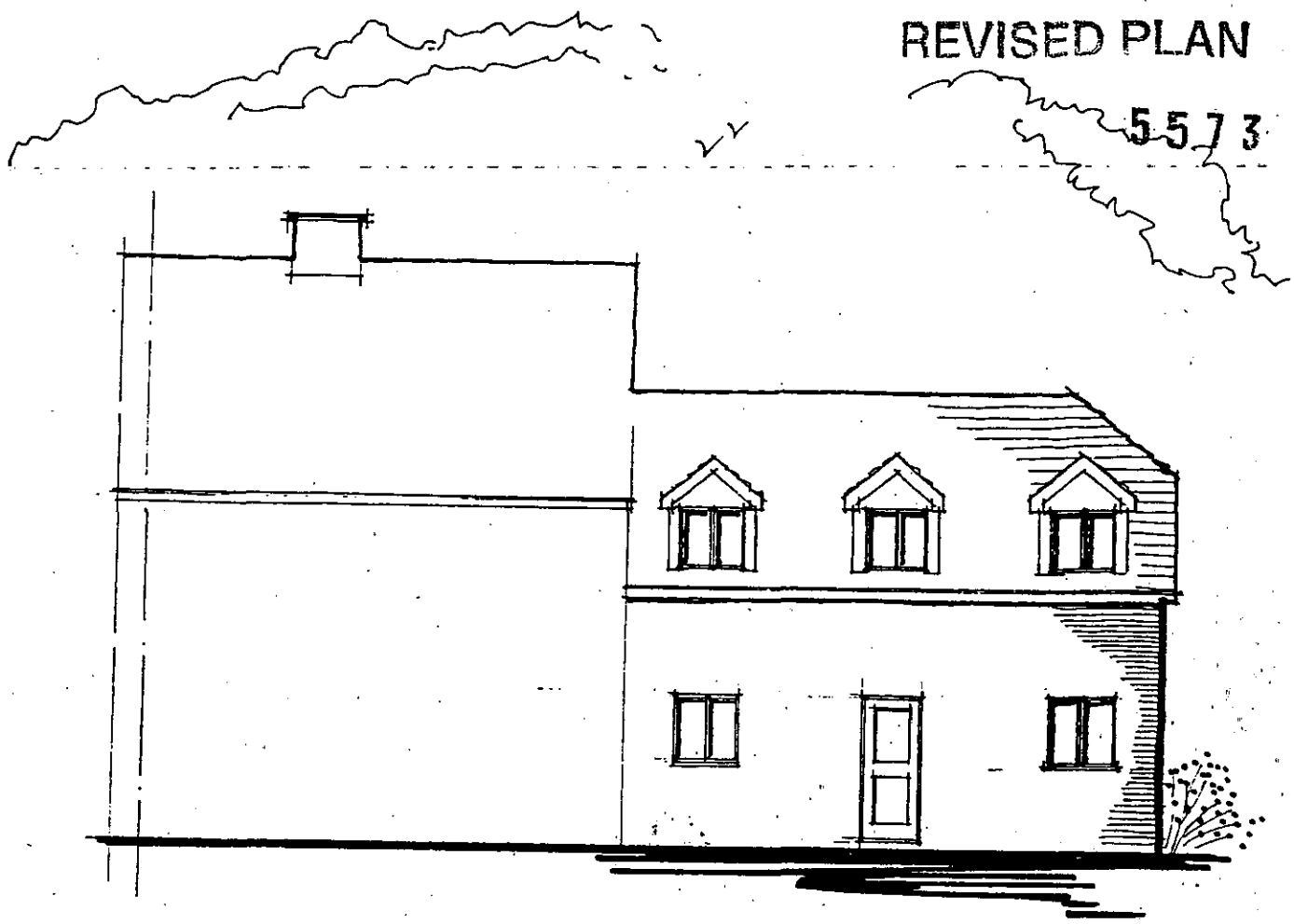
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.15.

John Challis Chartered Architect. 72 Wargrave Road. Twyford. Berkshire.

REVISED PLAN

5573





18 APR 2002

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Front and rear elevations.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

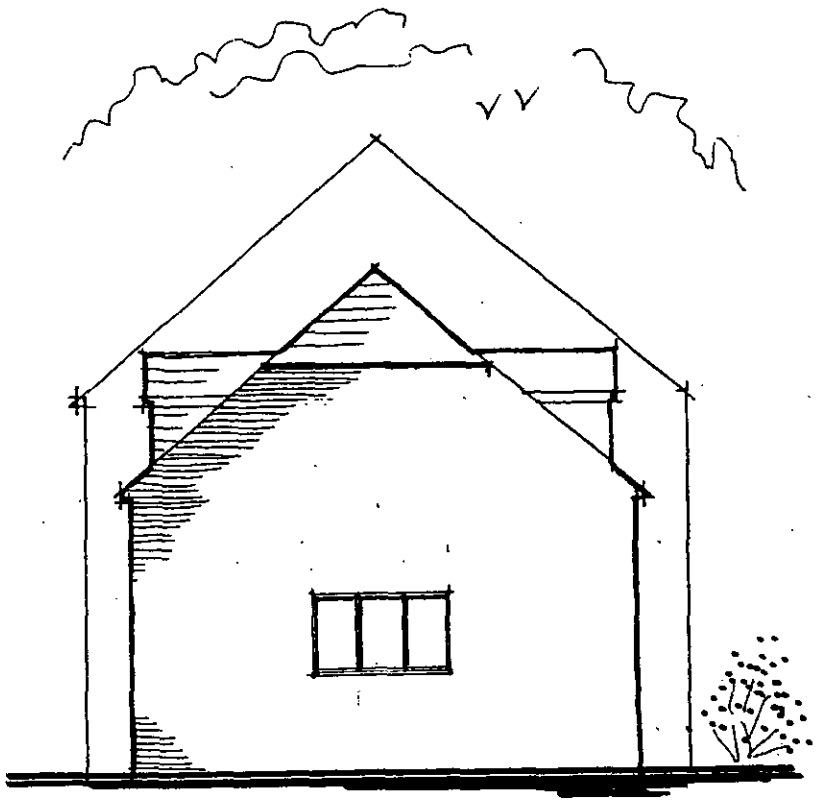
730

Scale. 1:100. Date. April 2002. Drawing number 9924.17.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

5573



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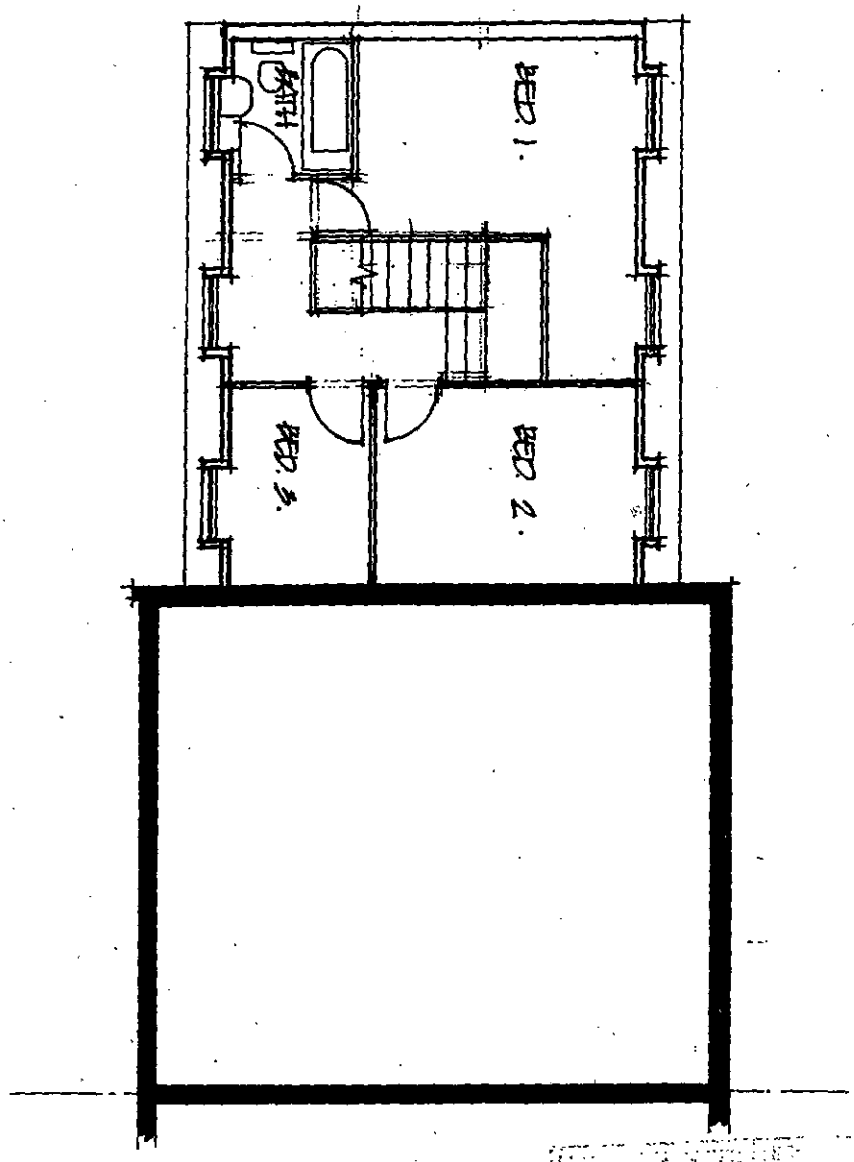
18 APR 2002

Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. 731 Drawing number 9924.18.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



REVISED PLAN

5573

18 APR 2002

First floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.16.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 12TH JUNE 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake, (Vice-Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr SR Conway, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton

Also present under Rules of Procedure: Fiona Rolls.

PART I

23. MINUTES

The Minutes of the meeting of the Committee held on 22ND May 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of minute 12 under resolved to read;

RESOLVED: *"That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 216."*

31. APPLICATION NO: 2001/5573, PROPOSED TWO STOREY EXTENSION TO FORM AN ADDITIONAL DWELLING, 1 LONGFIELD ROAD TWYFORD, FOR: MR & MRS V GURNEY

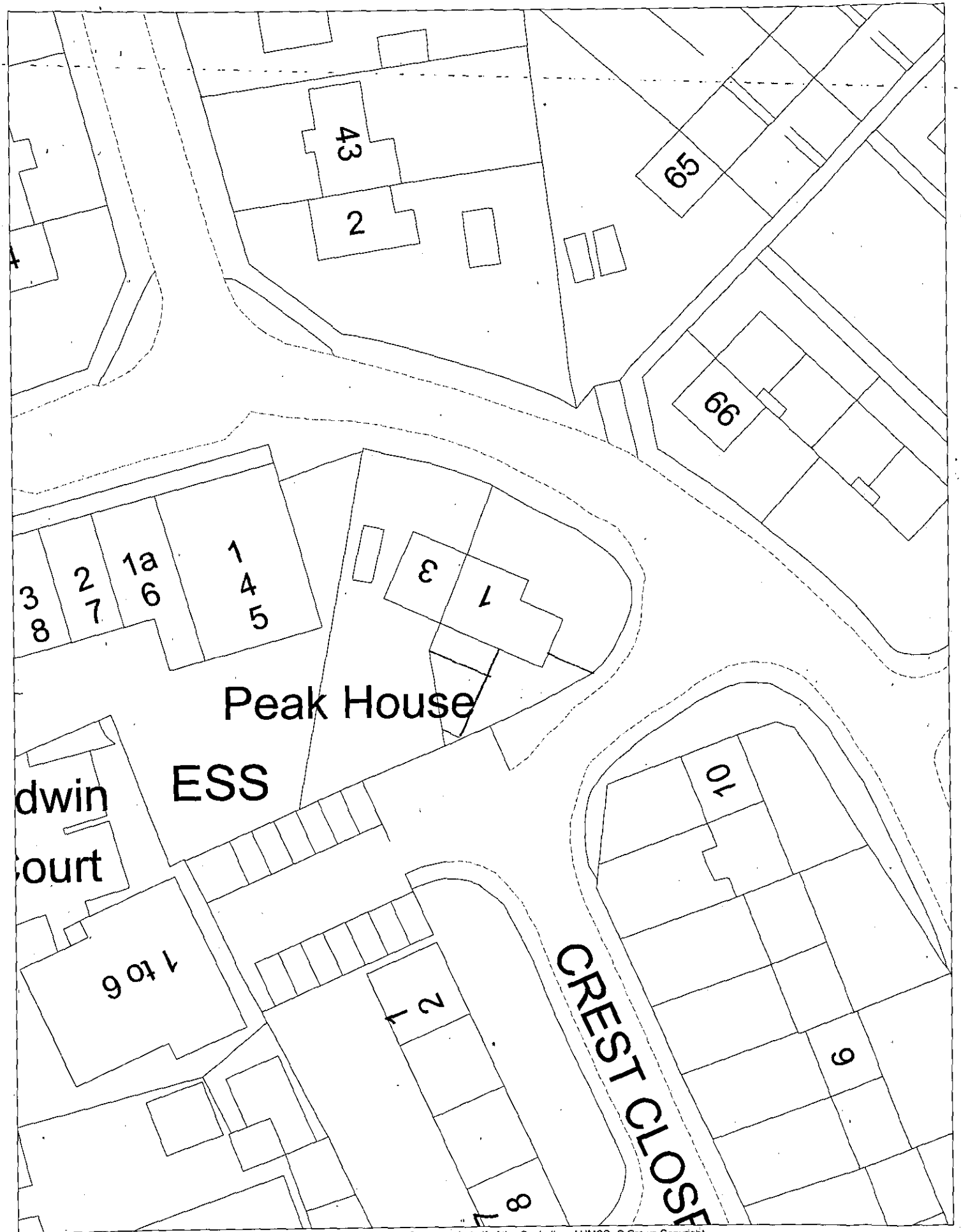
The Committee considered a report about this application set out on Agenda pages 642 to 656.

In explaining the report, Officers informed Members that if Committee was minded to approve the application conditions 4 & 8 should be amended.

Mr. Harrop representing the applicant attended the meeting and spoke in support of the proposal.

In discussing the proposal Members referred to the proposal being for an extension to form an additional dwelling and expressed some concern about car parking issues and future use of the site. In the circumstances it was;

RESOLVED: That Application No: 2001/5573 be deferred to enable a site visit to be undertaken.



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Development Control,Wokingham District Council.
13 September 2002

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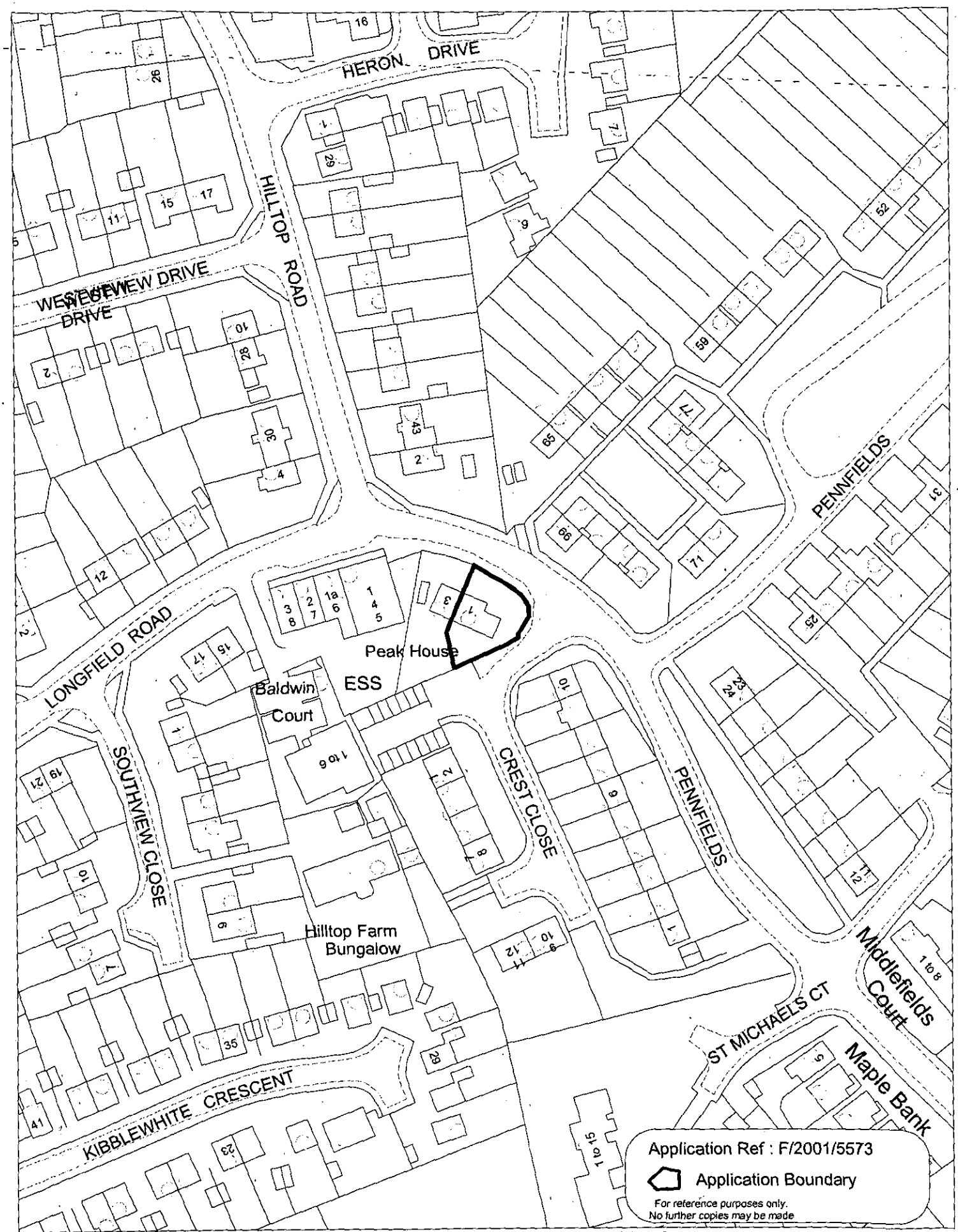

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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250

5.57

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Edward Oteng Development Control	Your Ref:	F/2001/5573
From:	Tom Payne Environmental Heath	My Ref:	20016463
		Date.	11 February 2002

PROPOSED TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS.

FIELDS PHARMACY, 1 LONGFIELD ROAD, TWYFORD

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Nicola Lake

From: Tom Payne
Sent: 29 May 2002 14:24
To: Nicola Lake
Subject: FW: Planning consultation - F/2001/5573

Nicky, as you can see I gave up waiting for Edward to reply to my query!

-----Original Message-----
From: Tom Payne
Sent: Monday, February 11, 2002 11:01 AM
To: Edward Oteng
Subject: Planning consultation - F/2001/5573

Edward,
Although you have not answered my query below, I believe my comments will be the same in any event.



20016463.doc

-----Original Message-----
From: Tom Payne
Sent: Wednesday, January 23, 2002 10:57 AM
To: Edward Oteng
Subject: Planning consultation query - F/2001/5573

Edward,

Please can you confirm that the extension granted for the erection of garage + utility room with bedroom and demolition of existing garage + utility room under F/2000/1201:

Required the building to be built in accordance with BRE 212 and Approved Doc. C of the Building Reg's.

If not, do you know if the extension has been built?

Thanks.

Tom Payne
Senior Environmental Health Officer
Environmental Protection & Housing

Tel. 0118 974 6361

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To: Angi Speak to Angi Monday.

Mr / Mrs / Miss Mr Hindmarch

Of: _____ Tel No: 01189594042

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Mr Ridout came in while I was on duty re:
1 longfield Road. The revised plans show
that the extension

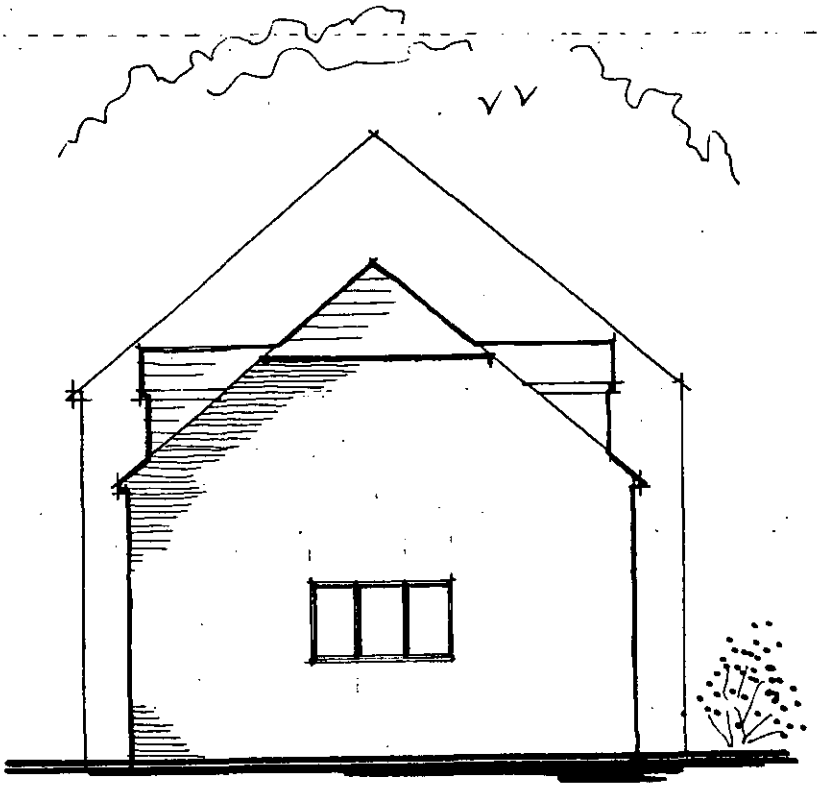
Message taken by: _____ Time: _____

Date: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

REVISED PLAN

5573



REFUSED

18 APR 2002

Side elevation.

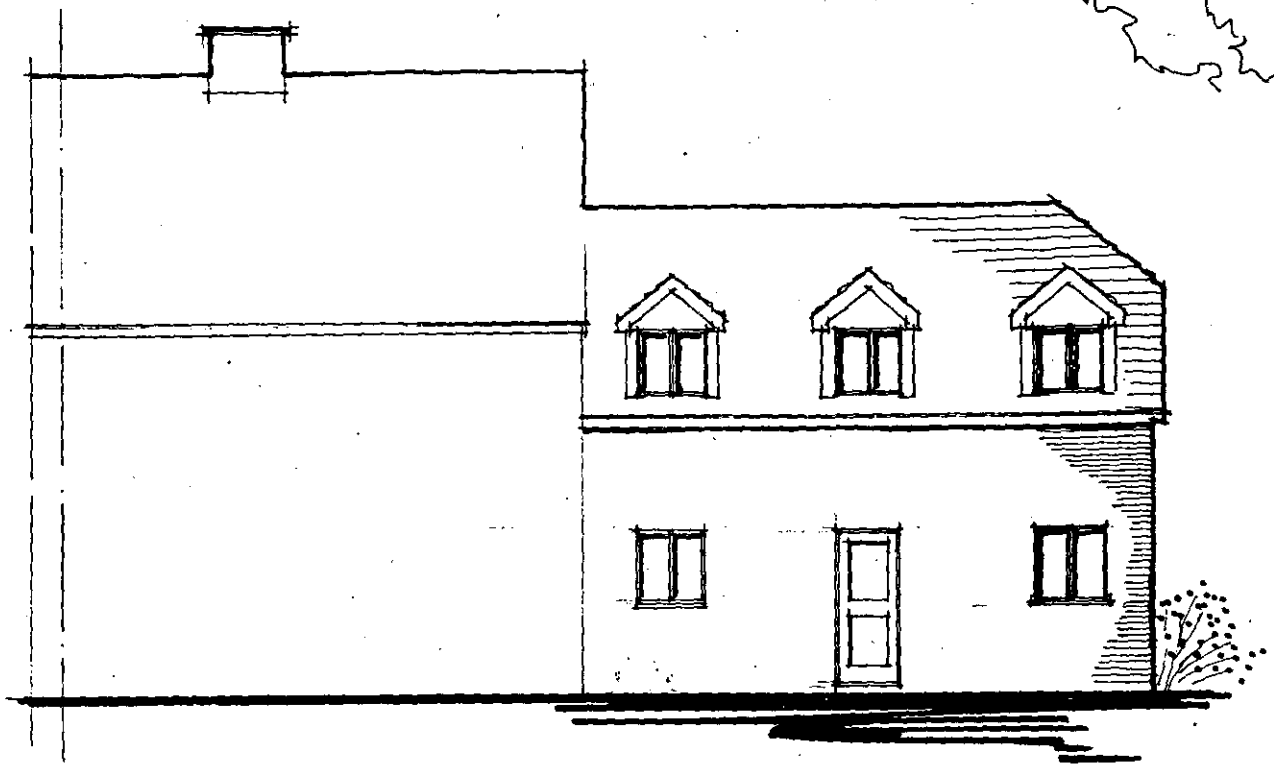
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

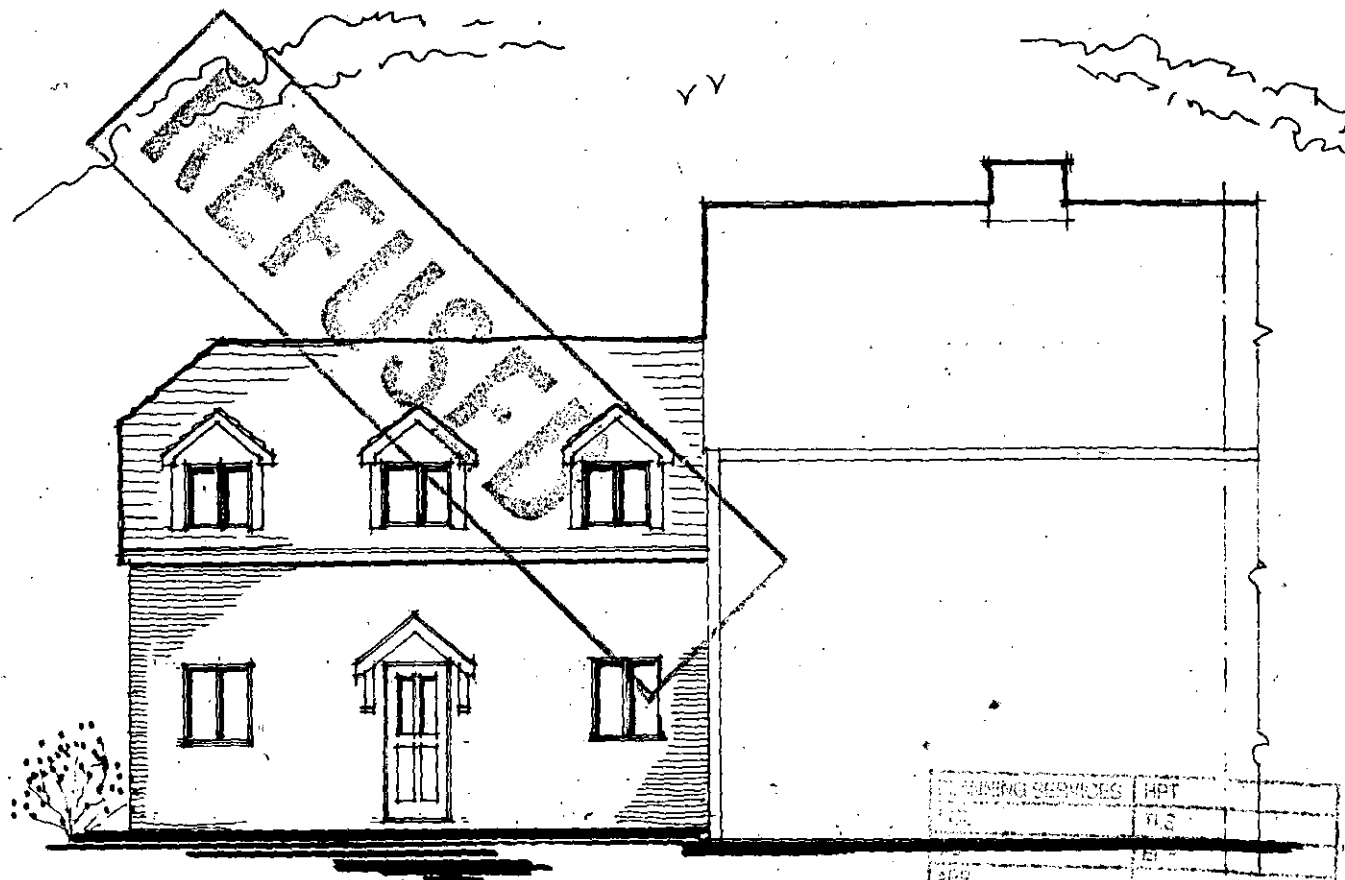
Scale. 1:100. Date. April 2002. Drawing number 9924.18.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

5573





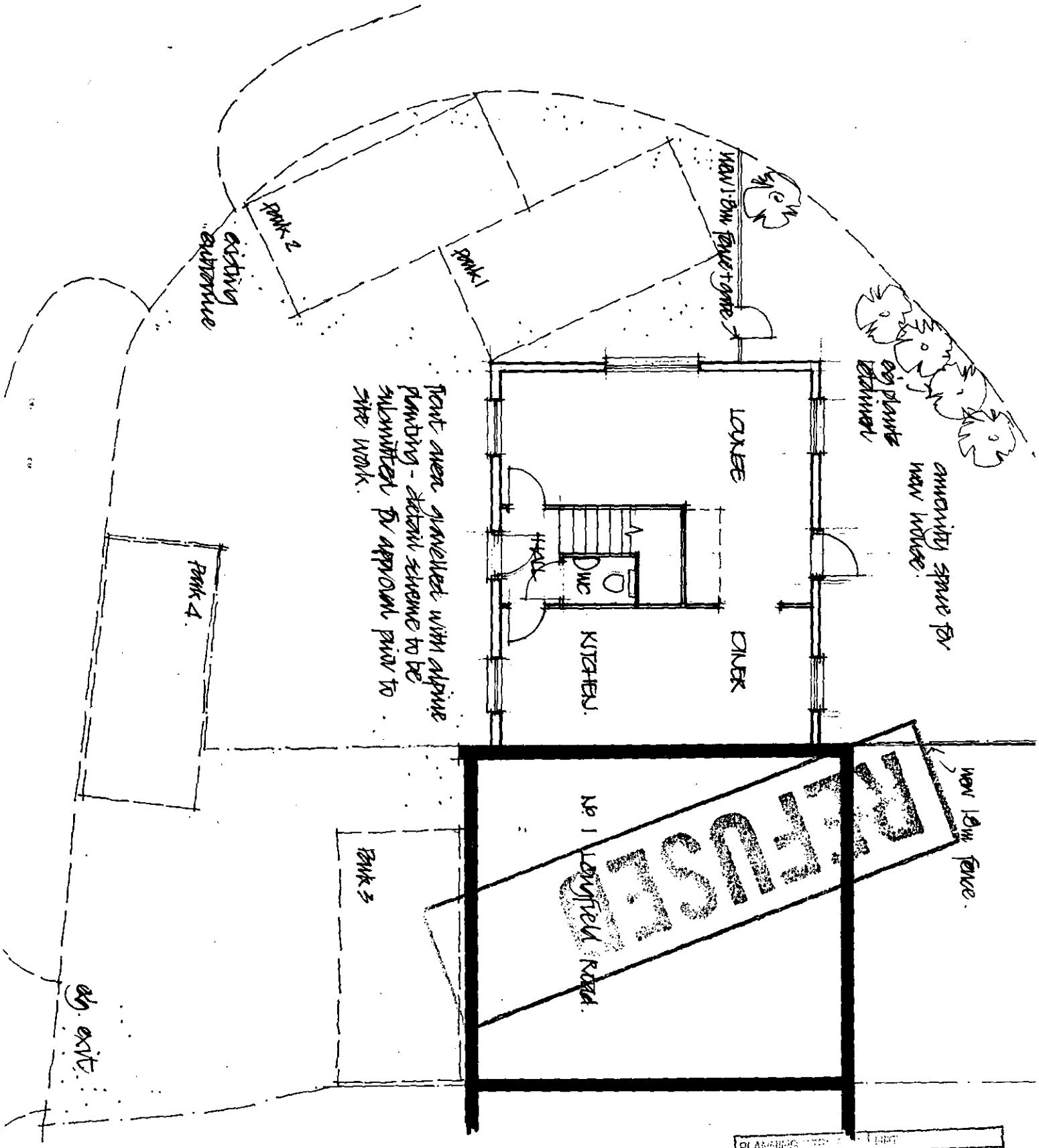
18 APR 2002

Front and rear elevations.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.17.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



Front area panelled with alpine planting - details scheme to be submitted for approval prior to site work.

REVISED PLAN
5573

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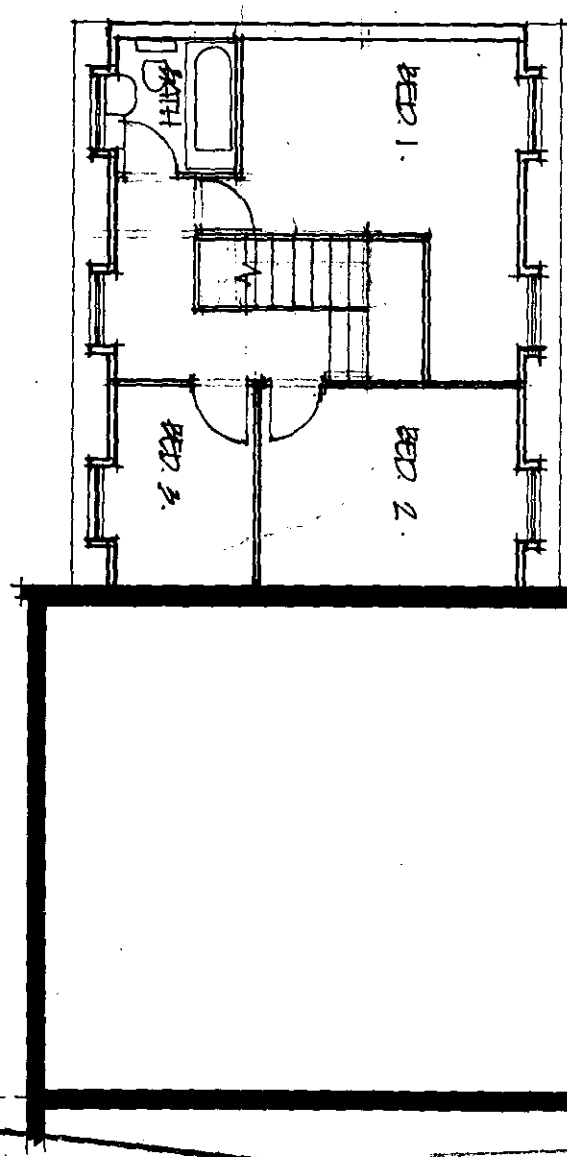
Ground floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.15.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



REVISED PLAN

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First floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.16.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

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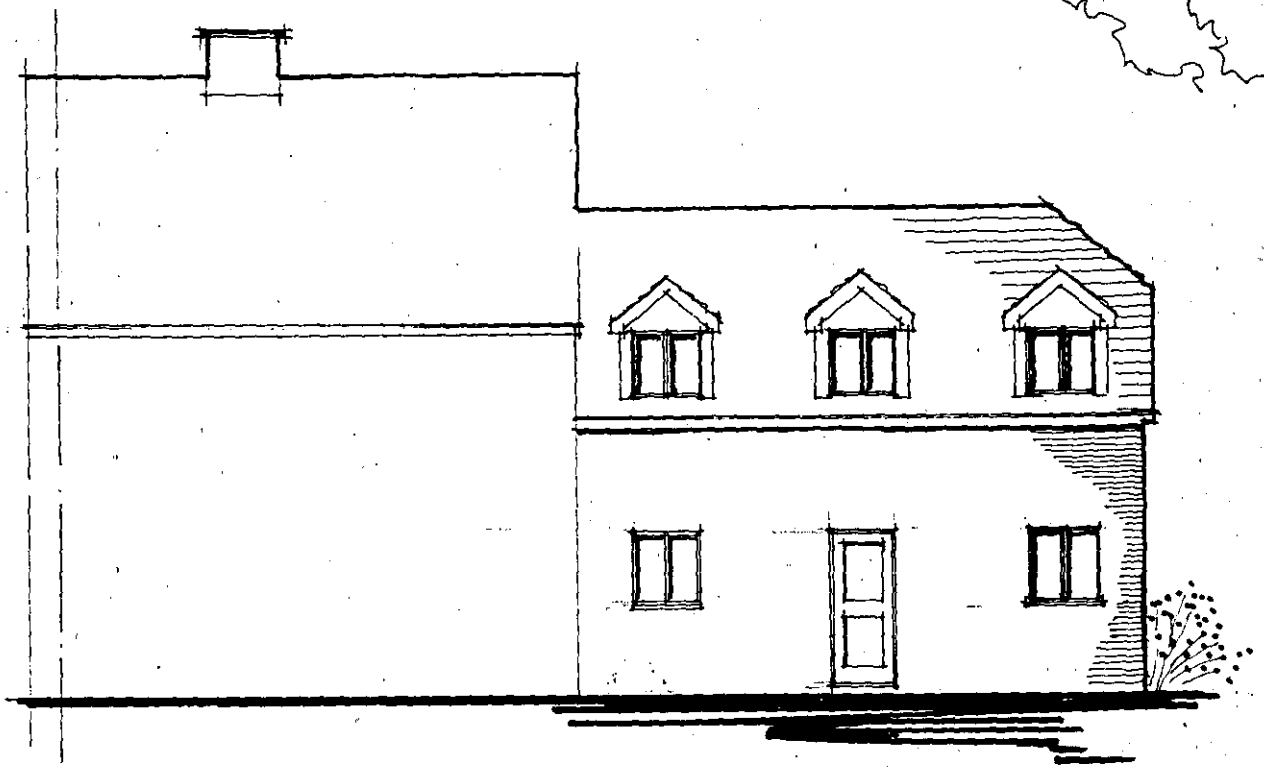



18 APR 2002

Front and rear elevations.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.17.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

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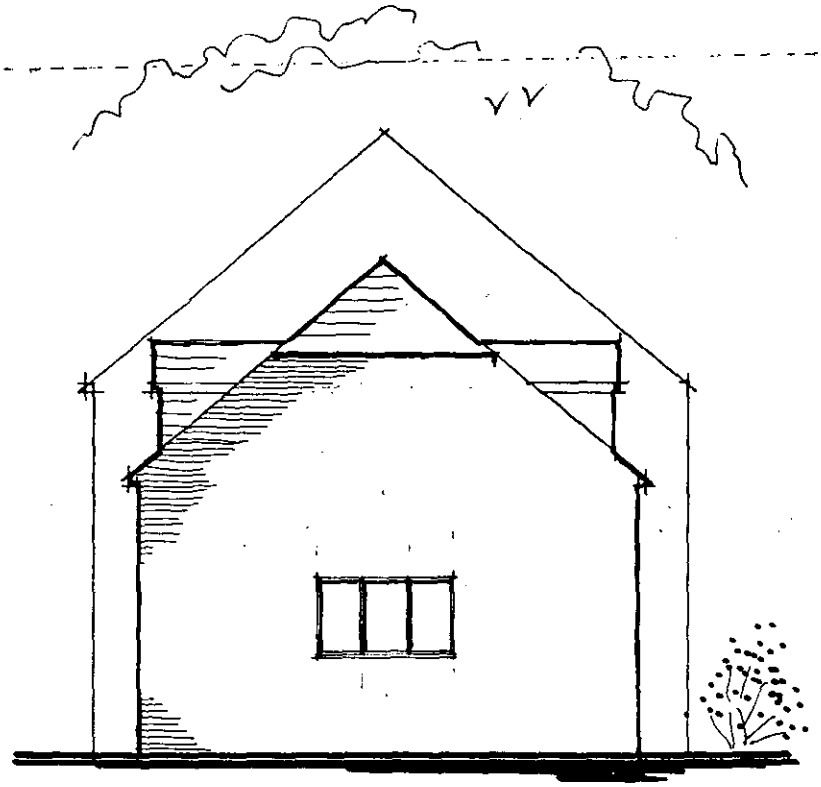

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18 APR 2002

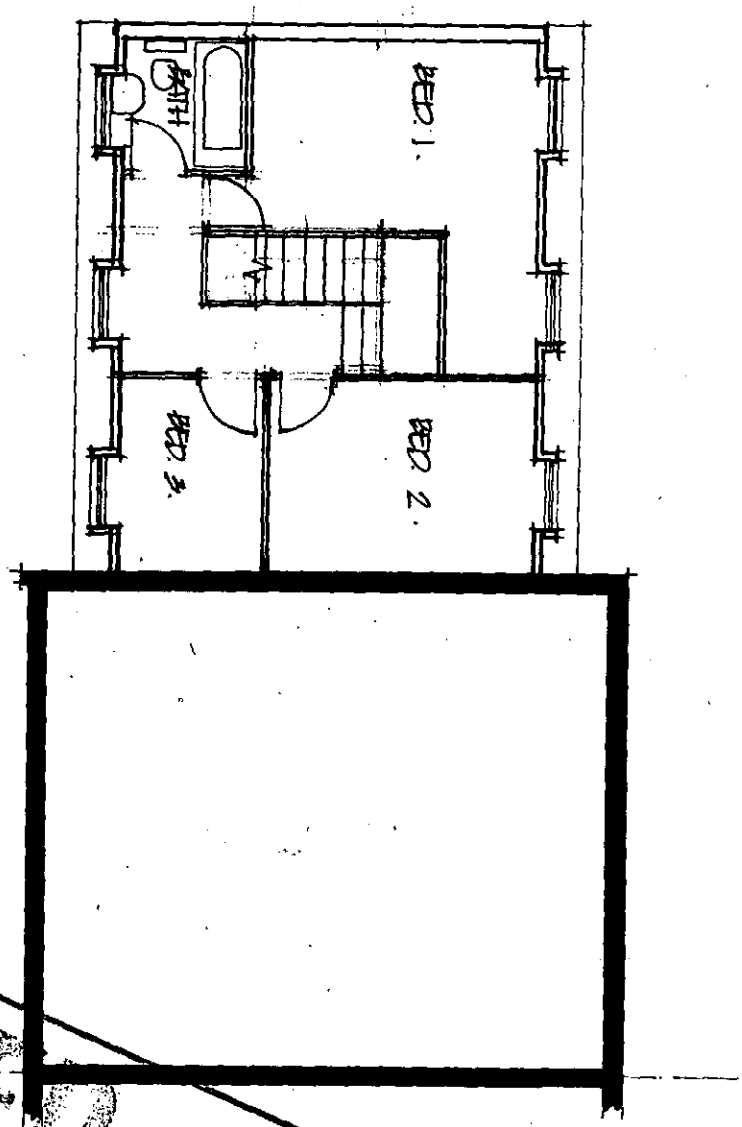
COMMENTS

Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.18.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



REFUSED

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5573

18 APR 2002

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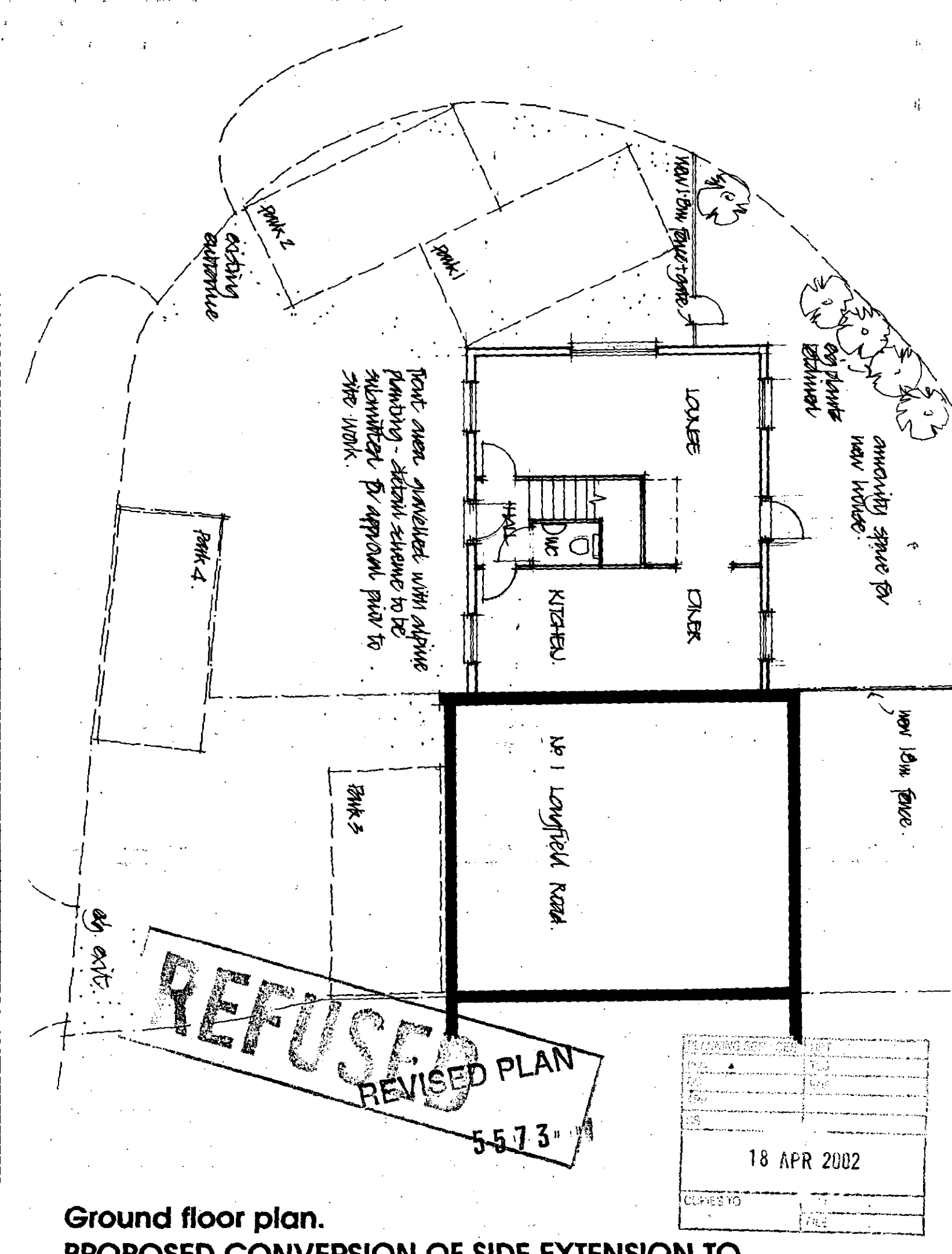
First floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.16.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



Ground floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.15.

John Challis Chartered Architect. 72 Wargrave Road. Twyford. Berkshire.

21 DEC 2001 ★ 5573



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Development Control Section, Environmental Services, Wokingham District Council.

8 January 2002

Scale: 1 : 1250

N W E S

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Messrs. G.J. Pounds & Sons,
Builders,
London Road,
TWYFORD, READING, Berks.

Application No. 177/59

Proposal Twentyeight houses at Twyford Heights Estate, Twyford (Revised designs)

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 10th day of November, 1959 ~~subject to compliance with the conditions specified hereunder~~

Checked 651/56
10/58
170/58
177/59
No conditions

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 12 NOV 1959

Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf.

OUTLINE APPLICATION

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947.

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Messrs. C. J. Pounds & Sons,
London Road,
TWYFORD. Berks.

Application No. 651/56

Proposal Outline application for residential development at Longfield Road, Twyford.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 11th day of September, 1956 subject to compliance with the conditions specified hereunder:—

1. Detailed particulars of the siting design and external appearance of the proposed buildings and the means of access thereto shall be submitted to and approved by the local planning authority before building operations commence.

2. Provision shall be made in the layout of the site for road communication with Longfield Road, the existing road to the south-east and with the vacant land to the north.

3. The developer shall be responsible for the layout and construction of the length of road joining the south-west of the site with Longfield Road.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. The application is in outline only and not accompanied by detailed plans.

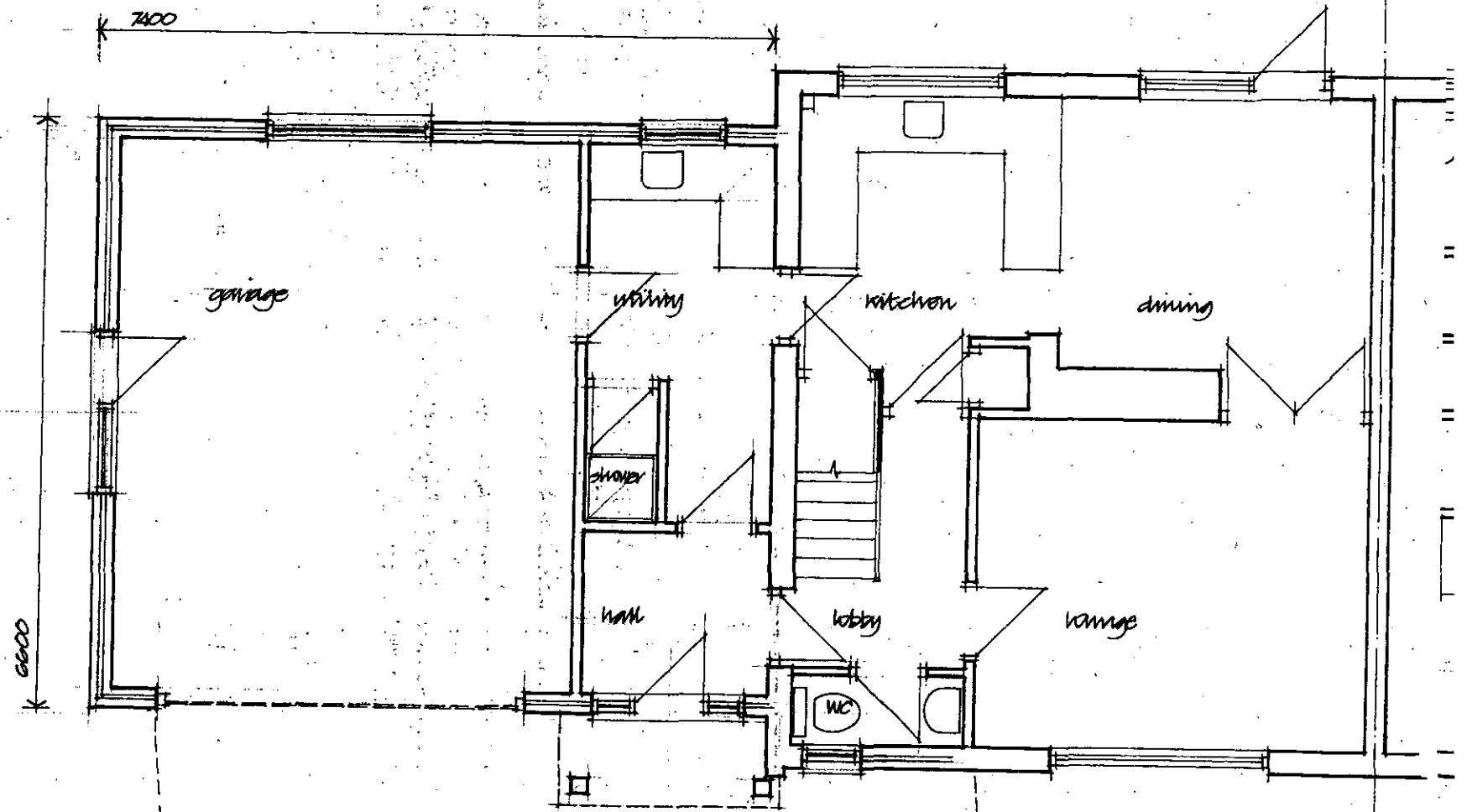
2. To secure a proper layout of the area.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Dated 19 SEP 1956

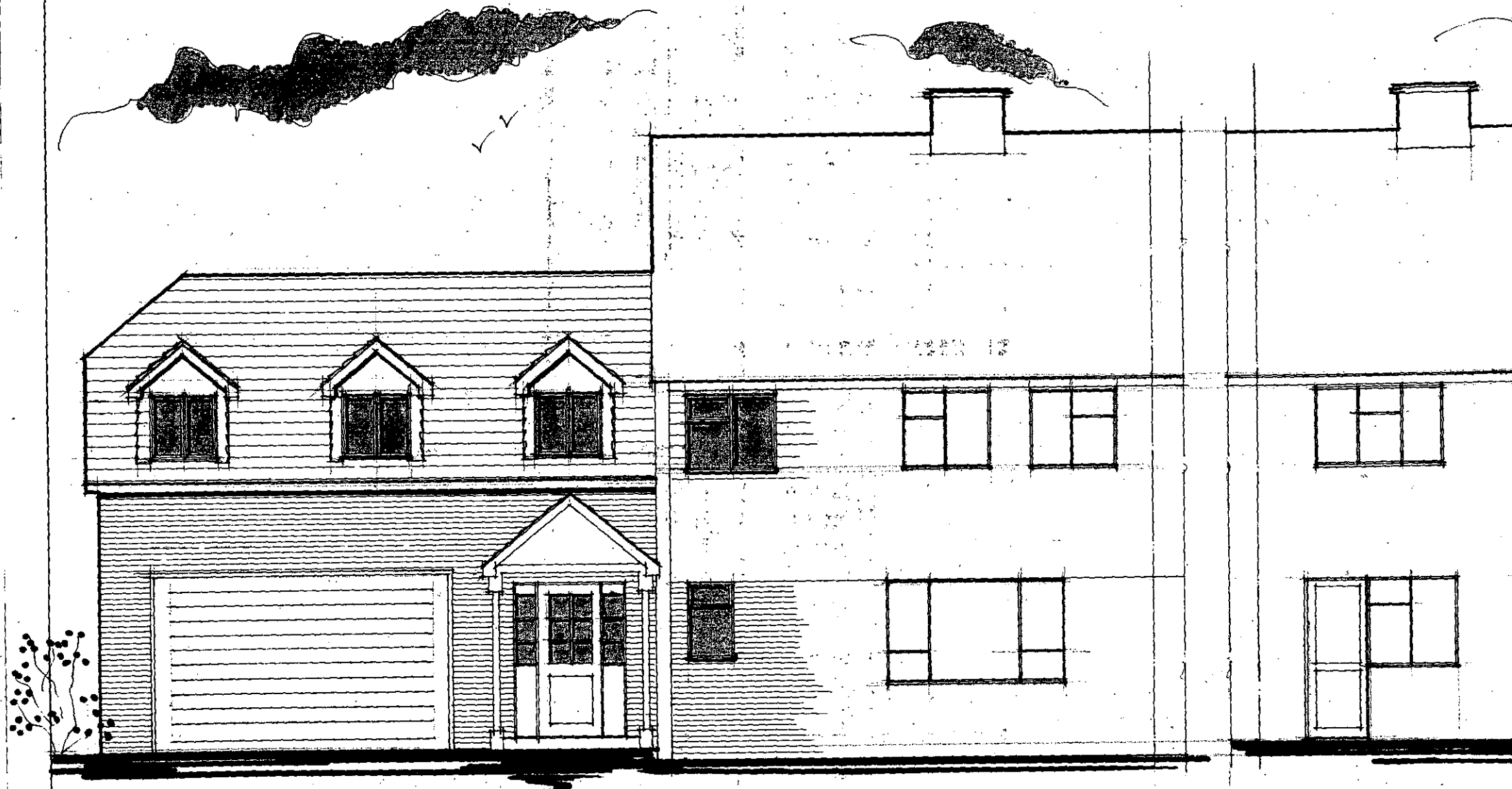
G. H. Shute
Clerk to the Council.

N.B. A statement of the applicant's rights is set out overleaf.



GROUND FLOOR PLAN

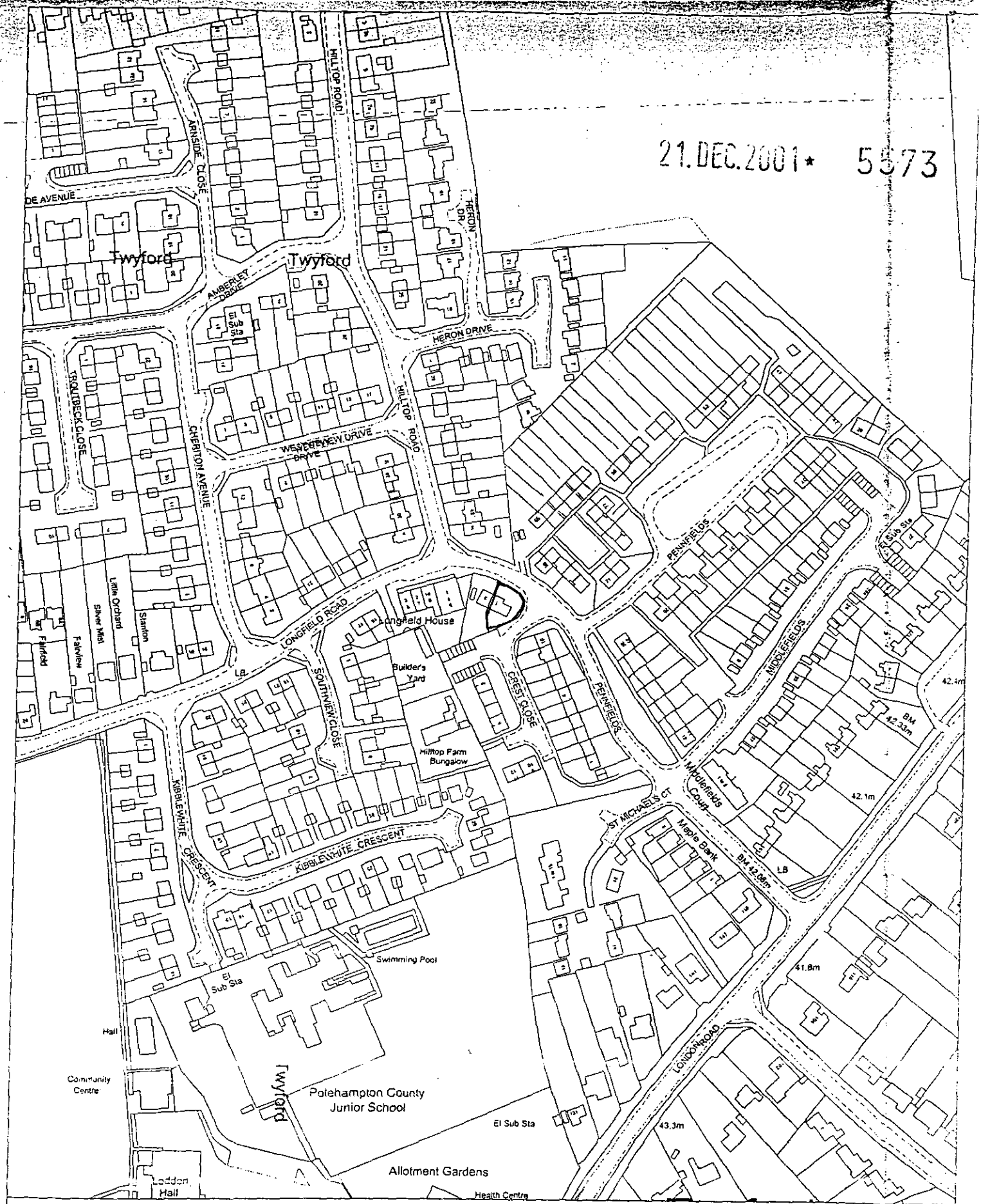
TPR 180



FRONT ELEVATION

REAR ELEVATION

21.DEC.2001* 5573



Site Plan, Scale: 1 to 2500

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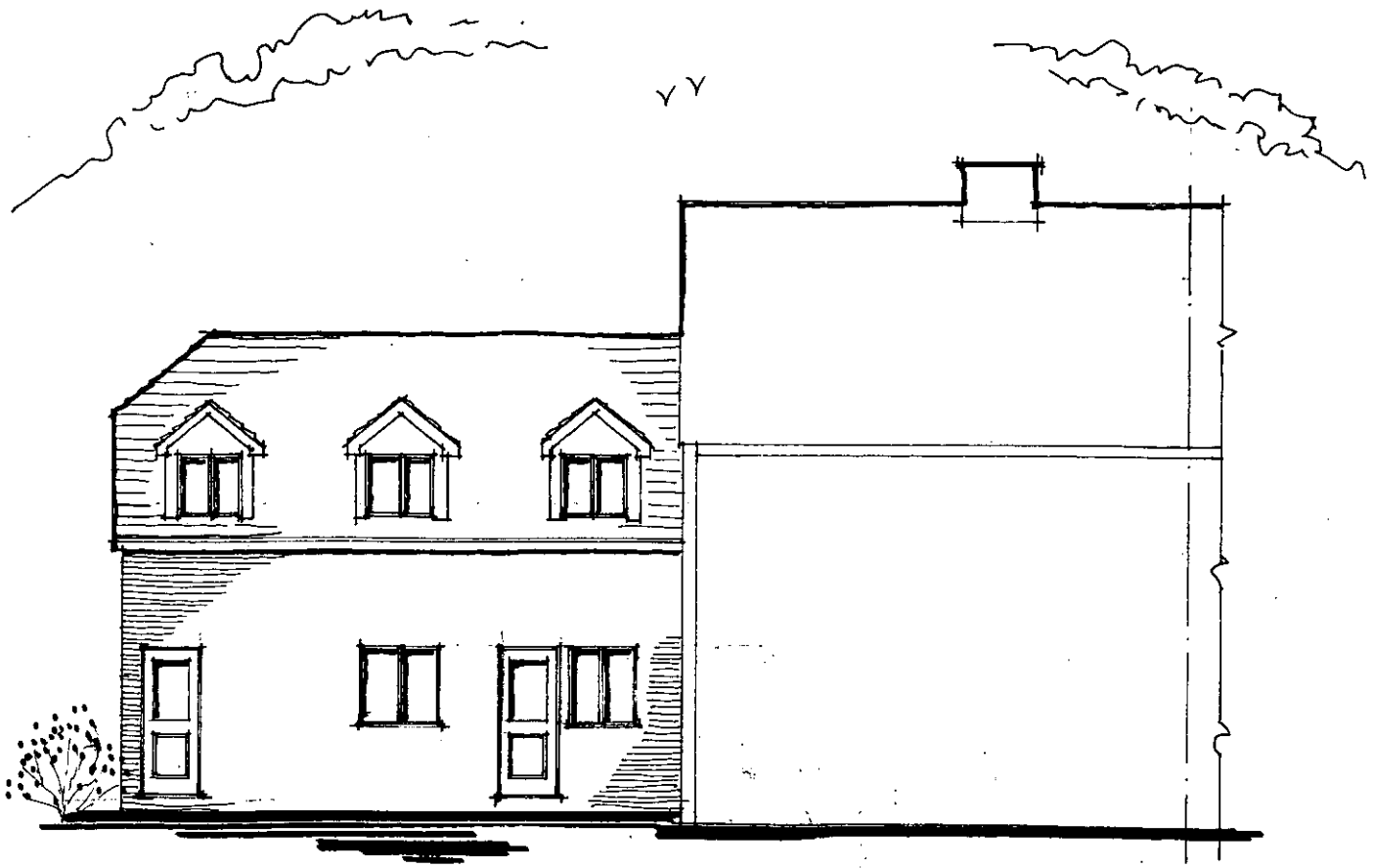
Date: 11 April 2000

N W E S

21 DEC 2001 * 5573



Rear elevation.



Front elevation.

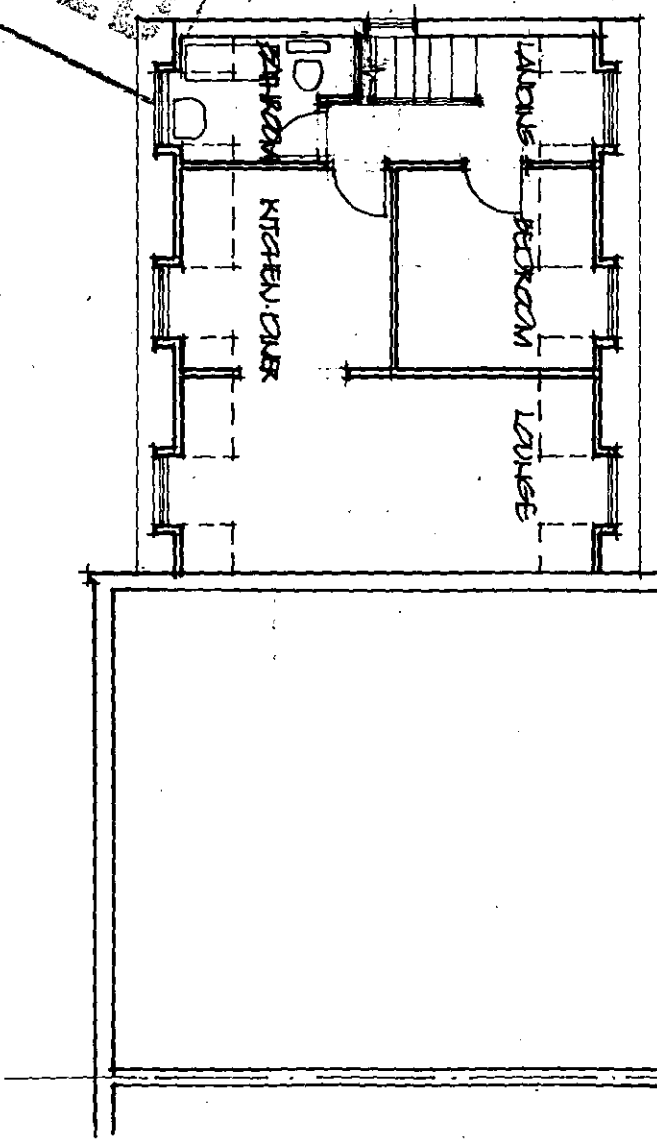
PROPOSED CONVERSION OF SIDE EXTENSION TO TWO 1 BEDROOM FLATS. AT BAILEYS, 1 LONGFIELD RD. TWYFORD.

Scale 1:100. Date December 2001 Drawing number 9924.11.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

21 DEC 2001 * 5573

SUPERSEDED



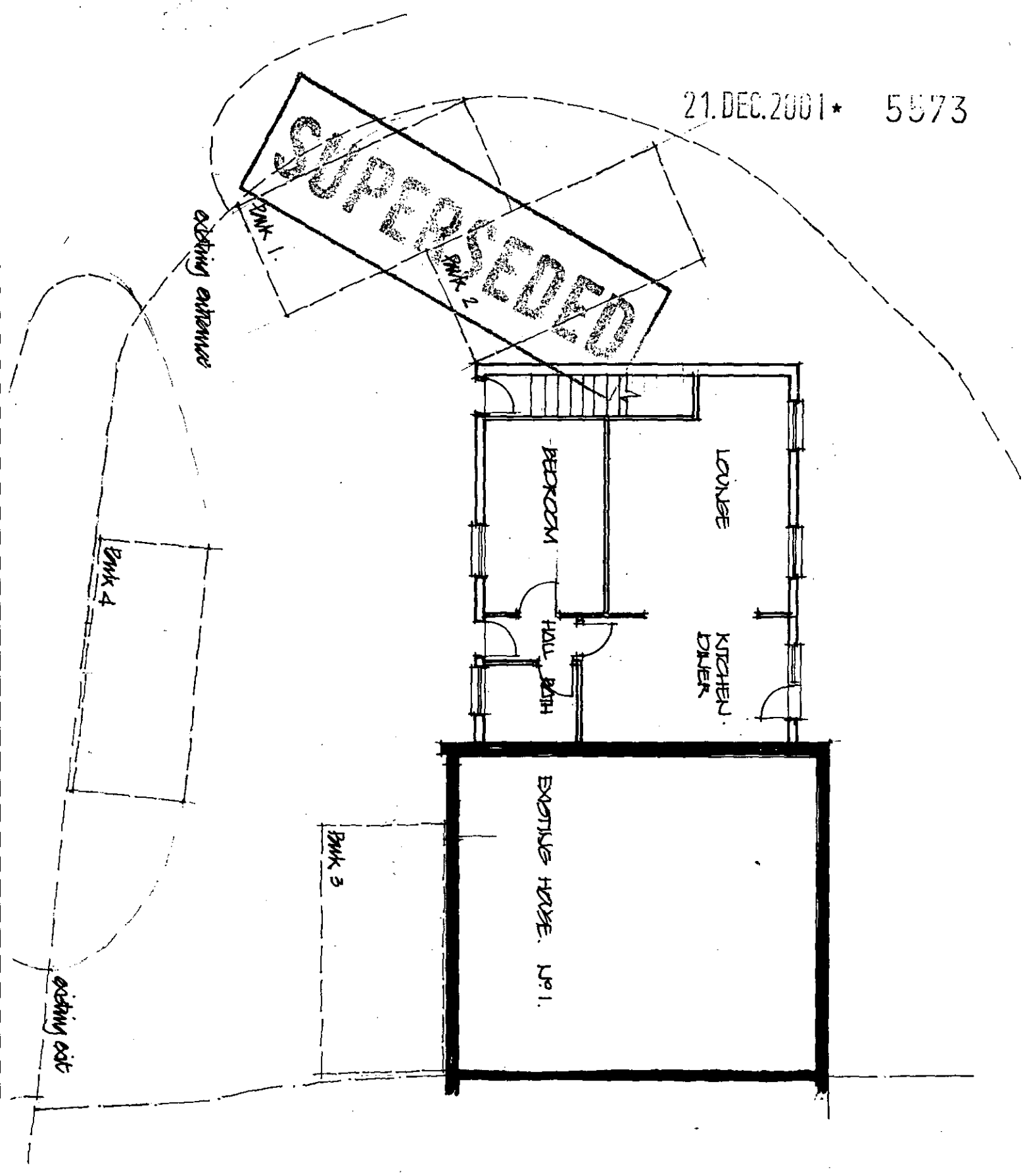
First floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO TWO 1 BEDROOM FLATS. AT BAILEYS, 1 LONGFIELD RD. TWYFORD.

Scale 1:100. Date December 2001 Drawing number 9924.13.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

21.DEC.2001* 5573



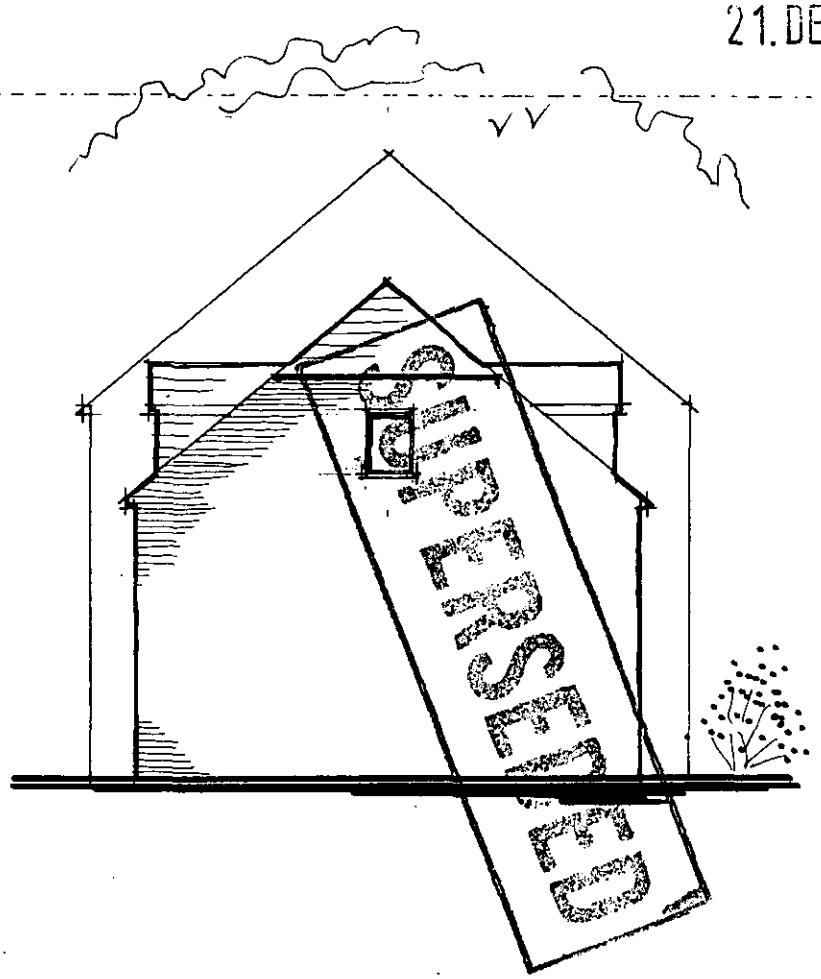
Ground floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO TWO 1 BEDROOM FLATS. AT BAILEYS, 1 LONGFIELD RD. TWYFORD.

Scale 1:100. Date December 2001 Drawing number 9924.12.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

21.DEC.2001* 5573



Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO TWO 1 BEDROOM FLATS. AT BAILEYS, 1 LONGFIELD RD. TWYFORD.

Scale 1:100. Date December 2001 Drawing number 9924.14.

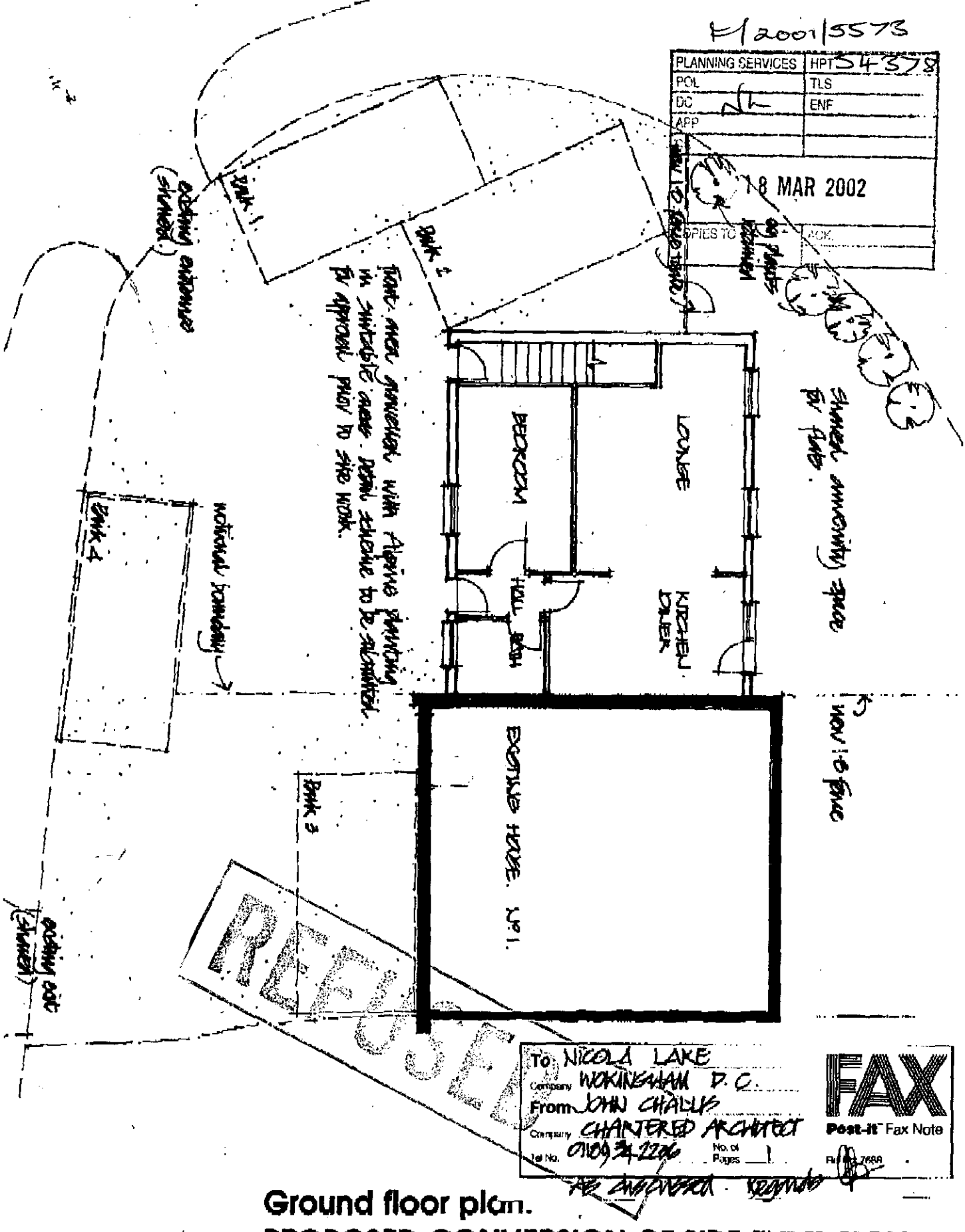
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

F/2001/5573

PLANNING SERVICES	HPT 54378
POL	TLS
DC	ENF
APP	

18 MAR 2002

COPIES TO | ACK



To NICOLA LAKE
Company WOKINGHAM D.C.
From JOHN CHALLIS
Company CHARTERED ARCHITECT
Tel No. 01189342206 No. of Pages 1

FAX
Post-it Fax Note

As discussed. Regards

Ground floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO TWO 1 BEDROOM FLATS. AT BAILEYS, 1 LONGFIELD RD. TWYFORD.

Scale 1:100. Date December 2001 Drawing number 9924.12.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Date: 26 June 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5573**

Mr/Mrs V Gurney
C/O John Challis
72
Wargrave Road
Twyford
Berks
RG10 9PH

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/5573

Site Address: 1, Longfield Road, Twyford, Reading.

Proposal: Proposed two storey extension to dwelling to form an additional house..

Your application is to be determined at the Development Control Sub-Committee meeting on the 03.07.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Address
F/2001/5573	Mr & Mrs M Ridley 4 Longfield Road TWYFORD RG10 9AS
F/2001/5573	Mr A H Robinson Wayfield 137 London Road RUSCOMBE Berkshire RG10 9HA
F/2001/5573	Graham Wallace 1 Crest Close RUSCOMBE Berkshire RG10 9BQ
F/2001/5573	Mrs B E Edwards 68 Pennfields RUSCOMBE Berkshire RG10 9BE
F/2001/5573	Alan R Harrop 3 Longfield Road TWYFORD RG10 9AN
Committee Letters	Sent 06.06.02 sv Re-sent 26/06/02

WOKINGHAM UNITARY
Aiming for Excellence

DEVELOPMENT CONTROL COMMITTEE – 12 June 2002

MEMBER'S UPDATE.

MINUTE 12. - 58 EASTHEATH AVENUE, WOKINGHAM.
Page 428.

Under the resolved action a Section 106 agreement is referred to. This is incorrect. Members are asked to amend the minute to read as follows;

RESOLVED: That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 219.

LAND TO THE NORTH OF COUNTY SPORTS GROUND, SONNING LANE, SONNING.
Application VAR/2001/3562. Pages 433-471.
1 further letter of objection has been received, which was forwarded to the case officer from both the Highways Authority and Sonning Parish Council. The writers are concerned about the high water table in the field and the drainage problems that effect the adjoining areas. They state *"There is the additional problem of surface water, particularly during heavy rainfalls, whereby the water cascades down Sonning Lane..."*

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY.
Application O/2001/3322. Pages 472-523.
Woodley Town Council: "Members have some concern about this proposal and recommended that the condition should remain."

7 further letters of objection have been received from local residents. These objection are as follows:

- The road is already in use by HGV 24 hours a day, with Christmas Day being the only exception. The proposal would further increase the HGV's and would increase noise, congestion and pollution, to the residential properties.
- The HGV's tend to use Viscount Way as a parking and rest area, which leads to litter.
- Adverse impact upon the safety of children walking to school.
- The bakery is concerned that the removal of the condition would lead to operational difficulties between the users of the entrance and the Bakeries traffic flow and road safety.

These issues have been largely addressed in the appraisal. However the operational difficulties regarding the bakery's security building and barriers is a civil issue between the applicant and the bakery company, as the applicant states that they have a right of way over the land.

LAND AT CHURCH LANE/HOLLOW LANE
Application No. RM/2002/6040 – Pages 524-580

1 additional letter from local resident who has already written. Asks for gable ends of houses next to Hollow Lane to be changed to hips and some detail in brickwork to soften aspect, in view of higher ground level. Also asks for shrub planting in Church Lane to be interspersed with semi-mature deciduous trees. Other comments already covered in report.

LAND ADJACENT TO 15 LINCOLN GARDENS, TWYFORD.
Application O/2002/5603. Pages 581-594.
Section I of the appraisal should read as follows:

I. Concerns of local residents and Twyford Parish Council.

Not Woodley Town Council.

An additional condition is recommended to restrict the height of the dwelling on plot 11. The reasoning for this is set down in Section C, Paragraph 2 and in the Conclusion of the appraisal. The proposed condition is as follows:

22. The proposed details of the dwelling unit on plot 11, submitted in compliance with condition 1 shall have a ridge height no greater than 6m from the existing ground level and shall have no windows or other openings within the roof slope.

    Reason: To safeguard the open character and appearance of the adjacent open area

BALCOMBE NURSERIES
Application No. F/2002/6245

Council's tree officer advises no objection in relation to tree survey.

Additional letter from Parish Council:
"The Parish Council has evidence that the area is a valuable habitat for wildlife and therefore if the application is approved, would ask you to ensure that conditions are included in order that the minimum amount of disruption to wildlife is caused. This especially refers to wild birds which are present in the surrounding hedges and thicket."

Additional letter from Oak Cottage concerned that some trees on adjacent properties have not been identified that could be affected by the proposed development. Also querying ownership boundary.
Response: Applicant has confirmed that ownership boundary is correct.
Therefore recommend add the following informative No.2:
"The applicants are advised to verify that they own all the land within the boundary of the application site."

Deferred for site visit

1 LONGFIELD ROAD, TWYFORD.
Application F/2001/5573. Pages 642-656.
Condition 4 should be amended to read

"The approved scheme shall be implemented prior to the occupation of the additional dwelling and shall be maintained in perpetuity.

Condition 8 Should also be amended to read as follows:

8. Development shall not be begun until a parking scheme has been submitted to and approved in writing by the Local Planning Authority. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning spaces have been provided on site and shall thereafter be permanently maintained and used for no other purpose.

SOUTHLAKE SCHOOL: AMENDMENTS
Application No. F/2002/6075 Pages 657- 667
As the extensions are needed for occupation in September 2002 the Education Department have requested that the conditions relating to the provision of a School Travel Plan and Traffic Management scheme are amended to give them more time to fulfil these obligations.

It is therefore suggested that condition 6 is amended to read as follows:

6. Within one year of the occupation of the extensions hereby permitted a traffic calming/ management scheme shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

And that condition 9 is changed to read as follows:

9 Within one year of the occupation of the extensions hereby permitted the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

The Highways Officer has no objection to these suggested amendments.

LOWER EARLEY LIBRARY: PROPOSED WINDOW SHUTTERS
Application No. F/2002/6174 Pages 668- 673

Four further letters of objection have been received from residents in Elm Lane (to the north of the library). The issues raised are as follows:

- Better lighting and CCTV should be investigated and the area outside the library should be better maintained this would encourage more people to walk through the courtyard at night;
- Metal shutters will make the area appear unsafe and 'run down';
- Metal shutters would 'admit' defeat to vandals;
- Metal shutters will attract graffiti;
- The shutters will move vandalism to other locations such as Trinity Church, the Community Centre, Asda or local properties;
- An alternative outlet should be provided for youths to graffiti;
- The Council should approach Asda and try to work together to find a solution;
- The removal of the wall on the Asda side would open the area up more and prevent vandalism.

ST NICHOLAS C OF E PRIMARY SCHOOL, SCHOOL ROAD, HURST.
Application No. F/2002/6260 Pages 674- 683

The western boundary of the school site shared with 'Westward Ho' has a dense hedge and there is a temporary classroom unit located close to this hedge.

The proposed extensions will not be seen from 'Westward Ho'.

Date: 06 June 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5573**

Mr/Mrs V Gurney
C/O John Challis
72
Wargrave Road
Twyford
Berks
RG10 9PH

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/5573

Site Address: 1, Longfield Road, Twyford, Reading.

Proposal: Proposed two storey extension to dwelling to form an additional house..

Your application is to be determined at the Development Control Sub-Committee meeting on the 12.06.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
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Application	Name & Address
F/2001/5573	Mr & Mrs M Ridley 4 Longfield Road TWYFORD RG10 9AS
F/2001/5573	Mr A H Robinson Wayfield 137 London Road RUSCOMBE Berkshire RG10 9HA
F/2001/5573	Graham Wallace 1 Crest Close RUSCOMBE Berkshire RG10 9BQ
F/2001/5573	Mrs B E Edwards 68 Pennfields RUSCOMBE Berkshire RG10 9BE
F/2001/5573	Alan R Harrop 3 Longfield Road TWYFORD RG10 9AN
Committee Letters	Sent 06.06.02 sv

OB

3 Longfield Road
Twyford
Berks. RG10 9AN

NT

Nicola Lake
Planning Officer
Environmental Services Dept
PO Box 157
Shute End
Wokingham RG40 1WR

May 21, 2002

Dear Madam
Re: Application No. F/2001/5573
1 Longfield Road, Twyford, Reading

I have just returned from holiday and realise with great concern that I have missed the 'reply by' date of your letter dated April 24, 2002. I understand that Steve Conway is calling for a full planning meeting on this proposed development, and he has told me to nevertheless still write confirming my objections, which remain the same as those outlined in my letter of January 28, 2002 to Mr. Oteng.
I also enclose two letters put through my door, both written prior to May 15, and trust these three objections can still be taken into consideration.
Whilst the new proposal is for one additional dwelling, as opposed to two flats, it is, to all outward appearances, different only in that it has just one front entrance. The development is otherwise identical and remains an over-development of a small site.
From my personal point of view, should this building go ahead there would be a change

of status from semi-detached to terraced, thus changing my own property, No. 3, into 'end terrace' with subsequent devaluation and new rateable value.
Since my original objection the front garden of No1 has been turned into a car park with always five and sometimes as many as seven vehicles parked, including transit van. Apart from the obvious downside of having my outlook blighted by such close proximity parking, I am still most concerned about the long term effect.
I would ask the Council to consider the situation when this proposed new addition is sold, as I strongly feel it will be. There will then be a scenario where a separate family occupying the 3 bedroomed house could have the same number of vehicles as the present owner.
In this case there would have to be boundary lines for each property, and there is no way both sites would hold five vehicles, resulting in overflow parking into Longfield Road, already a hazardous area, or Crest close which is grossly overcrowded.
I trust our concerns will be strongly considered by the Council.

Yours faithfully,

Alan Harrop

Alan R. HARROP

OB

PLANNING SERVICES

NL May 12th, 2002

22 MAY 2002

COPIES TO ACK

Dear Madam

Re: Ref No E/2001/5573 - 1 Longfield Road, Twyford, Reading
Proposed 2 storey extension to dwelling to form an additional house.

As a resident of Crest Close I am very concerned at the proposed additional dwelling as above. We already have severe parking problems in this area and this new development can only make matters worse.

yours faithfully

M Hall

Margaret Hall
14 crest Close
Twyford.

11/5/02 OB

MRS B. EDWARDS.
68 PENNFIELDS
RUSCOMBE.
nr READING.
RG10 9BE

PLANNING SERVICES
22 MAY 2002
COPIES
ACK
FILE

DEAR MADAM

RE:- APPLICATION No. F/2001/5573.
1 LONGFIELD ROAD. TWYFORD. READING.

HAVING SEEN THE NEW PLANS, MY OBJECTIONS REMAIN THE SAME AS STATED IN MY PREVIOUS LETTER.
THIS IS OVERCROWDING OF A SMALL CORNER SITE AND MUST RESULT IN MORE CARS BEING PARKED ON THE ROAD.
MY CONCERN IS FOR THE ELDERLY PEOPLE LIVING IN CLOSE PROXIMITY WHO ALREADY HAVE DIFFICULTIES CROSSING THE INCREASINGLY BUSY PENNFIELDS / LONGFIELD ROADS.

YOURS FAITHFULLY B.E. Edwards.

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES.
P.O. BOX 157.
SHUTE END, WOKINGHAM.
RG40 1WR.

27.1.02.

DEAR MR OTENG.

RE:- APPLICATION NO. F/2001/5572
1. LONGFIELD ROAD. TWYFORD. READING.

I WISH TO LODGE MY OBJECTION TO THE ABOVE APPLICATION, THIS IS ALREADY A WELL DEVELOPED AREA WITH SEVERE PARKING PROBLEMS. A NEW DWELLING ON THE CORNER OF CREST CLOSE & LONGFIELD ROAD CAN ONLY INCREASE FURTHER TRAFFIC CONGESTION.
LONGFIELD ROAD IS ON A BUS ROUTE AND HAS CONSTANT THROUGH TRAFFIC, USING HILLTOP AND NEW ROAD TO REACH THE A4. CARS ARE CONTINUALLY UP & DOWN THE ROAD TO THE SHOPS ON THE LONGFIELD PARADE AND WHERE IT MERGES INTO PENNFIELDS

CARS ALSO ENTER FROM CREST CLOSE AND MIDDLEFIELDS.
PARKING IS A SEVERE PROBLEM AND THERE IS OFTEN TRAFFIC CONGESTION CAUSED BY VEHICLES PARKED BEYOND THE DOUBLE YELLOW LINES BY SHOPPERS.
I AM PARTICULARLY CONCERNED FOR THE LOCAL ELDERLEY RESIDENTS, OF WHOM I AM ONE, WHO ALREADY HAVE DIFFICULTIES CROSSING LONGFIELD ROAD IN THIS AREA.
AN ADDITIONAL DWELLING ON THIS SMALL WELL DEVELOPED SITE CAN ONLY ADD TO THE ALREADY SEVERE TRAFFIC & PARKING PROBLEM.

YOURS SINCERELY
B. E. Edwards.

MRS. B. EDWARDS.
PENNFIELDS.
LYSCOMBE.
READING
RG10

Ref. NLF/2001/5573

"Wayfield"
137, London Road
Ruscombe
Reading
RG10 9HA

31st May 2002

Dear Mrs N. Lake,

Planning Application No. F/2001/5573.

Thank you for your letter dated 29th May 2002.

As passed Vice-Chairman of Wokingham District Council and a Chairman of Development Control North Sub-Committee I am concerned that my original letter objecting to the above has been mislaid and consider this to be carelessness on behalf of the Case Officer which reflects on the whole of the Planning Department, albeit that the Officer has now left.

As I am now retired I no longer have the facilities to take a copy of any letters whilst I write so am unable to meet your request.

I would however inform you that I object to this proposed development as I consider it to be an over development of the side and will have the effect to other properties of 'terracing'. Furthermore it will aggravate the traffic congestion which could act as a danger

to other traffic and particularly to pedestrians, and more particularly to children on their way to school

I urge the Development Control North Sub-Committee to turn down this application

Yours sincerely,

A H Robinson

(MR. A.H. ROBINSON)

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

3 Longfield Road
Twyford
Berkshire
RG10 9AN

28th January 2002

Dear Mr Oteng

RE: Application No. F/2001/5573
1 Longfield Road, Twyford, Reading

Further to your communication dated 9th January 2002, re the above, we wish to object to the proposed application on the following grounds:

1. The conversion is aesthetically totally out of character with the existing properties No.s 1 and 3. The proposal calls for two new additional dwellings with all that that entails on an already small crowded corner. We note on the planning application item No. 8 is ticked as 'alteration' whereas the plans are calling for two new dwellings.

2. If the application were to be successful there would be a change of status to the present properties from semi-detached to terraced, thus changing our own property, No. 3 to 'end terrace' with subsequent de-valuation and new rateable value.

3. We note from the plans that there is proposed extensive parking in the (as it is now) front garden, and that park No. 3 is directly in front of window of No.1 and within a few feet of the front window of No.3. You will note from the plans that the dividing line of the two semis is at such an angle that we cannot avoid looking on to any cars parked in such close proximity, which is surely unacceptable. We also note that an existing entrance and exit have been shown on the plans. Neither of these do exit at present – the only entrance/exit being in line with park 4.

4. If the proposed exit were to be allowed the Council would have to remove a 'no waiting' sign, as depicted in the enclosed photograph.

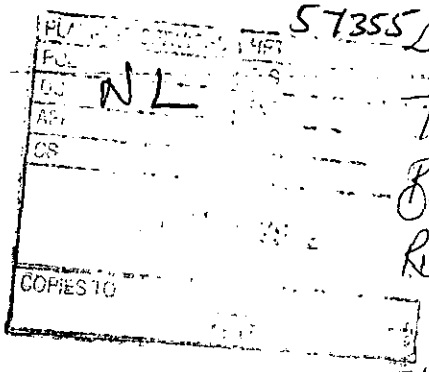
5. There are already 5 cars in use by this household at No.1. In the long term it is entirely feasible that, if these two proposed new dwellings were to be rented out there could very easily be in excess of 9 vehicles belonging to this small site, resulting in overflow parking in Crest Close which is an already overcrowded cul-de-sac.

I hope our concerns will be strongly considered by the council.

Yours faithfully

Alan R Harrop

Mr & Mrs M Ridley
4 Longfield Road
Twyford
Berkshire
RG10 9AS



5th June 2002

Ms Nicola Lake
Senior Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lake

Your Reference: NL/F/2001/5573

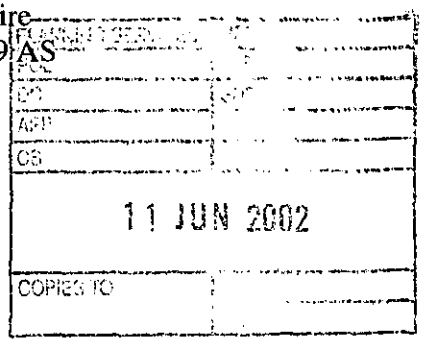
Thankyou for your letter of 29th May 2002 regarding the proposed development at 1 Longfield Road, Twyford.

Please find enclosed a copy of our original letter as requested.

Yours sincerely,

Malcolm J. Ridley

Mr and Mrs M Ridley
4 Longfield Road
Twyford
Berkshire
RG10 9AS



Mr Edward Oteng
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Oteng

Re: Planning Application F/2001/5573
1 Longfield Road
Twyford, Reading
Proposed two storey extension to dwelling to form 2 flats

We wish to raise our objection to the proposed development above. Our concern with the proposal is lack of a sufficient quantity of parking spaces located within the development. We understand the proposal allows for 4 parking spaces within 1 Longfield Road. The 2 additional flats mean that 1 Longfield Road will now contain 3 residences where there was 1. 4 parking spaces between 3 residences is unlikely to be adequate allowing for typically 2 persons per residence and 1 car per person. Consequently it can be expected that the development will give rise to more parking on the street.

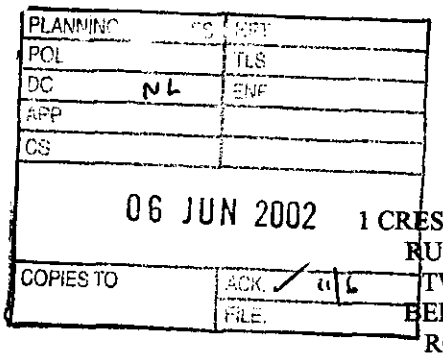
Our concerns with parking are based on first hand experience from living in the vicinity of 1 Longfield Road. The area already has a parking congestion problem that impacts our property due to vehicles parked on the footpath adjacent to our property as well as on double yellow lines. To place an additional 2 residences in the immediate area may exacerbate the existing parking problem.

Yours Sincerely

Michelle Ridley Malcolm Ridley

COPY OF ORIGINAL DRAFT
IN REPLY TO YOUR REF: NL/F/2001/5573
DATED 29/5/02

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
PO BOX 157
SHUTE END,WOKINGHAM
BERKSHIRE RG40 1WR



1 CREST CLOSE
RUSCOMBE
TWYFORD
BERKSHIRE
RG10 9BQ

29/01/02

Dear MR OTENG

RE: Application No.F/2001/5573
1 LONGFIELD ROAD,TWYFORD,READING

Further to your communication dated 09/01/02,Re the above we wish to strongly object to the proposed planning application on the following grounds:

1.Having seen a copy of the planned extension/change of status of the existing property as it stands the proposal will change the entire look of the existing property and it will almost certainly look very out of place.

2.It would not be an extension as such but would appear to be 2 new dwellings,the planning application is ticked as an alteration surely this is not the case.

3.We also have grave reservations about the proposed on site parking as shown in the plans as we already have a very bad parking problem within CREST CLOSE this can only make matters worse,at times there is an oversell anyway with cars parked dangerously on the pavement on what is a very busy road.

4.There is a mistake on the drawing no 9924.12 it shows an existing entrance and an existing exit there is only 1 entrance and exit at No1 and I doubt that the plan which shows 4 car spaces is truly to scale as you would not have space for 4 medium size cars at present let alone the future.

5.If the proposed exit which according to the drawing exists then why is there a no parking sign and yellow lines !.

6.If the planning application is successful and construction goes ahead where will the building materials and attendant workers be based not CREST CLOSE we hope.

I hope our objections and concerns will be strongly considered by the Council.

Yours Faithfully

GRAHAM WALLACE

Yr Ref. NLF/2001/5573

"Wayfield"
137, London Road
Ruscombe
Reading
RG10 9HA

31st May 2002

Dear Mrs N. Lake,

Planning Application No. F/2001/5573.

Thank you for your letter dated 29th May 2002.

As passed Vice-Chairman of Wokingham District Council and a Chairman of Development Control North Sub-Committee I am concerned that my original letter objecting to the above has been misheld and consider this to be carelessness on behalf of the Case Officer which reflects on the whole of the Planning Department, albeit that the Officer has now left.

As I am now retired I no longer have the facilities to take a copy of any letters which I write so am unable to meet your request.

I would however inform you that I object to this proposed development as I consider it to be an over development of the site and will have the effect to other properties of 'terracing'. Furthermore it will aggravate the traffic congestion which could act as a danger

II

to other traffic and particularly to pedestrians, and more particularly to children on their way to school

I urge the Development Control North Sub-Committee to turn down this application

Yours sincerely,

A H Robinson

(MR. A.H. ROBINSON)

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES.
P.O. BOX 157.
SHUTE END, WOKINGHAM.
RG40 1WL.

27.1.02.

DEAR MR OTENG.

RE:- APPLICATION NO. F/2001/5573
1. LONGFIELD ROAD. TWYFORD. READING.

I WISH TO LODGE MY OBJECTION TO THE ABOVE APPLICATION, THIS IS ALREADY A WELL DEVELOPED AREA WITH SEVERE PARKING PROBLEMS. A NEW DWELLING ON THE CORNER OF CREST CLOSE & LONGFIELD ROAD CAN ONLY INCREASE FURTHER TRAFFIC CONGESTION.
LONGFIELD ROAD IS ON A BUS ROUTE AND HAS CONSTANT THROUGH TRAFFIC, USING HILLTOP AND NEW ROAD TO REACH THE A4. CARS ARE CONTINUALLY UP & DOWN THE ROAD TO THE SHOPS ON THE LONGFIELD PARADE AND WHERE IT MERGES INTO PENNYFIELDS

CARS ALSO ENTER FROM CROFT COURTS AND MIDDLEFIELDS.
PARKING IS A SEVERE PROBLEM AND THERE IS OFTEN TRAFFIC CONGESTION CAUSED BY VEHICLES PARKED BEYOND THE DOUBLE YELLOW LINES BY SHOPPERS.
I AM PARTICULARLY CONCERNED FOR THE LOCAL ELDERLY RESIDENTS, OF WHOM I AM ONE, WHO ALREADY HAVE DIFFICULTIES CROSSING LONGFIELD ROAD IN THIS AREA.
AN ADDITIONAL DWELLING ON THIS SMALL WELL DEVELOPED SITE CAN ONLY ADD TO THE ALREADY SEVERE TRAFFIC & PARKING PROBLEM.

YOURS SINCERELY
B. E. Edwards.

MRS. B. EDWARDS.
PENNFIELDS.
LYSCOMBE.
READING
RG10

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

3 Longfield Road
Twyford
Berkshire
RG10 9AN

28th January 2002

Dear Mr Oteng

RE: Application No. F/2001/5573
1 Longfield Road, Twyford, Reading

Further to your communication dated 9th January 2002, re the above, we wish to object to the proposed application on the following grounds:

1. The conversion is aesthetically totally out of character with the existing properties No.s 1 and 3. The proposal calls for two new additional dwellings with all that that entails on an already small crowded corner. We note on the planning application item No. 8 is ticked as 'alteration' whereas the plans are calling for two new dwellings.

2. If the application were to be successful there would be a change of status to the present properties from semi-detached to terraced, thus changing our own property, No. 3 to 'end terrace' with subsequent de-valuation and new rateable value.

3. We note from the plans that there is proposed extensive parking in the (as it is now) front garden, and that park No. 3 is directly in front of window of No.1 and within a few feet of the front window of No.3. You will note from the plans that the dividing line of the two semis is at such an angle that we cannot avoid looking on to any cars parked in such close proximity, which is surely unacceptable. We also note that an existing entrance and exit have been shown on the plans. Neither of these do exit at present – the only entrance/exit being in line with park 4.

4. If the proposed exit were to be allowed the Council would have to remove a 'no waiting' sign, as depicted in the enclosed photograph.

5. There are already 5 cars in use by this household at No.1. In the long term it is entirely feasible that, if these two proposed new dwellings were to be rented out there could very easily be in excess of 9 vehicles belonging to this small site, resulting in overflow parking in Crest Close which is an already overcrowded cul-de-sac.

I hope our concerns will be strongly considered by the council.

Yours faithfully

Alan R Harrop

CONFIDENTIAL

APPLICATION NUMBER 55573

- [ ] PRE-APP
- [ ] POST-APP
- [ ] SAIF
- [ ] OTHER

WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/5573.

Applicant : Mr/Mrs V Gurney. C/O John Challis.

Location : 1 Longfield Road, Twyford.

Proposal : Proposed two storey extension to form an additional house.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.03.02

Date of Neighbour Notifications :

Date of Site Visit : 12.03.02

Date Registered : 21.12.01

Earliest Date for Decision : 02.02.02

Latest Consultation Date/Site Notice Expiry Date : 02.02.02

Application Expiry Date: 15.02.02

Consultation Responses :
Twyford Parish council: Has a number of concerns regarding internal layout, external design, parking, vehicle turning facilities, the existing entrance and division of amenity area.
Highways: No objection subject to conditions.
Environment Agency: No objection subject to conditions.

Planning History :
A previous application granted planning permission for the two storey side extension in June 2000.

Planning Issues :
Site designation: Within the identified settlement of Twyford.

1. Impact upon the residential amenity of the adjacent dwellings.
2. Impact upon the character and appearance of the streetscene.
3. Impact upon highway safety.

Application Number: F/2001/5573

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is for the erection of a two storey side extension to the existing dwelling, to form an additional house. The principle of the erection of a two storey side extension was established by the June 2000 planning permission.

The proposed development seeks to subdivide the original dwelling from the extension to create an additional house. Policy LH4 of the Loddon Area Local Plan and WH4 of the Wokingham District Local Plan support the principle of subdivision residential dwellings, which are over 100m². The original dwelling is 100.1m², however the subdivision involves the construction of an extension. As such the original dwelling would retain its 100.1m² floorspace, while the additional dwelling would have a floorspace of 96.2m².

The first floor windows would have only a front and rear outlook, which would reflect that of the original dwelling. There would be no first floor side facing window. The closest neighbouring dwelling would be 10 Penfields, which is located to the south of Crest Close. There would be no overlooking, overshadowing or overbearing. Hence there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. Impact upon the character and appearance of the streetscene.
The application site is located within a predominantly residential area. There is a mix of housing styles with, terraces, flats and semi-detached dwellings within the surrounding area.

The proposed extension would be set back from the front and rear of the original host dwelling, with dormer windows providing light to the first floor accommodation. While this would introduce a new feature to the property, the structure would appear subservient to the host dwelling. The proposed development would be in keeping within the appearance of the host dwelling and would have no detrimental impact upon the character of the streetscene.

3. Impact upon highway safety.
The Highway officer is satisfied that the proposed development would have no detrimental impact upon the highway safety of the surrounding road network.

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

Application Number:F/2001/5573.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.	C017	R017	
4.	C040	R040	Insert...shall be carried out on either the host or the hereby approved additional dwelling.
5.	C122	R122	
6.	C100	R100	
7.	C150	R150	
8.	C151	R151	
9.	C153	R153	
Informatives.			
1.	N07		
2.	N16		LALP: LBE1, LBE2,LH4
			WDLP: WOS3, WBE1, WH4.
3.			No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3metres in depth below existing ground levels.

RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

DATE OF SITE VISIT:.....

OFFICER:

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/5573

Proposal:
Proposed two storey extension to dwelling to form 2 flats.

Location:
1, Longfield Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5573 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Edward Oteng P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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 be issued 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

09 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5573
CASE OFFICER: Edward Oteng

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Floorspace

6.5m x 7.7 x 2 = 100.1 (original Dwelling)

6.5m x 7.4m x 2 = 96.2 (extension)

196.3

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - M
E PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESS

1327

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Message taken by: _____ Time: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Tel: 0118 974 6437

Date: 13 May 2002

My ref: F/2001/5573

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5573
1, Longfield Road, Twyford, Reading.
Proposed two storey extension to dwelling to form ~~2 flats~~ an additional house.

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 ~~Edward Oteng~~ Nicola Lake on **0118 974 ~~6437~~** 6481. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

RC Watson

pp Principal Development Control Officer

Tel: 0118 974 6437

Date: 13 May 2002

My ref: F/2001/5573

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/5573
1, Longfield Road, Twyford, Reading.
Proposed two storey extension to dwelling to form ~~2 flats~~ an additional house.

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 ~~**Edward Oteng**~~ Nicola Lakes on **0118 974 ~~6437~~** 6481. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23 May 2002

Yours faithfully

T G Welton

Principal Development Control Officer

LISTING FORM
Case officer: **Edward Oteng** Application Number: **F/2001/5573**
1, Longfield Road, Twyford, Reading.
Proposed two storey extension to dwelling to form 2 flats.

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.

Tel: 0118 974 6437

Date: 13 Nov 2002.

My ref: F/2001/5573

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

WOKINGHAM UNITARY
Aiming for Excellence
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/2001/5573
1, Longfield Road, Twyford, Reading. an additional house.
Proposed two storey extension to dwelling to form ~~2 flats~~..

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 ~~Edward Oteng~~ NICOLA LAKE on **0118 974 ~~6437~~** 6481. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

PP

1103

CONFIDENTIAL

APPLICATION NUMBER F/2001/5573

☐ PRE-APP

☐ POST-APP

☐ SAIF

☐ OTHER

Confidential

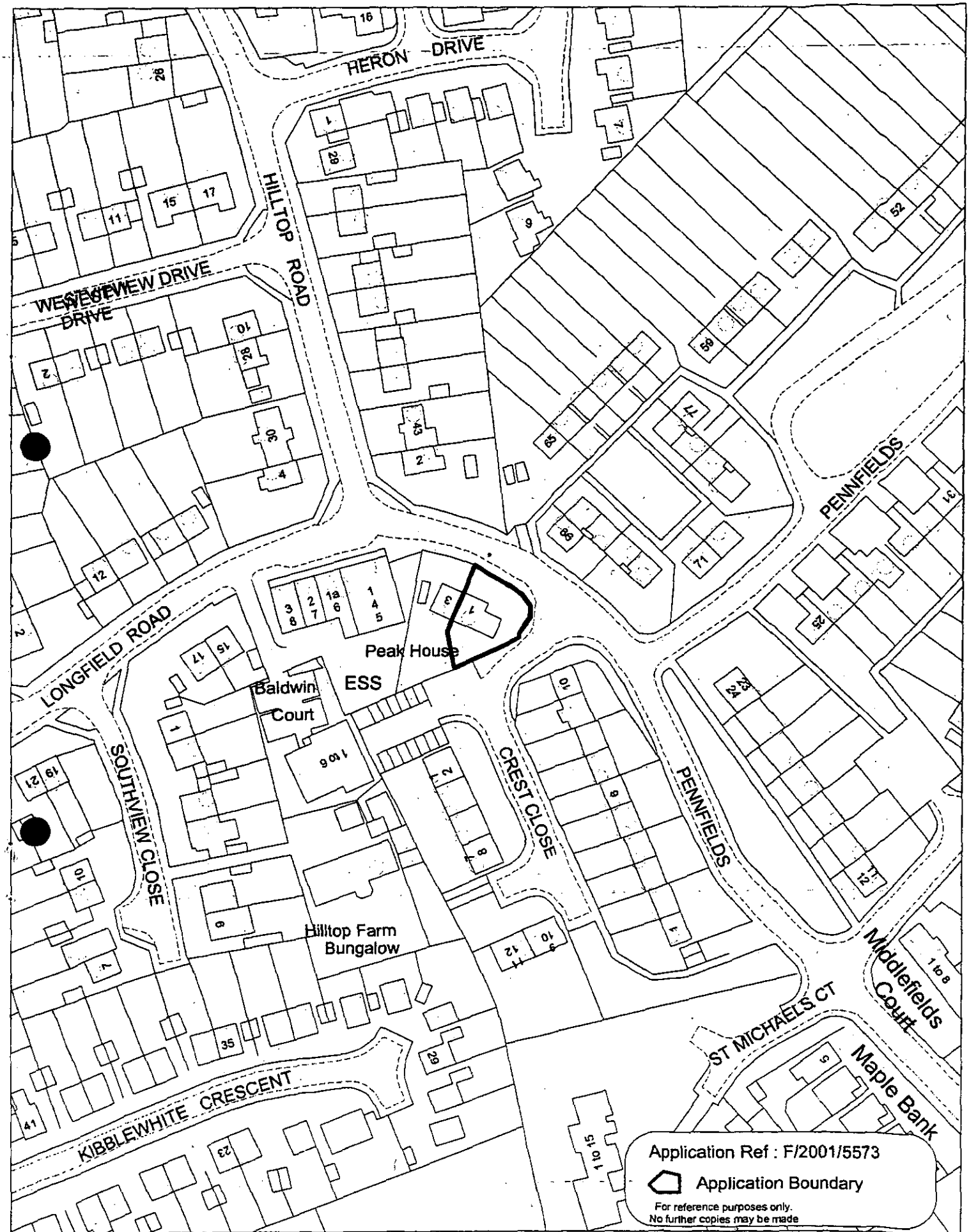
1 Longfield Road, Twyford.

June 14th 2001.

Cllr Conway spoke to me this morning about his concerns about the events of the Development Control Committee of the 12th June 2002.

He complained that the Neighbour had contacted Councillor Brown about his concerns. Cllr Conway stated that Cllr. Brown had written a letter to the members of the committee and had attached a copy of the Neighbours letter with Seatonia Blanked out.

I explained that there was anything that Development Control could do as suggested that he speak to Committee Services.



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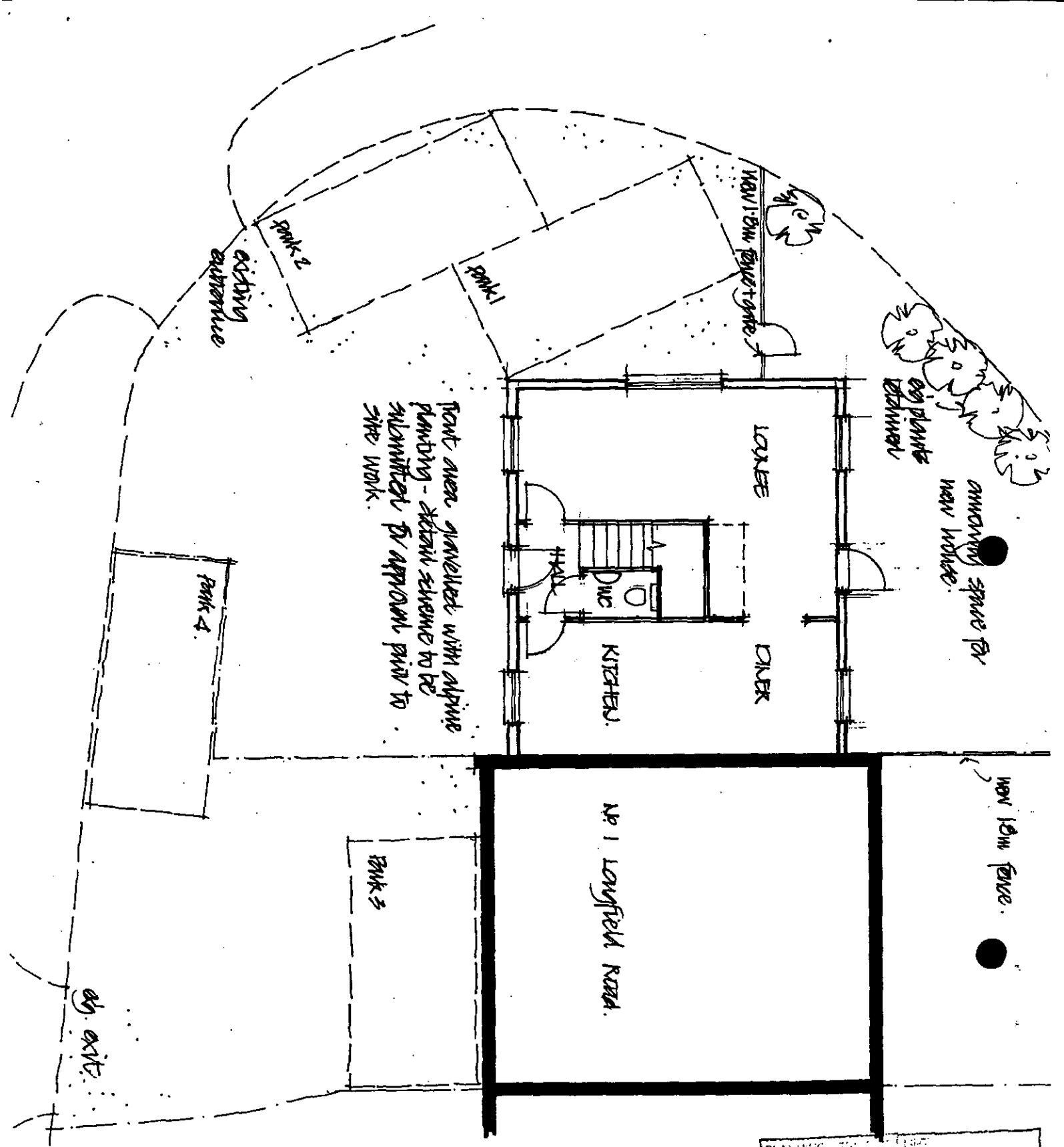
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250



REVISED PLAN
5573

PLANNING	
POL	
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APP	
DS	
18 APR 2002	
COPIES TO	ACK:
	FILE:

Ground floor plan.

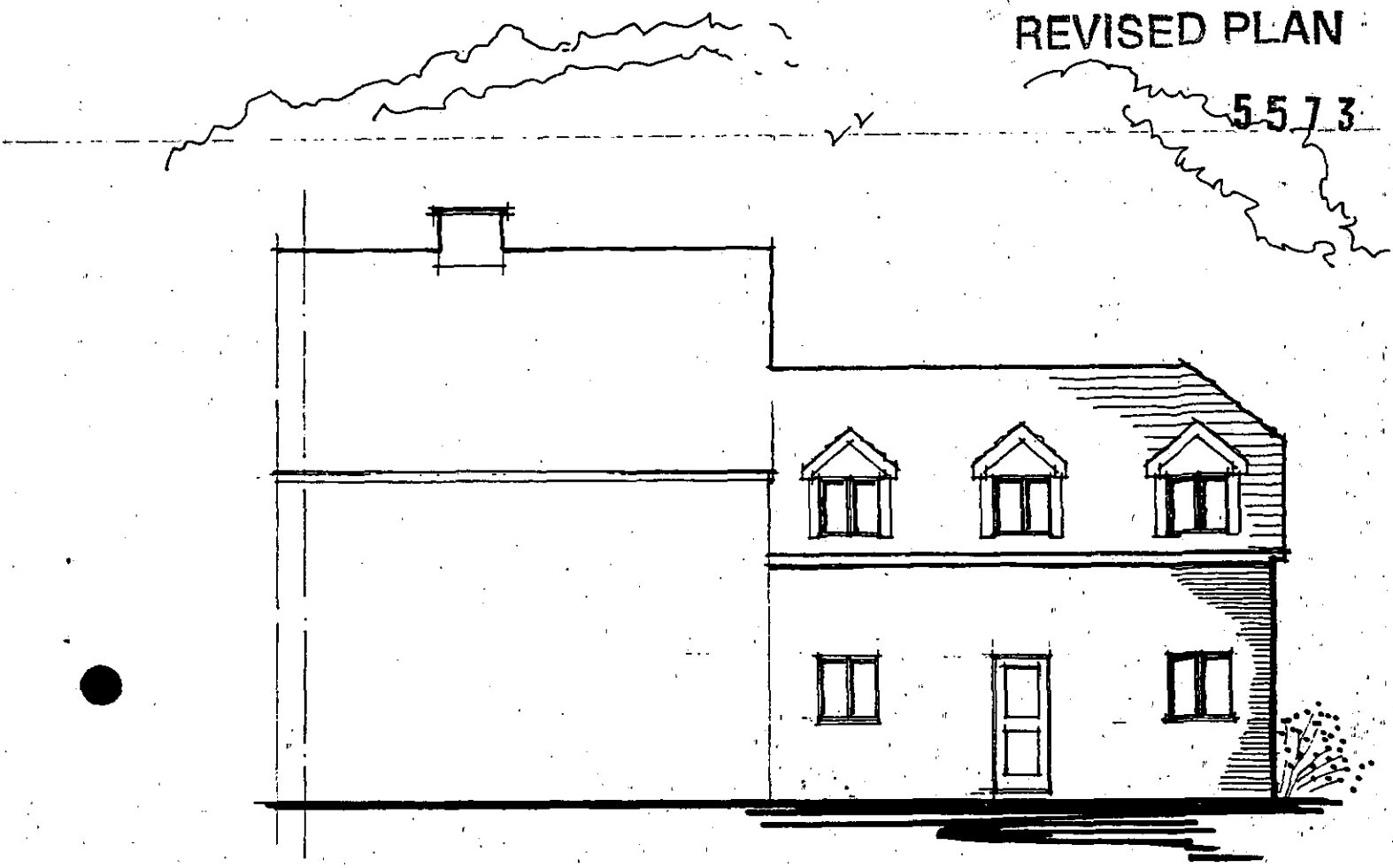
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.15.

John Challis Chartered Architect. 72 Wargrave Road Twyford Berkshire

REVISED PLAN

5573





18 APR 2002

Front and rear elevations.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

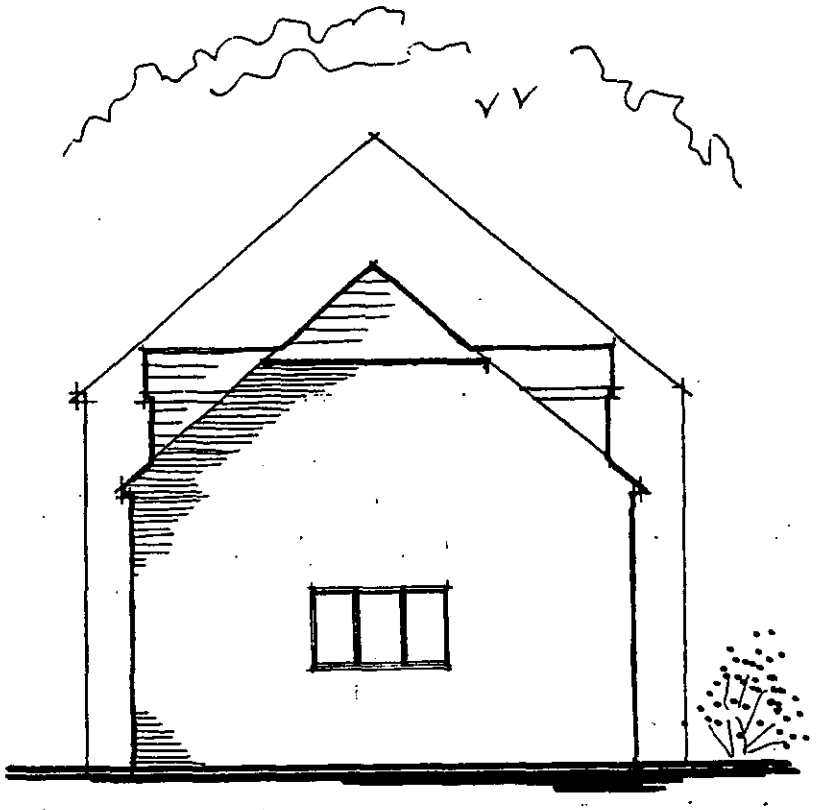
654

Scale. 1:100. Date. April 2002. Drawing number 9924.17.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

5573



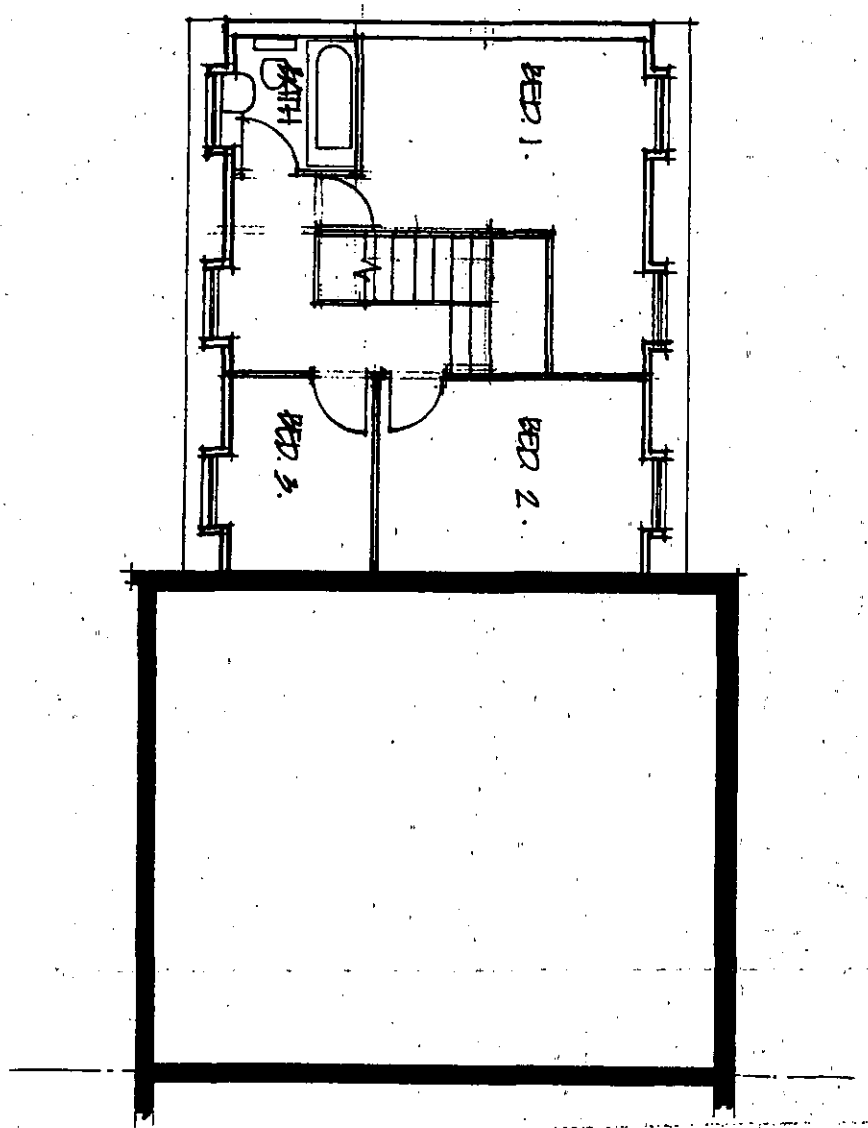
SERVICES
HPT
TLC
ENF
18 APR 2002

Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. 655 Drawing number 9924.18.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



REVISED PLAN

5573

18 APR 2002

First floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. 656 Drawing number 9924.16.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

Development Control Ref No:	Received	Parish
F/2002/6075	26/03/02	Woodley

Applicant: **Wokingham District Council Property Services**
Location: **Southlake Junior School, Campbell Road, Woodley.**
Proposal: **Amendments to Approved Single Storey Extensions to school to provide additional classrooms for infant pupils and a new school hall and reception.**

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Planning permission was granted by the Development Control Committee in November 2001 for single storey extensions at Southlake Junior School. The extensions comprise an extension to the front of the school to create a new reception area, (with office, medical room and disabled toilet). Single storey extensions to the east and south of the main existing structure, which would accommodate 2 nursery classrooms, a quiet room, toilet block. A rising 5's classroom, 5 infant classrooms, library, new school hall and enclosed courtyard area are also proposed. A single storey rear extension to the north-west is also proposed. . A copy of the previous committee report is attached.

2. **Proposal** – The principle of providing extensions to accommodate the merging of the junior and infants school on this site is already established. This application seeks to amend the approved scheme, and includes the omission of the new hall proposed to the rear of the school, the reduction in size of the reception area and the reduction in size of the rear extension, primarily because of budgetary constraints. This smaller scale proposal will also enable more of the hard play area/ playing field to be retained.

   This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 March, 2004
My ref. AO/F/2001/5573
Your ref. BH/JR/3953

Mchallams
3 London Court
The Mews
East street
READING
RG1 4QL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hindmarsh

PLANNING APPLICATION F/2001/5573
PROPOSED 2 STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL HOUSE AT 1 LONGFIELD ROAD, TWYFORD

Thank you for your letter of 2 March. I confirm the drawings submitted with your letter of 27 February are accepted as a minor amendment to the above permission, and that this supersedes my letter to you of 2 March.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

c.c. Jerry Hedley

mchallams

consulting engineers

Your Ref: AO/F/2001/5573
Our ref: BH/sh/3953
5 March 2004

PLANNING SERVICES	HPT
POL	TLS
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CS	
09 MAR 2004	
COPIES TO	ACK:
	FILE:

structural & civil engineers
building engineers
party wall surveyors
chartered surveyors

partner:
B S E HINDMARSH
C ENG M I STRUCT E MRICS.MCIOB
associate:
R K WEST

Mrs A Odell
Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WW

Dear Mrs Odell

Planning Application F/2001/5573
Proposed 2 Storey Extension to Dwelling to Form an Additional House At 1 Longfield Road, Twyford – Condition 3 – Noise Attenuation Measures

Thank you for your letter of 2nd March stating the dimensions on our drawings were incorrect and, therefore, the building was larger than approved by the Inspector.

Unfortunately I was unable to speak to you on this matter, as I understand you are on leave this week.

I must record I do not agree with your assessments of the scaled dimensions. We are both at a disadvantage since the approved drawings are 1:100 scale, hand-drawn and without dimensions. Each drawing when scaled gives differing dimensions and I have taken the maximum interpretation.

Mr Ridout visited your office on Thursday and with the help of your colleagues, scaled the drawings from your files. The results appeared to favour those noted on the drawings submitted by this office than the assessments noted in the letter.

The Inspector in her judgement did not single out an issue regarding the exact size of the building, such as height to the ridge etc. The height of the building has been worked out from acceptable heights of the ceilings in the bedrooms.

I would be pleased to speak to you on this matter as soon as possible. My client has stopped any further work on site until this has been resolved.

Yours sincerely

Barry Hindmarsh
Mchallams

c.c. Rob Ridout

3 london court the mews east street reading berkshire rg1 4ql T 0118 9594 042 F 0118 9574 941 E mchallams@qdesign.co.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 March, 2004
My ref. AO/F/2001/5573
Your ref. BH/JR/3953

Mchallams
3 London Court
The Mews
East street
READING
RG1 4QL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hindmarsh

PLANNING APPLICATION F/2001/5573
PROPOSED 2 STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL HOUSE AT 1 LONGFIELD ROAD, TWYFORD – CONDITION 3 – NOISE ATTENUATION MEASURES

Thank you for your letter of 27 February and enclosed drawings. As the drawings show that the proposed dwelling would be larger that the plans approved by the Inspector, they cannot be accepted as a minor amendment to the above consent and a new planning application will be required.

	Approved drawings	Proposed drawings
Height	6.4m	6.7m
Depth	6.5m	6.7m
Width	7.4m	7.6m

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

c.c. Jerry Hedley

mchallams

consulting engineers

PLANNING SERVICES	HPT 7.7334
POL	TLS
DC AO	ENF
APP	
CS	
02 MAR 2004	
COPIES TO:	ACK:
	FILE:

structural & civil engineers
building engineers
party wall surveyors
chartered surveyors

Our ref: BH/sh/3953
27 February 2004

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 155
Shute End
Wokingham
Berks
RG40 1WW

F.A.O. Mr J Headley

partner:
B S E HINDMARSH
C ENG M I STRUCT E MRICS MCIOB
associate:
R K WEST

Dear Mr. Headley,

Re: Development at 1 Longfield Road, Twyford, Application F/2001/5573

As requested, we enclose 4 copies of each of drawing nos. 3953/A1/01, 02, and 04, showing amendments for your records.

Yours sincerely

S. Hind

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

3 london court the mews east street reading berkshire rg1 4ql T 0118 9594 042 F 0118 9574 941 E mchallams@qdesign.co.uk

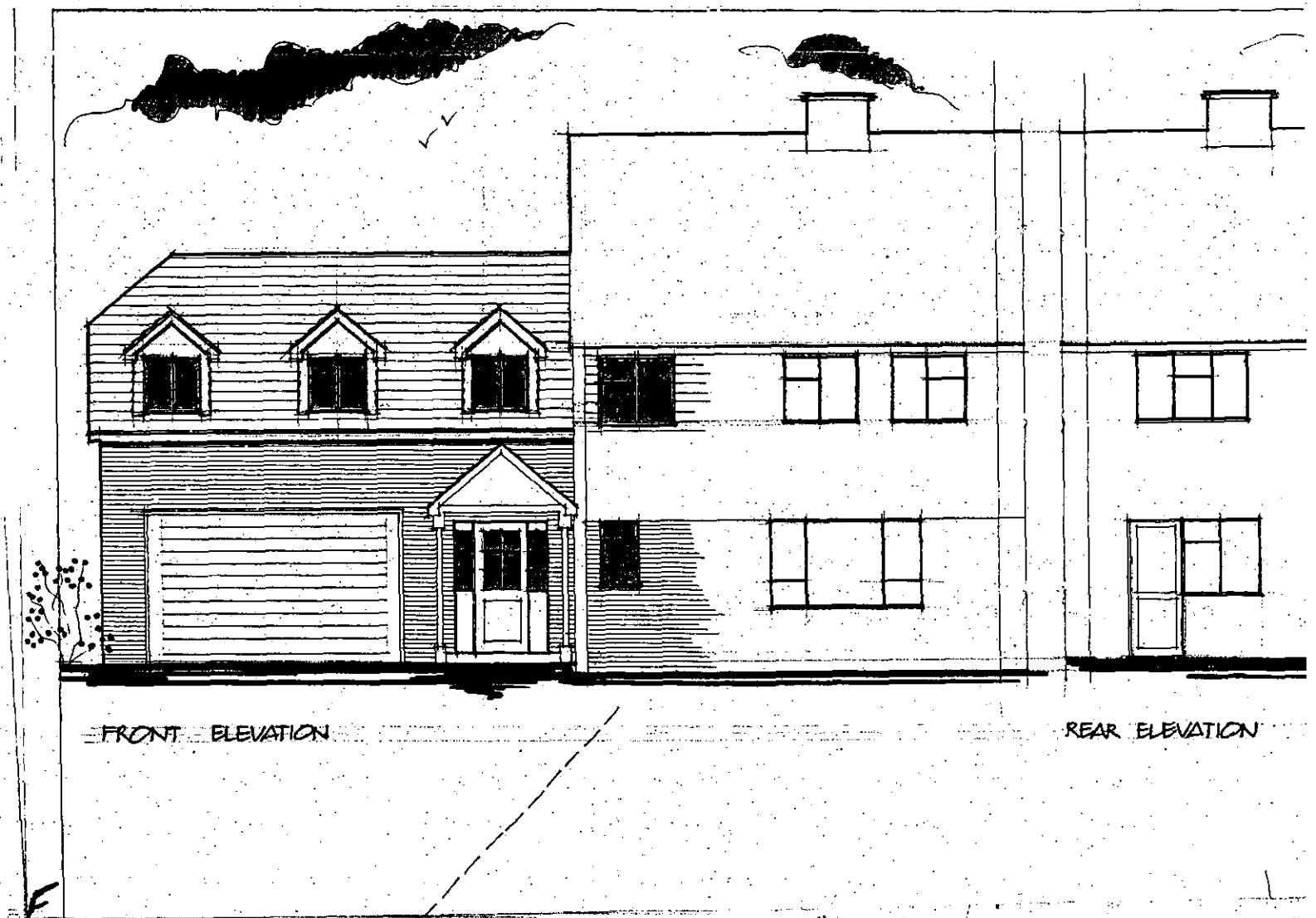

CREST CLOSE





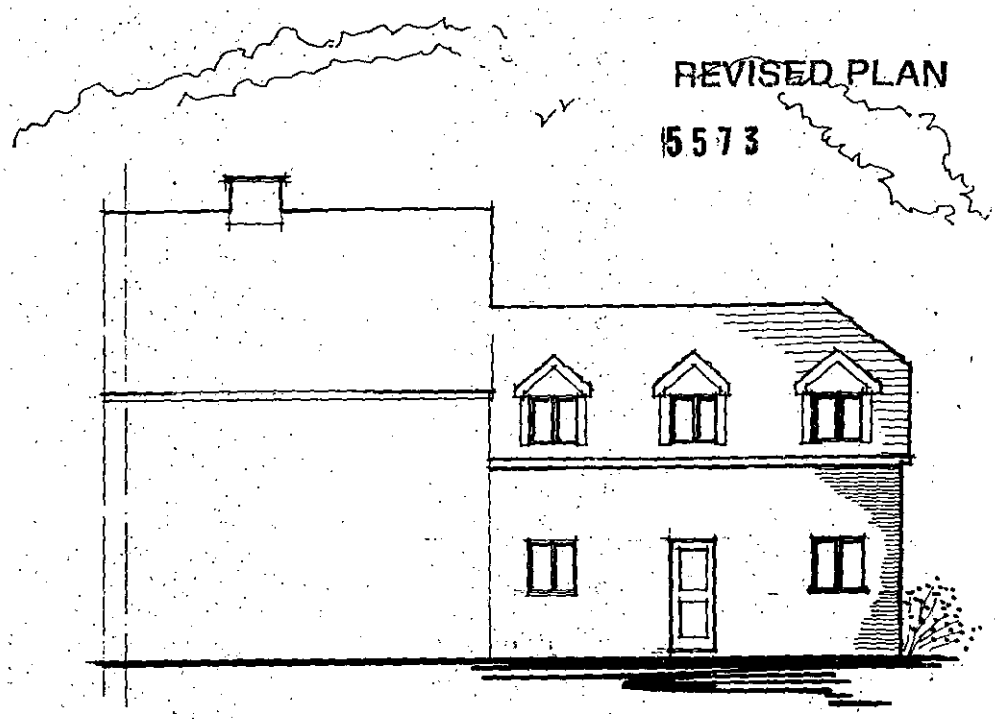


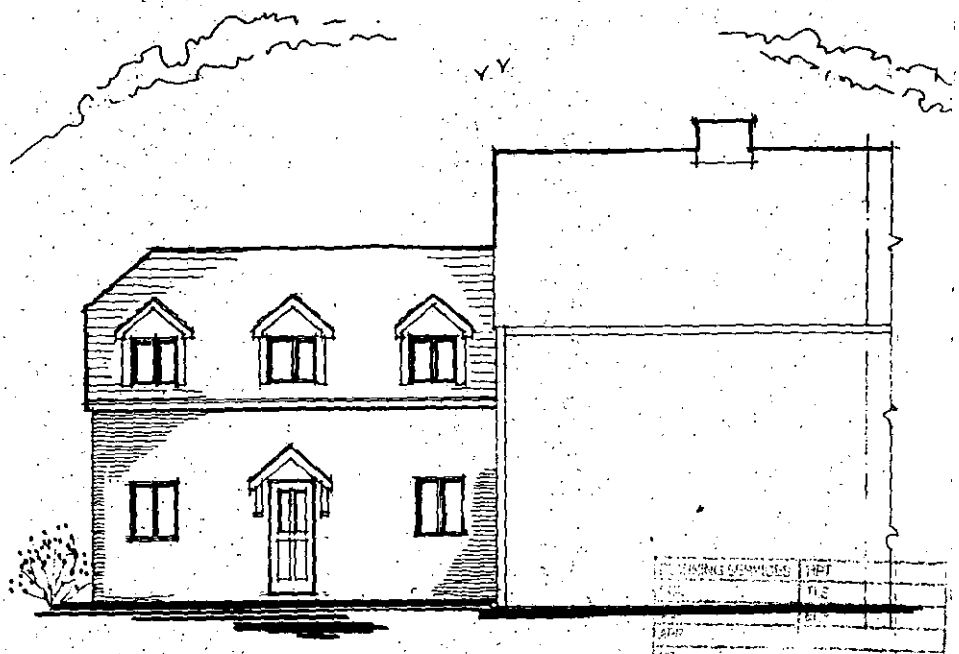

K238 ADG
G203 PMJ


FRONT ELEVATION
REAR ELEVATION

REVISED PLAN

5573





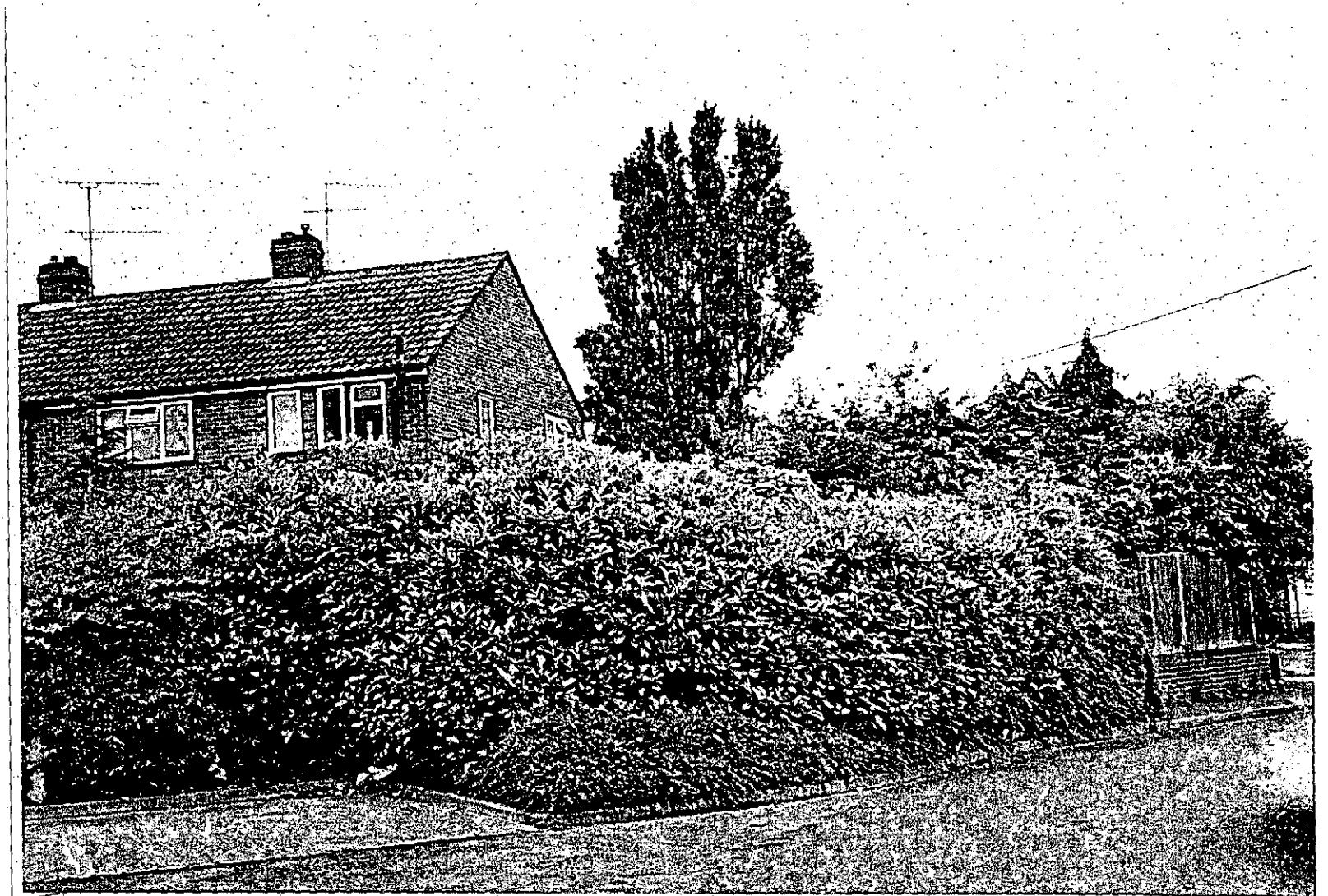
18 APR 2002

Front and rear elevations.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.17.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



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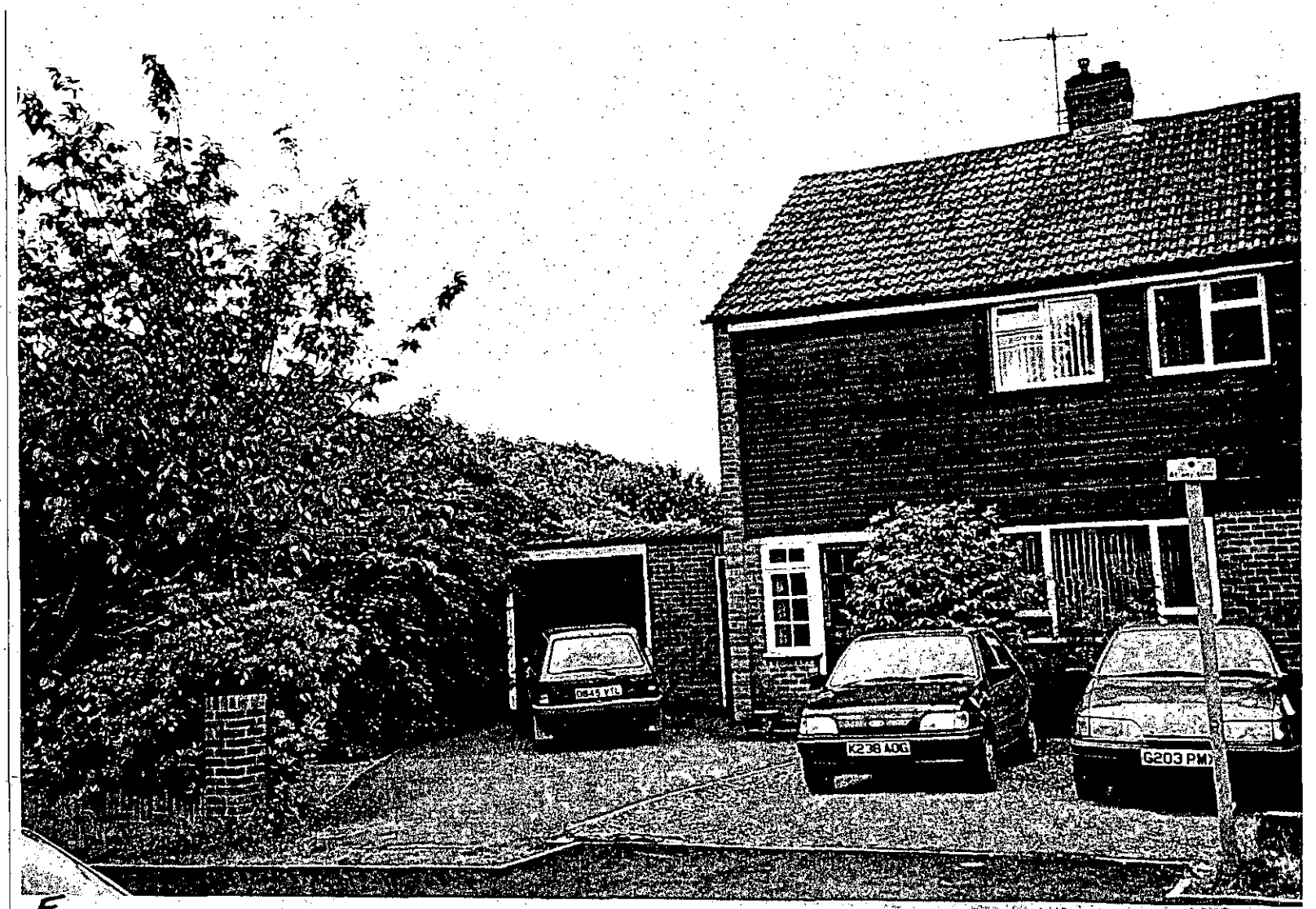
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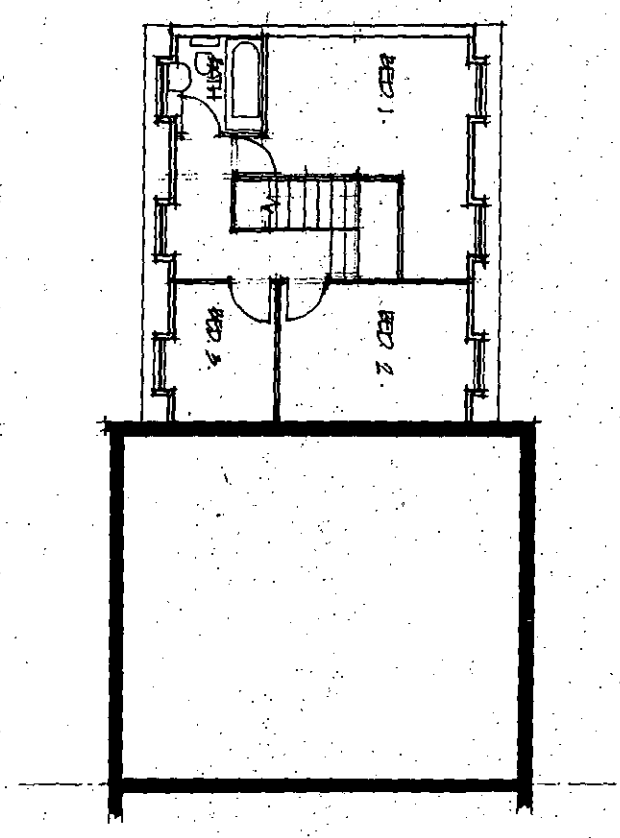
G203 PMY



REVISED PLAN
5573

18 APR 2002

COPIES TO

First floor plan.

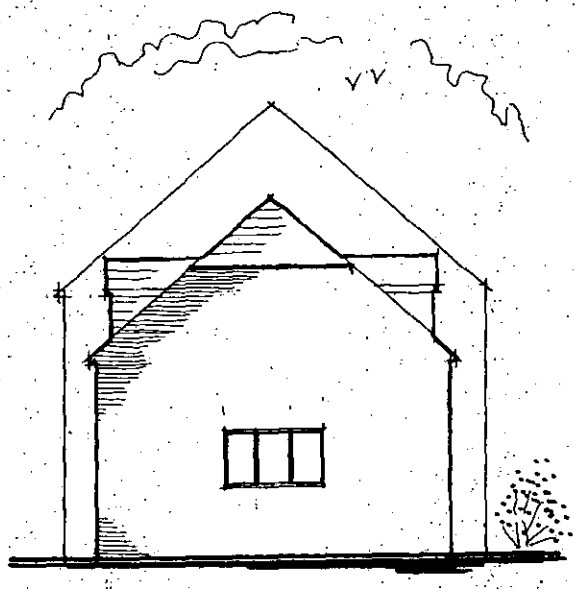
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.16.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

REVISED PLAN

5573



18 APR 2002

Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. Drawing number 9924.18.

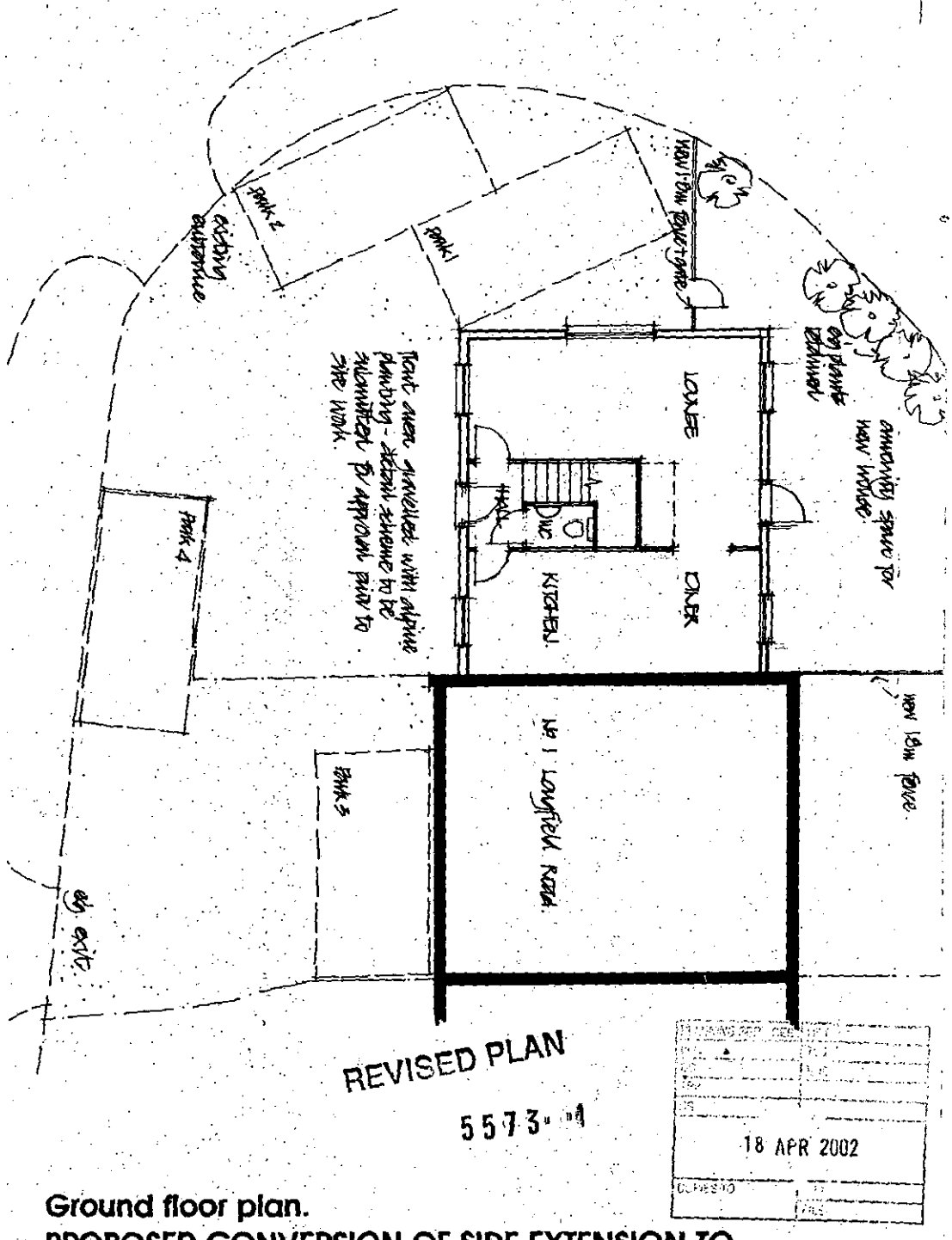
John Challis Chartered Architect. 72 Wargrave Road. Twyford. Berkshire.







F



Ground floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

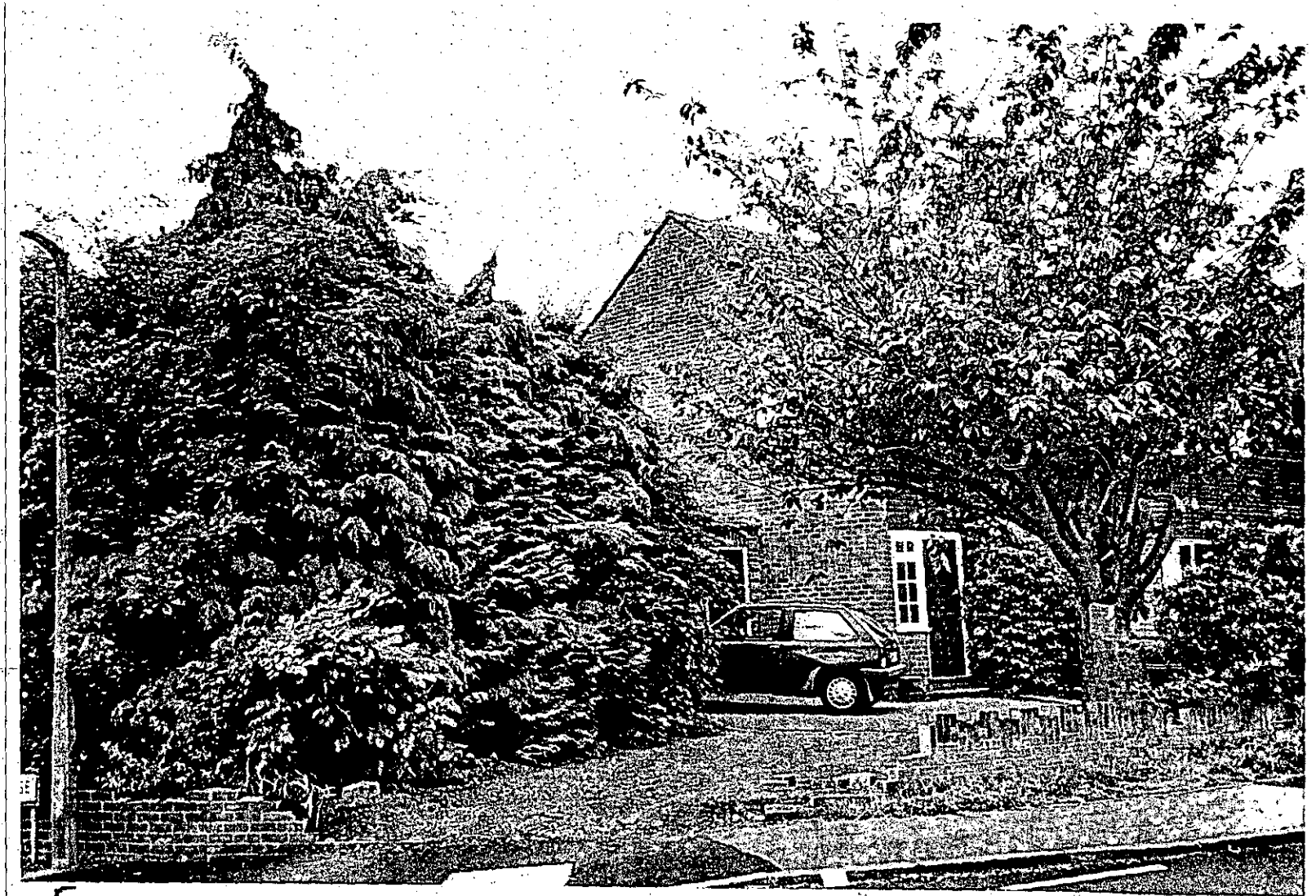
Scale. 1:100. Date. April 2002. Drawing number 9924.15.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

Scale: 1 : 1250

Development Control Division, Environmental Services, Wiltshire Council

21 June 2022



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GROUND FLOOR PLAN

