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consulting engineers

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C ENG M I STRUCT E MRICS.MCIOB
associate
R K WEST

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

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

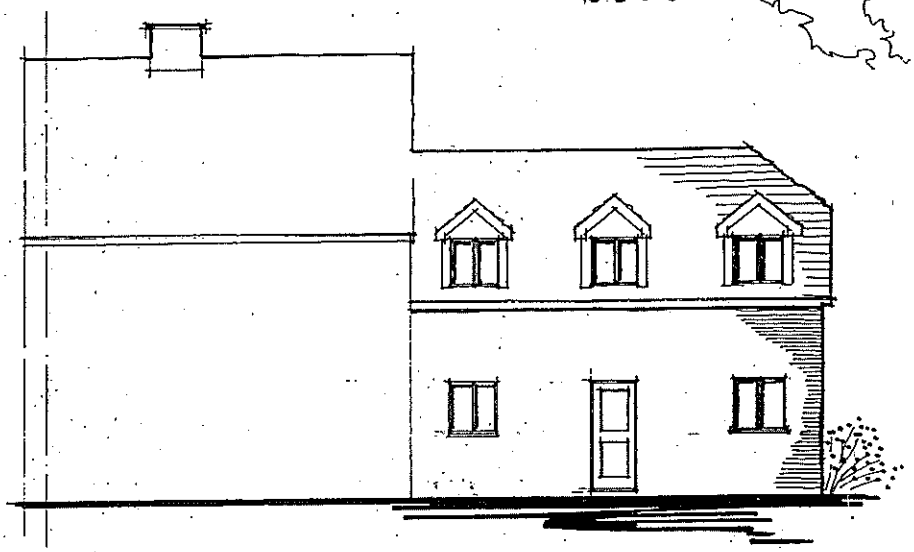
Barry Hindmarsh
Mchallams

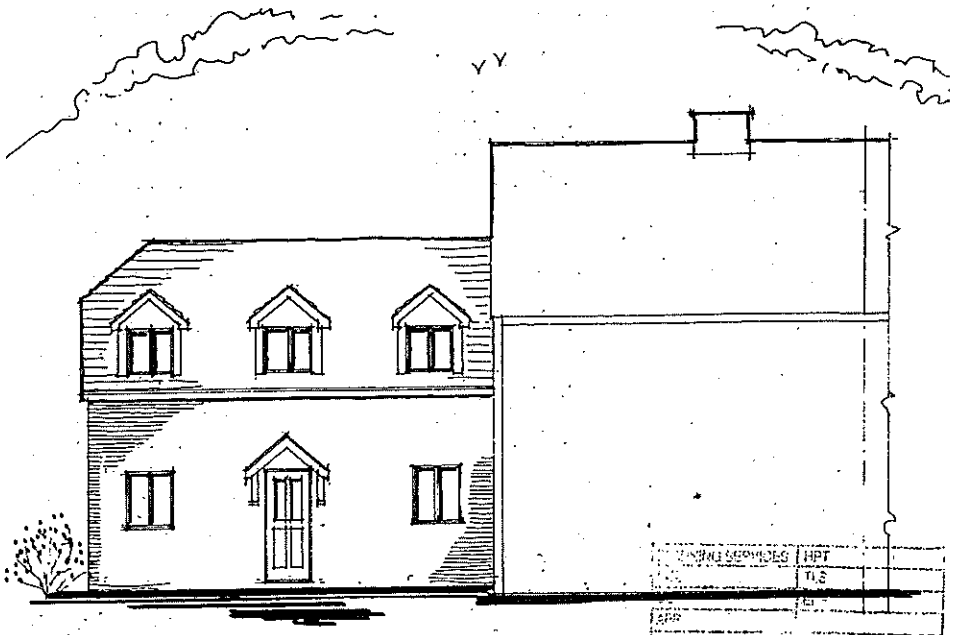
Cc Rob Ridout + encl.

Enc.

REVISED PLAN

5573





18 APR 2002

Front and rear elevations.

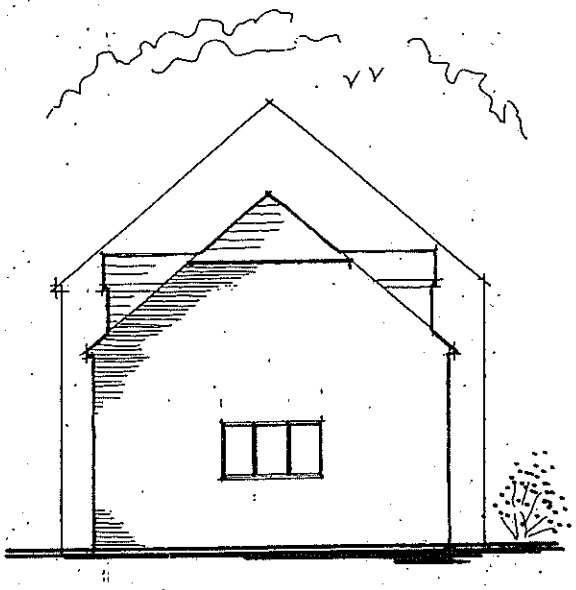
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

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

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

REVISED PLAN

5573



18 APR 2002

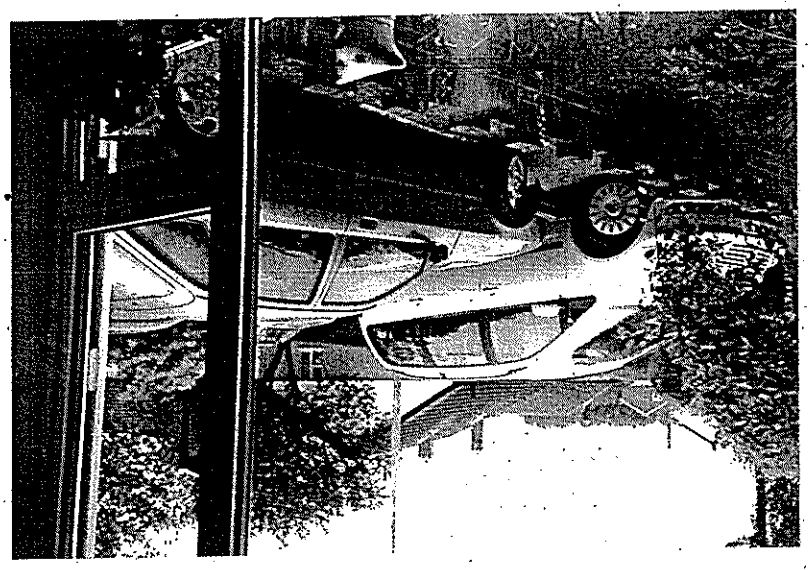
Side elevation.

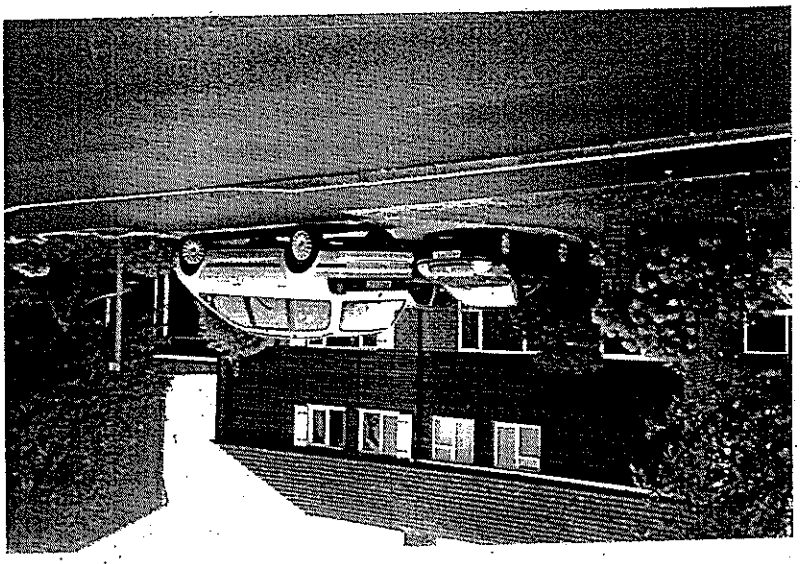
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

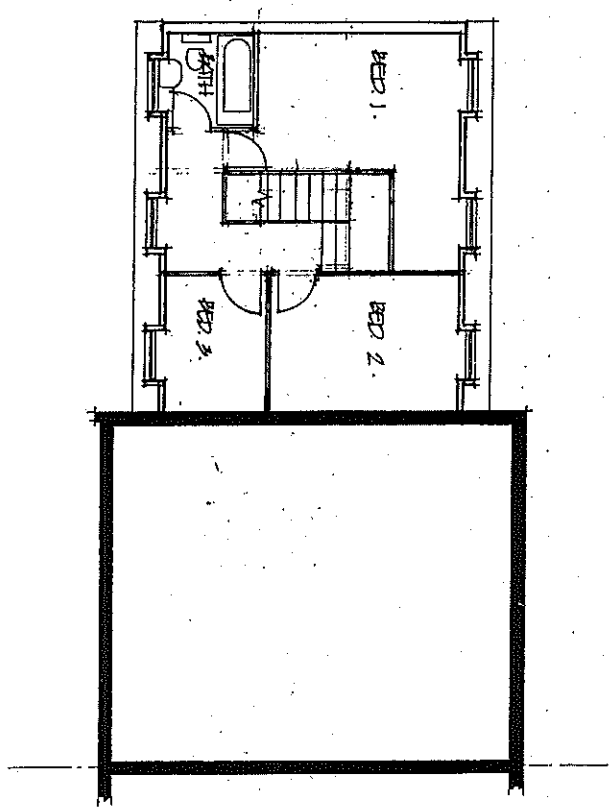
Scale. 1:100. Date. April 2002. Drawing number 9924.18.

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









REVISED PLAN
5573

18 APR 2002

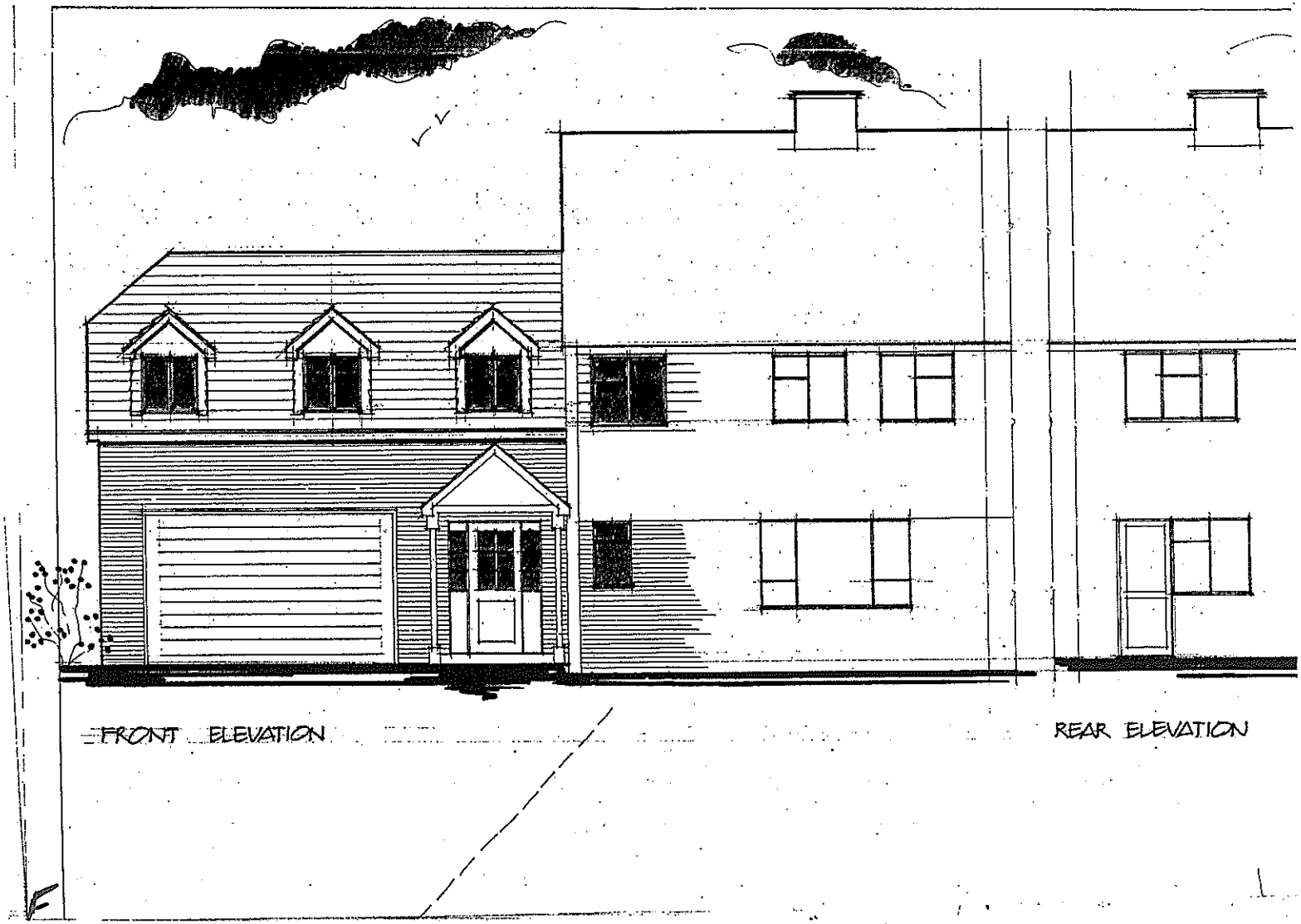
First floor plan.

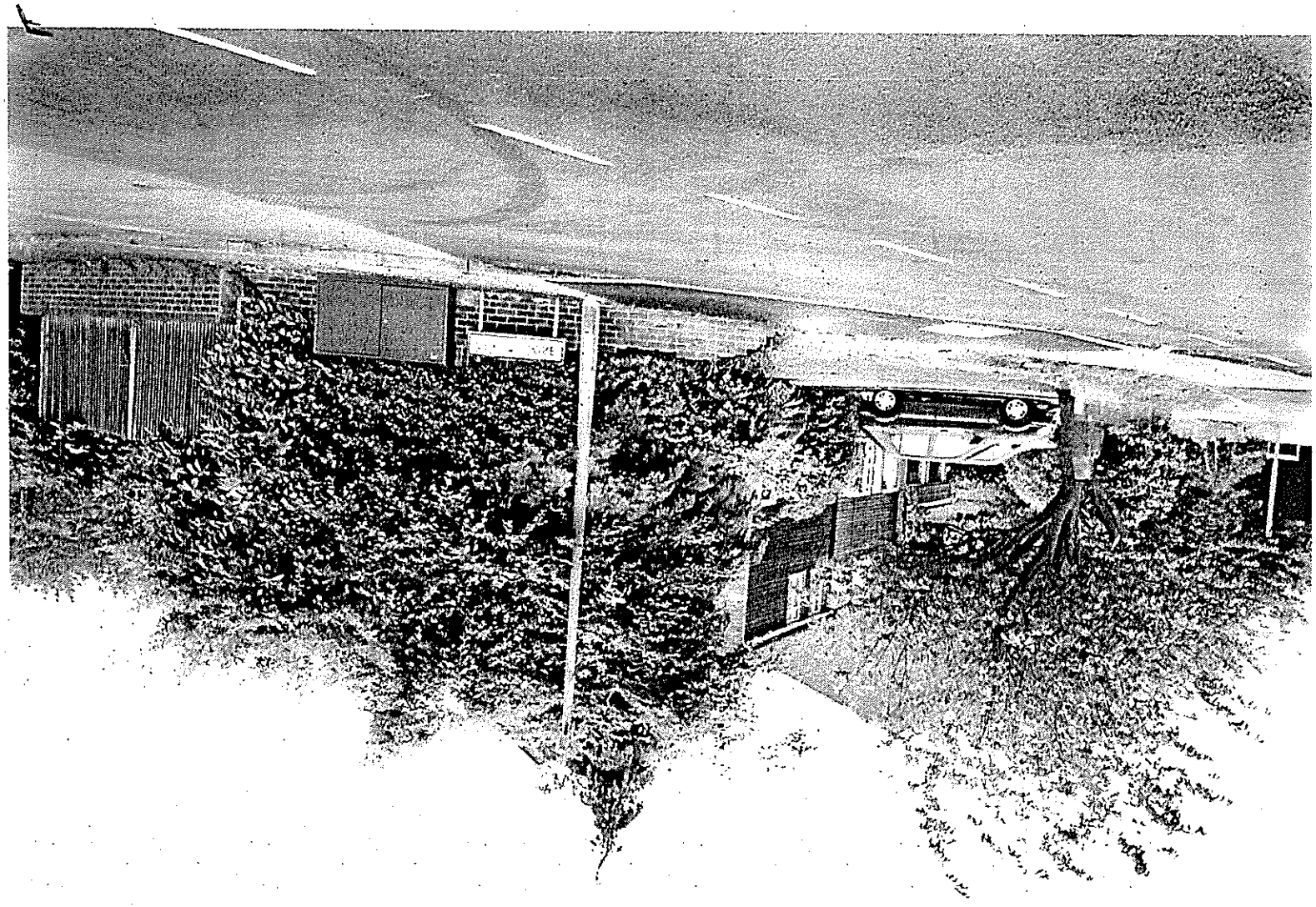
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

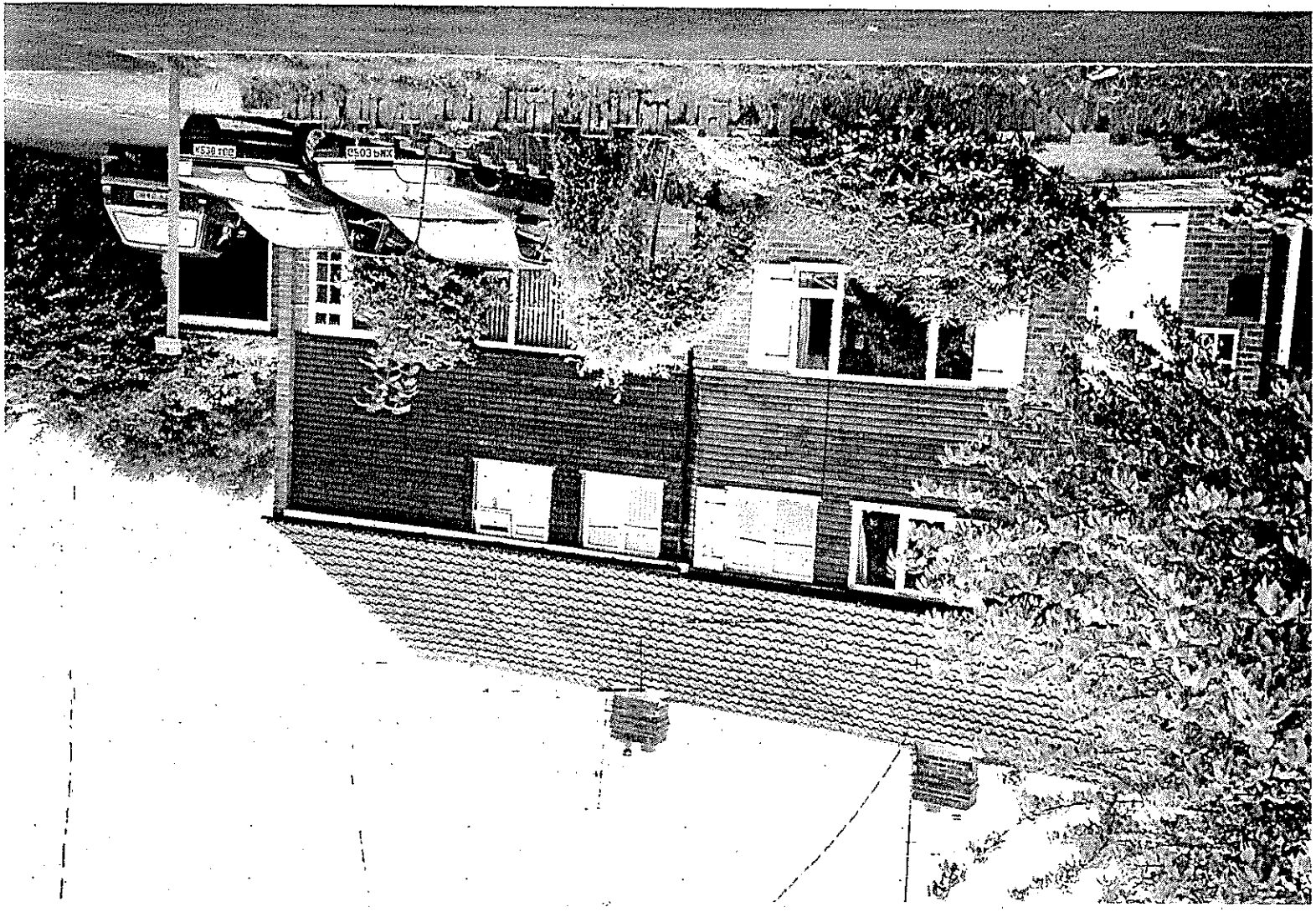
Scale. 1:100. Date. April 2002. Drawing number 9924.16.

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




FRONT ELEVATION
REAR ELEVATION





UPPER ROOF FLOOR PLAN

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Development Control Section, Environmental Services, Wokingham District Council.
12 June 2002
Scale: 1 : 1250

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

Your Ref: AO/F/2001/5573
Our ref: BH/sh/3953
5 March 2004

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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

BHindmarsh

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. 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

Our ref: BH/JR/3953

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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

PLANS TO MEET CONDITIONS
F - 5573

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 Rider

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

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: Tuyford.

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

(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: Tuyford

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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Urb. Design & Conservation + copy letter	
Highways	
Dinton Pastures	
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(EXCLUDING NEIGHBOURS)

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NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO

Consultations Sent by Admin. on 04.02.PS.

Yellow - Case Officer Copy
Green - Part One Copy

mchallams

consulting engineers Our ref: BH/JR/3953

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associate:
R K WEST

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

PLANS TO MEET CONDITIONS
F-5573

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.

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Yours sincerely,

Barry Hindmarsh
Mchallams

Cc Rob Ridout + encl.

Enc.

mchallams

consulting engineers

Our ref: BH/JR/3953

structural & civil engineers
building surveyors
party wall consultants
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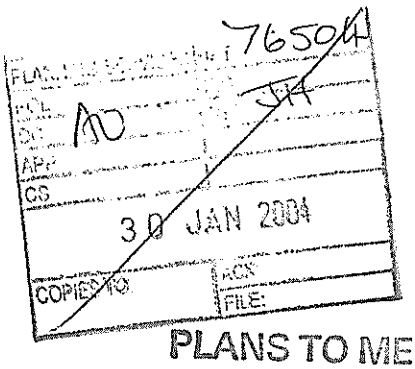

PLANS TO MEET CONDITIONS
F - 5573

F.A.O. Mr J Headley

27 January 2004

Dear Mr. Headley,

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

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Yours sincerely,

B S 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,

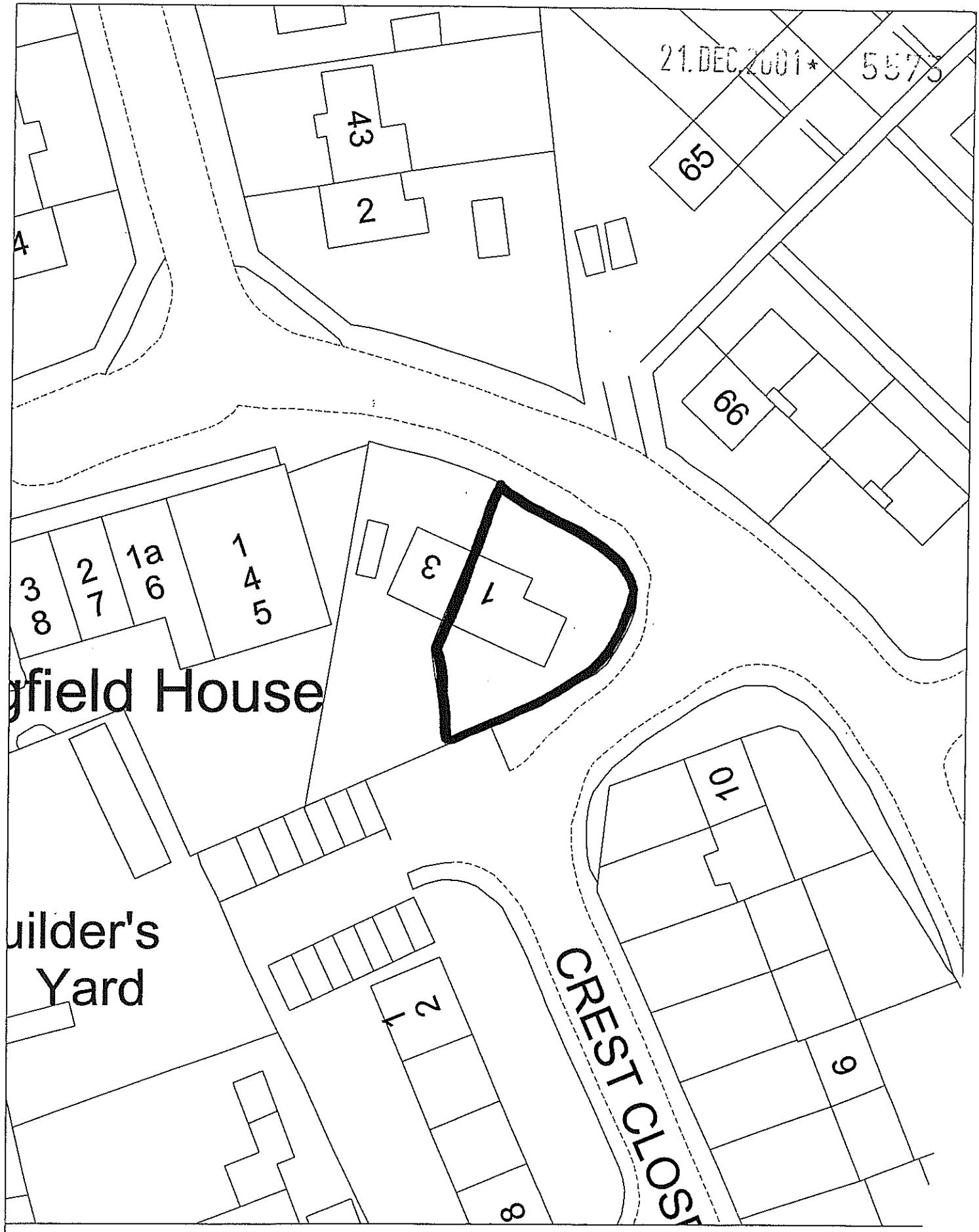
The developer at the above stated site has not carried out the landscaping as per the approved proposal. He has submitted a new proposal (three copies attached), In the absence of JJ, may it be allocated for determination. I have attached a couple of photos of the existing landscaping for perusal.

JH



JH/1/19/05/2004 1 Longfield Road Twyford


SALE AGREED
FOR SALE
19/05/2004



Site Plan, Scale: 1 to 500

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Date: 11 April 2000

N
W
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EX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO.5573

Name of appellant:
Mr & Mrs Gurney

Site address:
1 Longfield Rd

Proposal:Proposed 2 storey extension to dwelling to form an additional house

Case Officer: ~~NE~~ AO

ALLOWED
04/12/02

DD 686

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

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,

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

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

63979

PLANNING SE
DG
05 DEC 2002
COPIES TO

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5573

Our Ref: APP/X0360/A/02/1096687

Date: 4 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, READING

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mrs Margaret Pocock

COVERDL1

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: ~~NL~~ AO

APPLICATION NUMBER: 5573

APPELLANT: Mr & Mrs Gurney

SITE: 1 Longfield Rd, Twyford

APPEAL REF: APP/X0360/A/02/1096687

START DATE: 15/08/02

DATE OF SITE VISIT

Allowed 04/12/02

Progress Record	Date Actioned	Initials
Appeal Logged:	16/08/02	
Entered on Access:	22/08/02	DG
Notification Letters Due:	**29/08/02**	
Notification Letters Sent:	29/08/02	DG
Questionnaire Due:	**29/08/02**	
Questionnaire Sent:	29/08/02	DG
Statement Due: 26/09/02	[illegible]	
Statement Sent:	17/09/02	DG
Comments on Statement Due	17/10/02	
Comments on Statement Sent	/	
Decision letter circulated:	06/12/02	DG
Decision entered on Access:	05/12/02	DG

Tel. (0118) 974 6448 (Direct Line)
Date: September 17, 2002
My ref: F/2001/5573
Your ref: APP/X0360/A/02/1096687

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: Mr & Mrs Gurney
SITE: 1 Longfield Rd, Twyford

With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 27, 2002
My ref: F/2001/5573
Your ref: APP/X0360/A/02/1096687

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
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DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Gurney
SITE: 1 Longfield Rd, Twyford

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 27, 2002
My ref: F/2001/5573
Your ref: 9924

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

John Challis
72 Wargrave Rd
Twyford
RG10 9PH

Dear Sir

APPEAL BY: **Mr & Mrs Gurney**
SITE: **1 Longfield Rd, Twyford**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES HR 59912
PUL
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NL

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5573
Our Ref: APP/X0360/A/02/1096687
Date: 15 August 2002

4

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

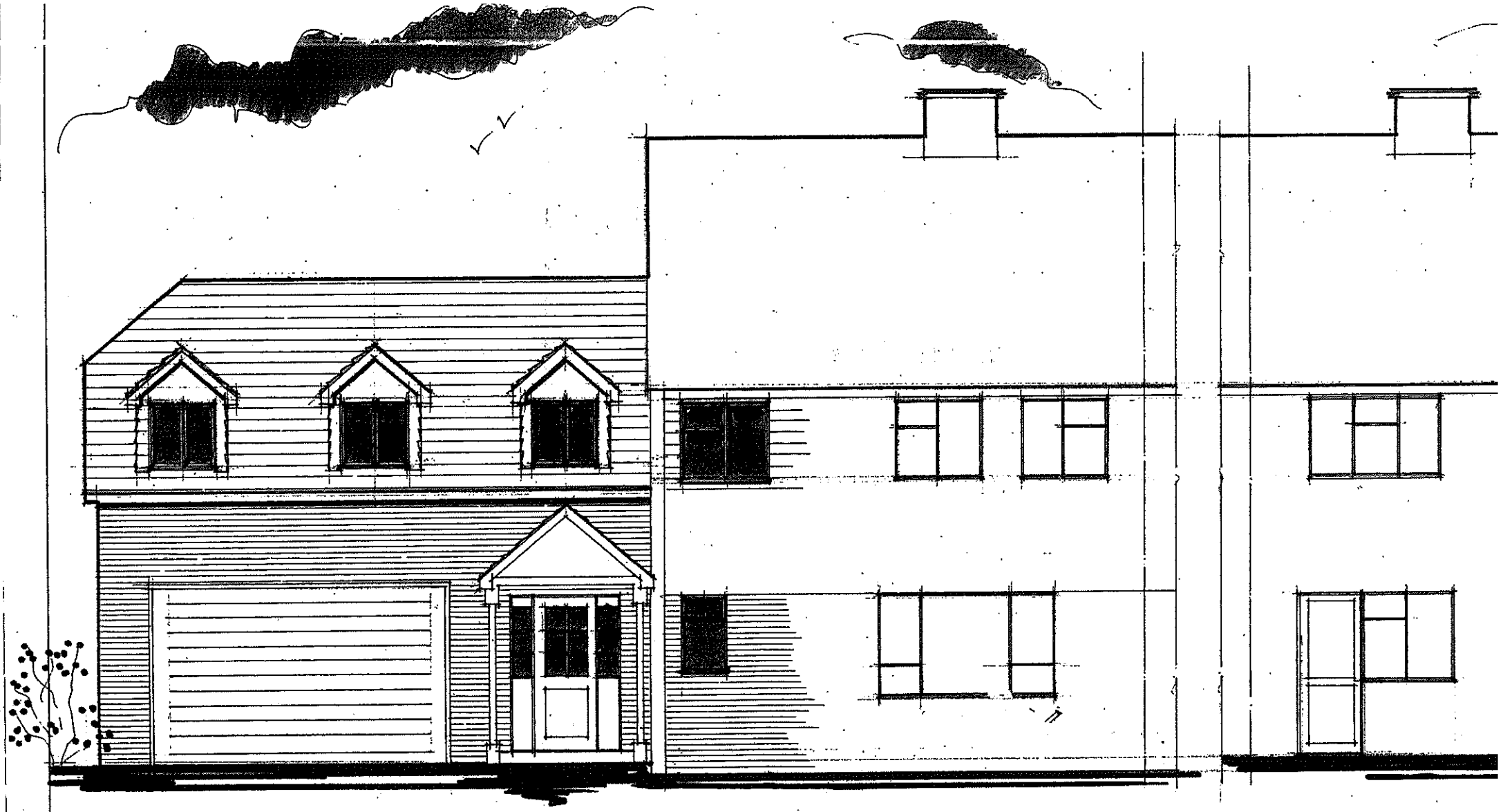
The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.



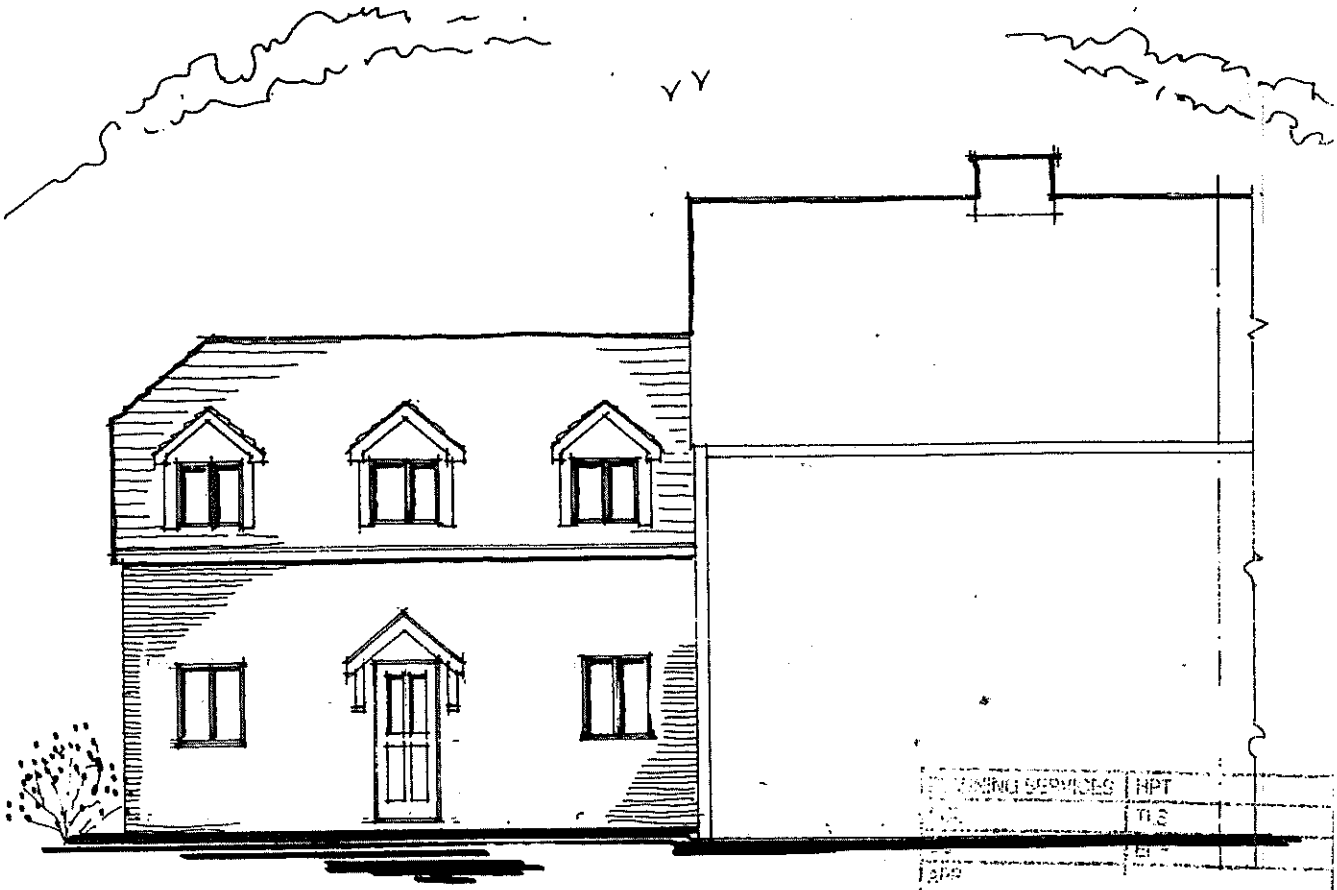
FRONT ELEVATION

REAR ELEVATION

REVISED PLAN

5573





18 APR 2002

Front and rear elevations.

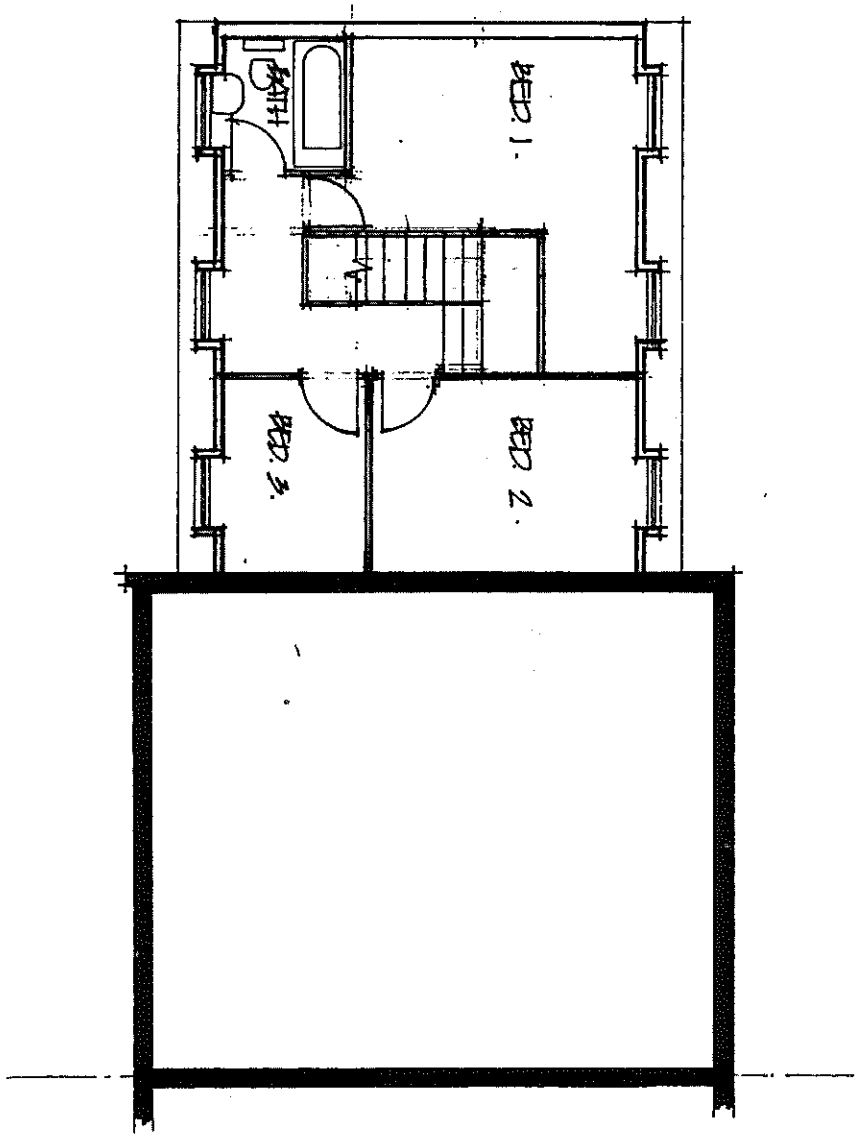
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

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

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




K238 ADG
G203 PMJ



REVISED PLAN
5573

PLANNING SERVICES
FOL
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First floor plan.

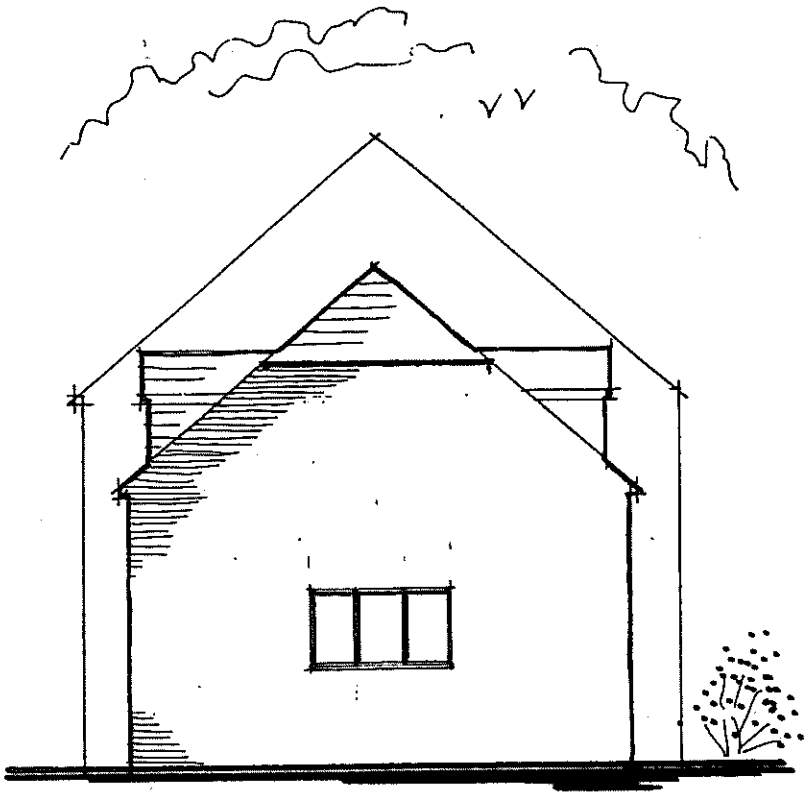
PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

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

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

REVISED PLAN

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.

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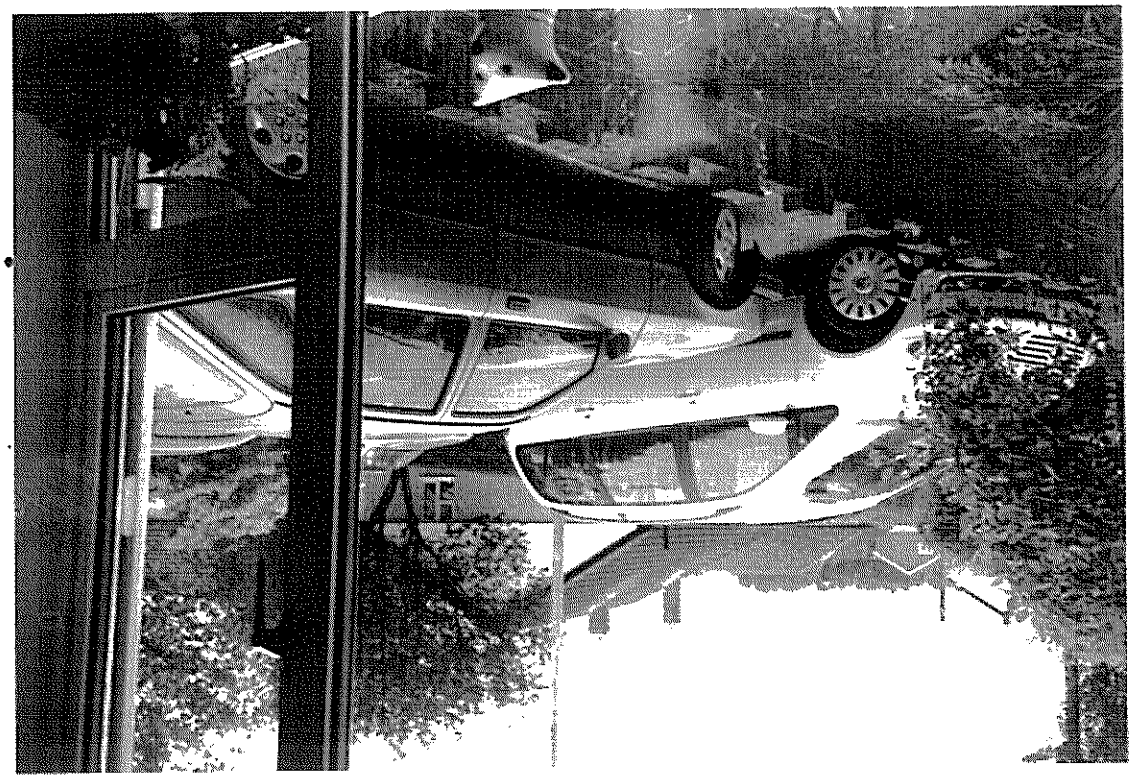

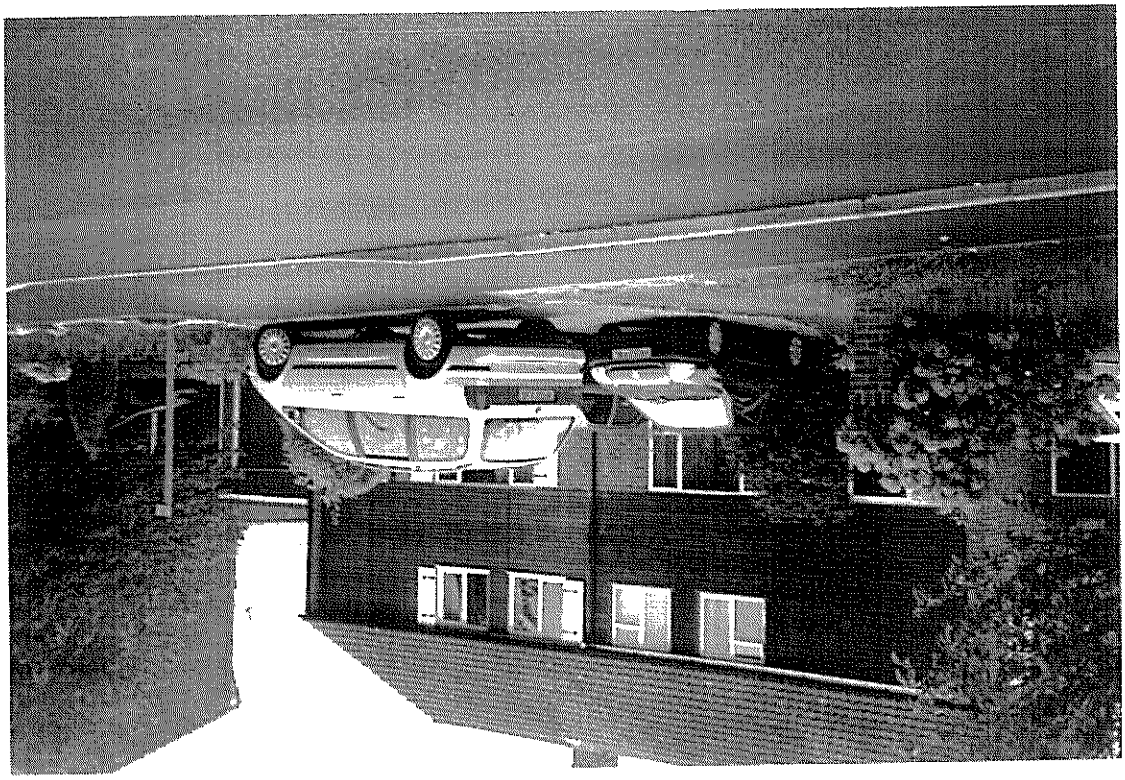

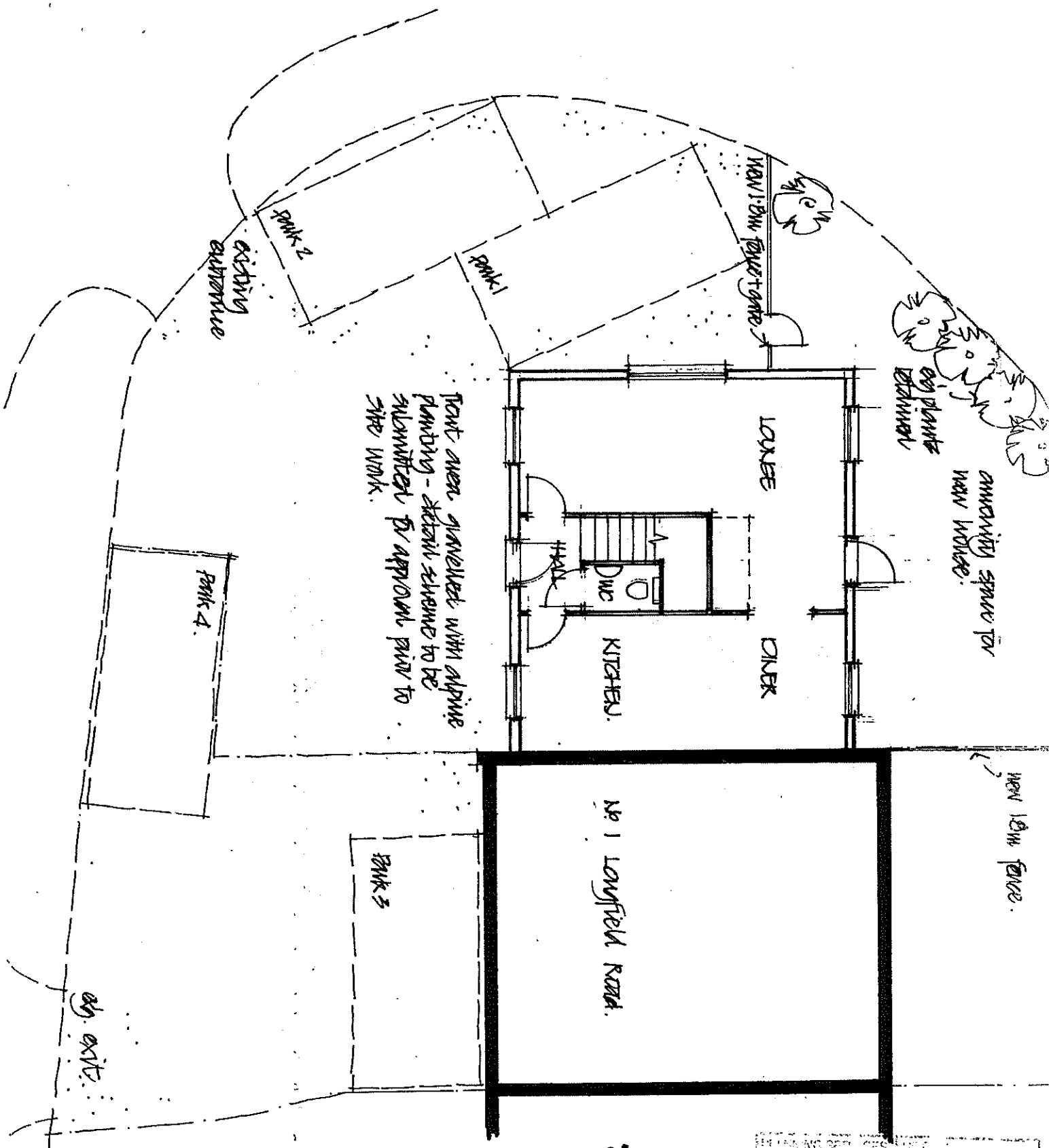

REVISED PLAN

5573

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.

15 June 2005

Scale: 1 : 1250

Development Control Section, Environmental Services, Wokingham District Council.

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Application Ref : F\2005\1273

Application Boundary

For reference purposes only.
No further copies may be made

KIBBLEWHITE CRESCENT

ST MICHAEL'S CT

Maple Bank

Coral Wildfields

Hilltop Farm

Bungalow

SOUTHVIEW CLOSE

CREST CLOSE

BENNETTS

LONGFIELD ROAD

Baldwin

Court

ESS

Peak Houses

BENNETTS

MEADOWVIEW DRIVE

DRIVE

HILLTOP ROAD

HERON DRIVE



VIA ROLF GLIJOR

8000

8045

WC



