APPLICATION NO:
F/2000/1348

LOCATION:
128 Wargrave Road, Twyford Reading.

APPLICANT:
Westbuild Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of 2 detached dwellings and demolition of existing dwelling

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

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Nicola Lake**

7 Aug

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2000/1348

Parish: **TWYFORD**

Location: **128, Wargrave Road, Twyford, Reading.**

Proposal: **Proposed erection of 2 detached dwellings and demolition of existing dwelling**

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

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

Condition
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing numbers 1518/1D/5B/6B/7/8/9 submitted to the Local Planning Authority on 5th July 2000 showing the revision of the proposed dwelling type and siting of Plot 2.

Condition
3. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
4. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no buildings, extensions, alterations permitted by Classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. No construction work of any sort shall take place other than between the hours of 7.00am and 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no work shall take place on Sundays or Bank Holidays.

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

Condition
7. The first floor, bathroom window in the south elevation of the dwelling on Plot 2 shall not at any time be glazed other than with obscure glass.

Condition
8. The development shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
9. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
10. The area shown on the permitted drawings for vehicle parking, turning and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
11. No development shall take place until full details of protective measures to protect the roots and branches of trees on the site are submitted to and approved in writing by the Local Planning Authority. These measures should be in line with BS 5837 : Guide for trees in relation to construction.

Condition
12. The development shall not commence until details of all boundary treatment 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 and thereafter maintained as such.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. In the interests of the amenities of the occupants of this property and other properties nearby.

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

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

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

Reason
11. In the interests of the character and amenities of the locality.

Reason
12. In the interests of the character and amenities of the locality.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 10/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6443 (Direct Line)

Date. 8 May, 2001

My ref. CD/FP2001/1769(1348)

Westbuild Homes Ltd
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire RG1 5BY

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:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

128 WARGRAVE ROAD, TWYFORD
TWO DETACHED DWELLINGS AND DEMOLITION OF EXISTING DWELLING

Thank you for your Building Regulations Application Number FP2001/1769 received on 10 April.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1348:

- ADDITIONAL ROOFLIGHT ON PLOT 2

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 23 May.

It is also noted that the side elevations on Plot 2 have been corrected on the Building Control plans. Would you please submit a copy of the correct elevations for the Planning file.

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 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1348.	NL
BUILDING CONTROL NUMBER	1769	Brian
~~APPLICANT~~/AGENT	Andrews Kallke	
ADDRESS OF SITE	128 Wargrave Rd TWYFORD.	
DESCRIPTION OF PROPOSED WORK	2 detached new dwellings & demolish existing dwelling	

DRAWING NUMBERS		BC	DC
BLOCK PLAN		1518/10	1518/9
ELEVATIONS	Plot 1	V3 rec'd 10/4/01	1518/6B
	Plot 2	V4 — "	1518/8
FLOOR PLANS	Plot 1	V3 rec'd 10/4/01	1518/5B
	Plot 2	V4 — "	1518/7.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Nicky PD rights removed.	BC - extra roof light Plot 2 - also side elevation shown correctly on BC - wrong on DC	
DATE	8/5/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	8/5/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

43381

PLANNING SERVICES	HPT 43381
POL	TLS
DC NL	ENF
APP	
CS	
17 MAY 2001	
COPIES TO:	ACK:
	FILE:

16 May 2001

Reference: F/2000/1348

Mrs C Dodsworth
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Dear Mrs Dodsworth,

128 WARGRAVE ROAD, TWYFORD

2 DETACHED DWELLINGS AND DEMOLITION OF EXISTING DWELLING

In response to you telephone call of the 15th, please find enclosed four copies of the planning drawing 1518 / 8b, with the roof error amended.

Yours Sincerely,

Paul Titchener

Nicky Extra rooflight also.
Plans now agree with BC. Please let me know if minor amendment not approved. CD 31/5/01

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

ELIZABETH ANDREWS
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

DAMcK/JAG/1518

41448

20th March 2001

NL

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

COPIES TO:

FILE:

F.A.O. Nicola Lake

Dear Madam,

128 WARGRAVE ROAD, TWYFORD - APPLICATION No. F/2000/1348

Please find enclosed 3 copies of drawing no. 1518/11 in answer to the condition on the Planning consent regarding landscaping.

We trust this will be acceptable and look forward to receiving your approval in due course.

Yours faithfully,

David McKnight

D A McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

ELIZABETH ANDREWS
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Nicola Lake

DATE: 14 November 2001

Location:	128 Wargrave Road, Twyford
Proposal:	Erection of two detached dwellings
Application Number:	

In response to your informal consultation dated 14 November 2001 for the above application, the landscape comments are as follows:

The landscape scheme as shown on drawing no. 1518/11 is not acceptable. The applicant will need to consider the following points and submit a revised plan incorporating the changes required.

1. It is difficult to tell from the drawing which is existing and which is proposed vegetation, especially the hedgerows to the northern and southern boundaries of the site. There are also several unidentified blobs that could be new shrub planting however this needs to be clarified by the applicant.

2. The landscape scheme needs to show the location of individual species and numbers on the plan, not just on the schedule. Vague groupings of plants are not acceptable.

3. The location of shrub planting also needs to be reviewed and would suggest further additional planting around the sub station and around the front entrances and turning head for each plot.

4. The proposed hedge planting should be mainly native such as beech, not laurel. The hedge between the two plots should continue under T4 to meet the hedge at the front of the plot.

5. Proposed trees should be planted within areas of shrub planting rather than grass in order to prevent future maintenance problems.

6. New tree 3 is a beech, which will ultimately get very big and is therefore too close to the new property. I would recommend replanting it in the location of T2.

Catherine Brimble

Catherine Brimble
Landscape Architect

128 Longrave Road.
Twyford.

9.11.01.

Spoke to D. McKnight

explained that the materials were o.k, but no slab levels had been submitted. ~~explained~~ he said he would send them in A.S.A.P. I explained Cathrine was away today but back on monday for the landscaping

- Boundary details looks o.k

- check to see if hedge has been retained

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT 49172
POL | TLS
DC NL | ENF
APP
CS
26 OCT 2001
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FILE

DAMcK/JAG/1519

25th October 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Nicola Lake

Dear Madam,

128 WARGRAVE ROAD, TWYFORD – F/2000/1348

On 20th March 2001 we forwarded to you 3 copies of our drawing 1518/11 in relation to condition relating to landscaping on the above consent. Checking through our records we do not seem to have received approval of this.

Would you please follow this up as soon as possible.

Yours faithfully,

David McKnight

D A McKnight.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES
REGISTRATION No. [illegible]
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Recd 20.4.01

WESTBUILD

HOUSES DESIGNED TO BE HOMES

Tel : 0118-970 1159 Fax : 0118-970 1540

WESTBUILD HOMES LTD.
HUNTERS LODGE
RECTORY ROAD
PADWORTH COMMON
READING RG7 4JB

FACSIMILE MESSAGE COVER SHEET

To: NICOLA LAKE
Planning Officer

Fax No. 01189 746 385

From: GUY WEST

Date: 20.04.01

Dear Ms Lake

PLOTS 1 and 2. Land at 128 Wargrave Road, Twyford.
CASE No: F/2000/1348

I have sent someone down to your offices, with samples of Bricks and tiles for the above plots in order to satisfy condition 3 of the planning consent.

I attach a schedule indicating how these materials will be used.

We have been delayed on a number of other sites and duly made a start on this site. Usually we would submit samples sooner, but as this was not possible, I am asking you to consider these as some sort of priority!

Many thanks,

Yours sincerely

Guy.

Guy West.

WESTBUILD HOMES – ELEVATIONAL MATERIAL SCHEDULE

SITE:	PLANNING REF :	DATE:
Land adj: 128 Wargrave Road, Twyford	F/2000/1348	20-Apr-01

	PLOT NO HSE TYPE	1 Shropshire (SH4)	2 Shropshire (SH4V1)
FRONT ELEVATIONAL STYLE		**Standard brickwork**	**Standard brickwork**
FACING BRICKS	*MAIN*	Red Multis	Red Multis
	DETAIL (a)	Terracottas	Terracottas
ROOF TILES	*main roof*	Breckland Brown	Rustic Red
Redland Plain Conc.	*Ridges/hip*	As main	As main
ROOF CUT VARIATIONS	*Front*	½ hip	½ hip
	Chimney end	Gable	Gable
	bed2 side	Gable	Catslide
	Front dormers	Gable	Gable
	Garage	N/a	N/a
BRICK SUMMARY Full name:			
Cranleigh Brick Co: Red Multi Mix (32k)		16,000	16,000
Ambion Brick Co: Terracotta Stock (order 5k)		2,000+	2,000+
NOTES / Internal VARIATIONS			

DEFINITIONS :
(a) Detail Bricks = band courses, quoins, window surrounds.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1348

Applicant : Westbuild Homes Ltd C/O Andrews Kalik Associates.

Location : 128, Wargrave Road, Twyford, Reading.
Proposal : Proposed erection of 2 detached dwellings and demolition of existing dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		25.5.2000.

Date of Neighbour Notifications : .....

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

Date Registered : 26/04/2000

Earliest Date for Decision : 05/06/2000

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

Application Expiry Date: 21/06/2000

Consultation Responses :
Highways - No objection subject to conditions
Letters - 2 letter from 124 + 122.
Twyford - No objection to the principle, with some concerns about garage and noise.
Landscaping - No objection subject to condition.

Planning Issues :
Site designation within the identified settlements.
1) Impact upon the neighbouring dwellings.
2) Impact upon the character and appearance of the area.

Application Number: F/2000/1348

Appraisal :

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

The proposed development is for a replacement dwelling with two new dwellings. The proposed development has been amended to amend plot 2 from a bungalow style house with attached front double garage to a Shropshire, similar to the proposed dwelling for plot 1.

Plot 2's dwelling will be set 1.2m forward of the position of the existing dwelling and will almost appear 1.2m forward of the dwelling at No 124. The proposed dwelling on plot 2 will have a flat slide roof on the side facing No 124. With only one side facing velux window which will be for a bathroom and obscure glazed.

To the opposite side of the plot. There would be only one side facing velux window with the side facing first floor door. This would be to a hall way and would face the front garden of No 130 and would be set 5.6m from the boundary. The proposed dwelling would be set 3.8m forward of No 130, but there is a gap of 3.8m between the two dwellings

Therefore, there would be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings

2.) Impact upon the character and amenity of the Street Scene.

The proposed dwellings will match / follow the street pattern of the Street Scene. The dwelling on plot 124 is also a new dwelling. The proposed dwelling are in keeping with the character and appearance of the surrounding area. Hence, there will be no detrimental impact upon the character or appearance of the Street Scene.

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

Application Number F/2000/1348
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	"Permission" "Revised drawing Numbers SD 1518/10/5B/6B/7/8/9." "Submitted on the 5 July 2000" "Showing the omission of the proposed dwelling type and siting of plot 2."
3	SC52	SR12	
4	→	SR05	Notwithstanding the provision of the Town + Country Planning (General Permitted Development order) 1995 (or any order revoking and re-enacting that order) no buildings, extensions, alterations permitted by classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 order shall be carried out without the prior approval written permission of the local Planning Authority
5	→	SR05	No construction work of any sort shall take place after 6pm between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank holidays.
6	SC18	SR05	
7	SC20	SR24	The first floor Bathroom window in the South elevation of the dwelling on plot 2.
8	SC28	SR14	"Development"
9	SC36	SR14	
10	SC23	SR14	Parking, Turning + Garaging
11	→	SR17	No development shall take place until full details of protective measures to protect the roots and branches of trees on the site are submitted to and approved in writing by the local planning Authority. Those measures should be in line with BS. 5837: Guide for trees in relation to Construction.
12	SC50	SR17	

1008

RECORD OF SITE VISIT

SITE ADDRESS: 128 Wargrave Road Twyford Reading. APPLICATION NUMBER: F/2000/1348	OFFICER: Nicola Lake DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of the site.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING Site has a 2/S detached house with a connected, but some distance away garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposals front detached Double garage is at ~~[illegible]~~ large and very forward in the street scene. No 130 has one very small obscure glazed window on the side at first floor - House to the rear - good distance - No 124 is a new dwelling with no side facing first floor windows.

The garage is attached but to the front of the dwelling. The garage is in line with the front of the existing dwelling. The rear S/S side section is 2m further back than the rear of the house as is the front of 130

5. SITE CONSTRAINTS

TREES - mainly fruit trees.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT To 130 - is 6ft wooden fence and hedge to the front and side of the house with 2.5-3m hedge/conifer to the rear side - rear boundary is 6ft hedge.

OTHERS No 124 - is close board fencing about 6ft.

Green 1.6m Front Hedge.

Tel: (0118) 974 6481

Date: 28 July 2000

My ref: F/2000/1348

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/1348
128, Wargrave Road, Twyford, Reading.
Proposed erection of 2 detached dwellings and demolition of existing dwelling.

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

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

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 26 July 2000

My ref: F/2000/1348

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1348
128, Wargrave Road, Twyford, Reading.
Proposed erection of 2 detached dwellings and demolition of existing dwelling.

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

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 28 July 2000

My ref: F/2000/1348

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/2000/1348
128, Wargrave Road, Twyford, Reading.
Proposed erection of 2 detached dwellings and demolition of existing dwelling

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7 Aug 2000

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1348**
128, Wargrave Road, Twyford, Reading.
Proposed erection of 2 detached dwellings and demolition of existing dwelling

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.

Applicationo	Name & Address
F/2000/1348	P Day Dale House 122 Wargrave Road Twyford RG10 9PL
F/2000/1348	Mr N Bush 124 Wargrave Road Twyford RG10 9PL

App. approved,
Letter sent 21/08/00

TWYFORD PARISH COUNCIL

Clerk: Mrs A Jacobs Address: 6 Wessex Gardens, Twyford, Berkshire RG10 0AY
Telephone Number: Twyford 9345444

PLANNING SERVICES | HPT 32459
POL | TLS
DC NL | ENF
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CS
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FILE

for the attention of Miss N Lake
Planning
Wokingham District Council
Shute End
Wokingham RG40 1 WL

26th July 2000

Dear Miss Lake

APPLICATION 1348 REVISED PLAN FOR 128 WARGRAVE ROAD

My Council have asked me to write concerning the lack of time allowed to comment on these revised plans. They are dated 14th July yet were only received on 19th July with comments due back by 24th July. This does not allow sufficient time to make a proper evaluation of the proposals.

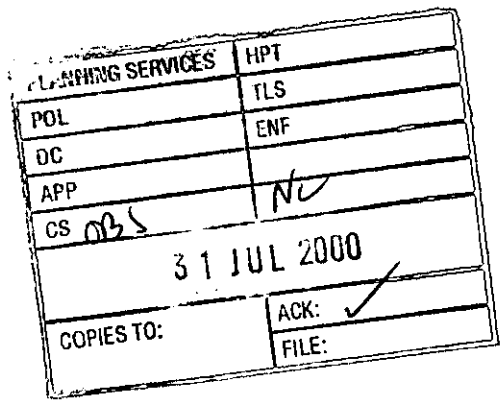
In this particular case we would like to comment that this proposal is to be preferred to the previous plans.

Yours sincerely

MRS ANN JACOBS
PARISH CLERK

124 Wargrave Road
Twyford
Berkshire
RG10 9PL

27 July 2000



Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Nicola,

Re: Planning Application No F2000/1348 (128 Wargrave Road, Twyford)

Further to your letter of 14 July 2000 regarding the revised plans for the above planning application, my wife and I have inspected the revisions at Woodley Library. While we appreciate that the new plans appear to appease some of our earlier concerns, we continue to have reservations over the proposed development of this site.

We maintain the view that the house situated on plot 2 is too close to our boundary. As we mentioned in our letter of 27 May 2000 we purchased this property for its sense of spaciousness and seclusion from other houses and still feel this would be lost if this development were to be approved. Although the house on plot 2 has been moved forward, we feel that the level of privacy that we currently enjoy in our back garden will continue to be compromised. The windows in the back bedrooms will have a broader view of our garden than that of the current property. Furthermore we feel that we would still lose light in the kitchen.

We would like to reiterate the final points in our previous letter regarding increased traffic and that in our opinion this approach to redevelopment will diminish the prestige and value of Wargrave Road.

As agreed on Wednesday I am sending these comments by fax as you required them by Friday 28 July 2000, the original will follow by post.

Yours sincerely,

N. Bush

Nick Bush

cc: Allen Young, Willmett & Co, Twyford (Solicitors)

PSL
DC
AP
28 0855 NC
28 JUL 2000
COPIES TO: ACK:
FILE:

124 Wargrave Road
Twyford
Berkshire
RG10 9PL

27 July 2000

Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Nicola,

Re: Planning Application No F2000/1348 (128 Wargrave Road, Twyford)

Further to your letter of 14 July 2000 regarding the revised plans for the above planning application, my wife and I have inspected the revisions at Woodley Library. While we appreciate that the new plans appear to appease some of our earlier concerns, we continue to have reservations over the proposed development of this site.

We maintain the view that the house situated on plot 2 is too close to our boundary. As we mentioned in our letter of 27 May 2000 we purchased this property for its sense of spaciousness and seclusion from other houses and still feel this would be lost if this development were to be approved. Although the house on plot 2 has been moved forward, we feel that the level of privacy that we currently enjoy in our back garden will continue to be compromised. The windows in the back bedrooms will have a broader view of our garden than that of the current property. Furthermore we feel that we would still lose light in the kitchen.

We would like to reiterate the final points in our previous letter regarding increased traffic and that in our opinion this approach to redevelopment will diminish the prestige and value of Wargrave Road.

As agreed on Wednesday I am sending these comments by fax as you required them by Friday 28 July 2000, the original will follow by post.

Yours sincerely,

Nick Bush

cc: Allen Young, Willmett & Co, Twyford (Solicitors)

Received by Wokingham District Council

Application No: F/2000/1348

Proposal:
Proposed erection of 2 detached dwellings and demolition of existing dwelling

Location:
128, Wargrave 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 May 2000

Date: 14 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1348

Location: 128, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of 2 detached dwellings and demolition of existing dwelling

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Nicola Lake

The new plans show the following: Showing the change of the design of the proposed dwelling on plot 2. Drawing nos 1518/1D, /5B, /6B, /7, /8, /9.

Comments are required by 24/07/2000.

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

Comments

As previous application 1348.

ADAM COGGINS - 24/07/00

Date: 14 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1348

Location: 128, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of 2 detached dwellings and demolition of existing dwelling

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Nicola Lake

The new plans show the following: Showing the change of the design of the proposed dwelling on plot 2. Drawing nos 1518/1D, /5B, /6B, /7, /8, /9.

Comments are required by 24/07/2000.

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/2000/1348 (Ludhouse) Date Rec. 5 July 2000

Location: 128, Wangford Road, Twyford.

Parish Twyford.

Applicant: Westbuild Homes.

Description of attached plans Revised plans showing the change of the design of the proposed dwelling on plot 2.

Drawing No's: 1518 / 1D / 5B / 6B / 7 / 8 / 9

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: All previous Consultees

~~Wokingham.~~

		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 10 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 14.07.05

Yellow - Part One Copy
Green - Officer's Copy

DC | ENF 31412
APP |
CS | NC
05 JUL 2000
COPIES TO: | ACK: | FILE:

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

HJP/JAG/1518

4th July 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN

1348

F.A.O. Nicola Lake

Dear Madam,

TWO NEW HOUSES, 128 WARGRAVE ROAD, TWYFORD (F/2000/1348)

Further to our Planning application dated 24th April, our clients would like to modify the house on Plot 2 of the site.

We enclose 6 copies of revised drawing nos. 1518/1D, 5B and 6B, and drawing nos. 1518/7 and 8 to replace drawing nos. 1518/2B, 3A and 4. We also enclose 6 copies of drawing no. 1518/9 and a copy of the site survey to support the application.

If you have any further queries regarding the application please do not hesitate to contact us.

Yours faithfully,

H. J. Pye.

Enc:

c.c. Mr N West Westbuild Homes Ltd
Mr D West Westbuild Homes Ltd

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 12th June 2000

Location: 128 Wargrave Road. Twyford.

Proposal: Proposed erection of 2 detached dwellings and demolition of existing dwelling.

Application Number: F/2000/1348.

In response to your consultation dated 12th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The proposal does not disturb the landscape amenity of the area and preserves existing mature trees on the site. The applicant's attention is drawn to the need to protect the roots and branches of the trees at the front of the plots during construction. He should consult the British Standard no. 5837: *Guide for trees in relation to construction,* which sets out methods of protecting trees. The BS is available from the Stationery Office and can be consulted in main libraries.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Nicola Lake

DATE: 12 May 2000

DELEGATED
3.192
03 JUL 2000
DIRECTOR
ACK:
FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1348

Proposal: Proposed erection of 2 detached dwellings and demolition of ~~existing dwelling~~.

Site Address: 128, Wargrave Road, Twyford, Reading.

RECEIVED
16 MAY 2000

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

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

The Council would like to make the following comments:-

i) No objection to the principal of two dwellings but the Council is concerned at the at the possible loss of mature trees on the site. At present there are some particularly fine trees. The Council recommends that the tree officer be asked to look at them and put a tree preservation order on those that should be retained.

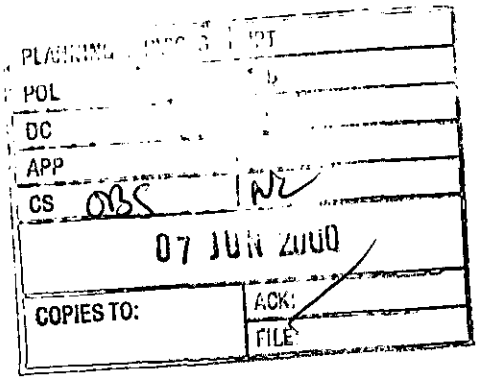
ii) Before development starts the Council recommends some acoustic measurements should be taken and agreed together with requirements for boundary treatments.

The Council objects to the siting of the garage in front of the dwelling. It is unsightly and obtrusive in the street scene and well in advance of the established building line.

SIGNED: _____ DATE: 1-6-00

Clerk To Twyford Parish/Town Council.

Dale House
122 Wargrave Road
Twyford
Berkshire RG10 9PL



4th June 2000

Your Ref: Nicola Lake F/2000/1348

Mr John Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

WITHOUT PREJUDICE

Re: Application F/2000/1348
Proposed Erection of 2 Detached Dwellings and Demolition of Existing Dwelling

Dear Mr Mitchell

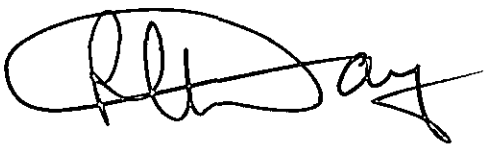
Further to your letter re application F2000/1348, we feel it is not in keeping to have additional modern housing in the area which do not blend in with the other properties. Whilst we recognise the need to progress, based upon our previous experience we feel that any application made will be processed and approval given whatsoever local residents opinions.

Our recent experience with the erection of a dwelling at 124 Wargrave Road, where the builder flagrantly ignored the approved plans and erected a stone wall and removed trees, which we were given assurances at the planning approval stage, would not occur. When this was raised subsequently with yourselves, the builder was allowed to leave the wall and then he removed further trees.

We can only hope the new builder will take more care and will be enforced by you to comply with planning approval and provide soft fencing, trees, shrubs etc., which are in keeping with the rest of the houses in the road. This was not the case in the building of 124 Wargrave Road. Should the same situation reoccur then I do not see any point in the existence of your Environmental Services Department.

We would like an undertaking from you prior to commencement of the Demolition/Erection that soft walls will be provided, the dwellings will be in keeping with the surrounding houses and the trees/shrubs will remain.

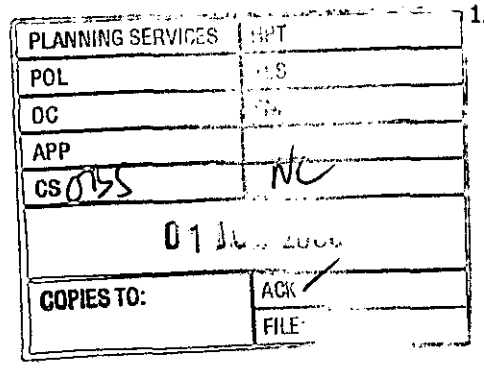
Yours sincerely



P.L. Day

124 Wargrave Road
Twyford
Berkshire
RG10 9PL

27 May 2000



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

Dear Sirs,

Re: Planning Application No F2000/1348 (128 Wargrave Road, Twyford)

Further to your letter of 12 May 2000, regarding the above planning application, my wife and I have inspected the plans at Woodley Library. We have the following reservations that we would like to be considered by the planning officer (Nicola Lake) when making her decision.

Our main concerns are with regard to the plans for the Wiltshire property that is the closer of the two proposed houses to our own. We feel that it is both too close to our boundary and also set too far back. This would result in the proposed property blocking light from all of our windows on that side of our house (two in the kitchen and one in the family room). Additionally it would spoil our view as we would be looking out onto a brick wall from all three windows. We purchased this property for its sense of spaciousness and seclusion from other houses and we feel this would be lost if this development were to be approved.

Also because of its proximity to the fence and its siting further back than our own property, we feel that the level of privacy that we currently enjoy in our back garden will be severely compromised as the window in bedroom 3 will look down into our back garden. Our privacy will be further compromised by the fact that the window in bedroom 4 will look down upon our back door whilst the landing window will look down into our kitchen.

We also have concerns over the increased traffic that will arise from having two properties where there was previously one. In addition to the use of this access by the existing properties, there is a high level of activity from school runs and people using the post-box. Any increase in this could compromise safety and right of access.

Whilst we have no objections to the site being redeveloped and have spoken to the present owners and understand their needs, we feel the current plans are unacceptable. In our opinion the site is not big enough for two detached houses and this approach to redevelopment will start to diminish the prestige and value of Wargrave Road.

We can be contacted at the above address or on 0118-934 0537 if you would like to discuss these points further.

Yours faithfully,

N I Bush

Mr N I Bush

cc: Owners of 128 Wargrave Road
Allen Young, Willmett & Co, Twyford (Solicitors)

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 12 May 2000

Application Number: F/2000/1348

Proposal: Proposed erection of 2 detached dwellings and demolition of existing dwelling

Parish: TWYFORD PARISH

Site Address:
128, Wargrave Road, Twyford, Reading.

Applicant:
Westbuild Homes Ltd C/O Andrews Kalik Associates.

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).

SC28 "development" ; SC36 ; SC23 "parking and/or garaging / turning"
SR14
IN08

Signed: A. Lindell **Print name:** A. LINDELL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 APR 2000	Map No. 29 Site 0.08
Officer: NL / Application No. F/2000/1348	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 2 DETACHED DWELLINGS AND DEMOLITION OF EXISTING DWELLING

Location: 128 WARGRAVE ROAD

Parish: TWYFORD Ward: Twyford 12.5.2000

Applicant: WESTBUILD HOMES LTD

Fee Received 380-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees (TPO rear of plot)	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

124 Wargrave Road + Twyford.

122, 128 Wargrave Road. ✓

8, 10, 12, 14, 16 Carlile Gardens

15, 20 Yewhurst Close

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JDF/1518

24 April 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

26.APR.2000* 1348

Dear Sirs

128 WARGRAVE ROAD TWYFORD.

My Clients have recently entered a Contract to purchase this site, and wish to obtain permission from your Council to demolish the existing house and construct 2 in its place.

I confirm we have had the site surveyed and the application is based upon this acurate information.

My Client has spoken to the neighbours on both sides, so they are aware that an application is due.

I enclose the following in order to make a detailed application:

6 copies of duly completed application forms
Certificate B
6 copies of drawing nos 1518/1C, 2A, 3A, 4, 5A, 6A
and a cheque for £380

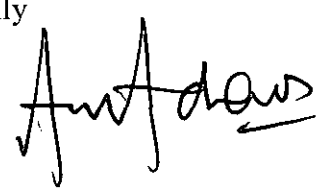
In planning this site, we are particularly aware of the adjacent house off Carlile Gardens, and have respected their privacy in the rear garden. We have retained the 2 tall cypress trees on the boundary to this property, as requested by the neighbours.

We would endeavour to retain the hedge at the front of the site, cutting one single access for the plot adjacent to 126.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

If you have any queries concerning this application, do not hesitate to contact me.

Yours faithfully



A M Andrews

26. APR. 2000* 1348

1789/a

SECTION 66 CERTIFICATE

Application No. 26.APR.2000* 1348

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/~~The applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
MR+MRS FLOAT	128 WARGRAVE RD	25/4/00

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

(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).

- 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

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

Agricultural Holdings Certificate

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

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

STET

● 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 A. Gamble

On behalf of WESTBUILD HOMES LTD.

Date 25/4/00

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

1789/a

SECTION 66 CERTIFICATE

Application No. 26.APR.2000* 1348

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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
MR+MRS FLOAT	128 WARGRAVE RD	25/4/00

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

- 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

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

Agricultural Holdings Certificate

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

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

STET

✓ ● 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 A. Gamble

On behalf of WESTBUILD HOMES LTD

Date 25/4/00

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

1769A

PLANNING APPLICATION PART I

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. 26.APR.2000* 1348	YOUR NAME	WESTBUILD HOMES LTD
	ADDRESS	HUNTERS LODGE, RECTORY ROAD,
		PADWORTH COMMON, NR READING
	POST CODE	RG7 4JB Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	ANDREWS KALIK ASSOCIATES,
	ADDRESS	THE STUDIO, 101 LONDON ROAD,
		READING
	POST CODE	RG1 5BY Tel. No. 0118 9669669
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	128 WARGRAVE ROAD, TWYFORD.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.13 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	TWO DETATCHED, 4 BED HOUSES. BOTH 2 STOREY. ONE WITH SEPARATE GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

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		SITING	
MEANS OF ACCESS		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.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, 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.

PLAIN TILES (COLOUR TO BE APPROVED)
FACING BRICKS (COLOUR TO BE APPROVED)

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	
	3	
	4	2
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	1

20. HAS PROVISION BEEN MADE FOR THE DISABLED? RAMPS / DOORS / WC
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

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

SIGNED A. Gambles ON BEHALF OF WESTBUILD HOMES LTD DATE 20/4/00

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.

ADDRESS 128 WARGRAVE ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4/69	MRS T PRICE	ALT. HOUSE TO SOUTH	20.3.69	N/A C/A
4/72	"	"	16.3.72	N/A C/A
5582	"	"	16.12.76	N/A C/A
72 88	"	"	15.12.77	N/A C/A
11079	MR. T. WALSH	"	22.6.79	APP. N/A
0977	"	"	28.9.79	N/A REF
1698	"	"	25.10.79	N/A C/A
R12383	"	"	7.12.79	REF. N/A
23624	"	"	5.11.84	APP N/A
69663/F	MR N. Rogers.	one x4 bed. house.	14/7/99	C/A
9663/02	c/o ANDREWS KAHK	Comply w cond.02 of 99/69663/F for app. of materials	5.10.99	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * all details to do with 124

DRAINAGE

91074

26.APR.2000* 1348

3

ADDRESS 128 WARGRAVE ROAD PARISH TWYFORD

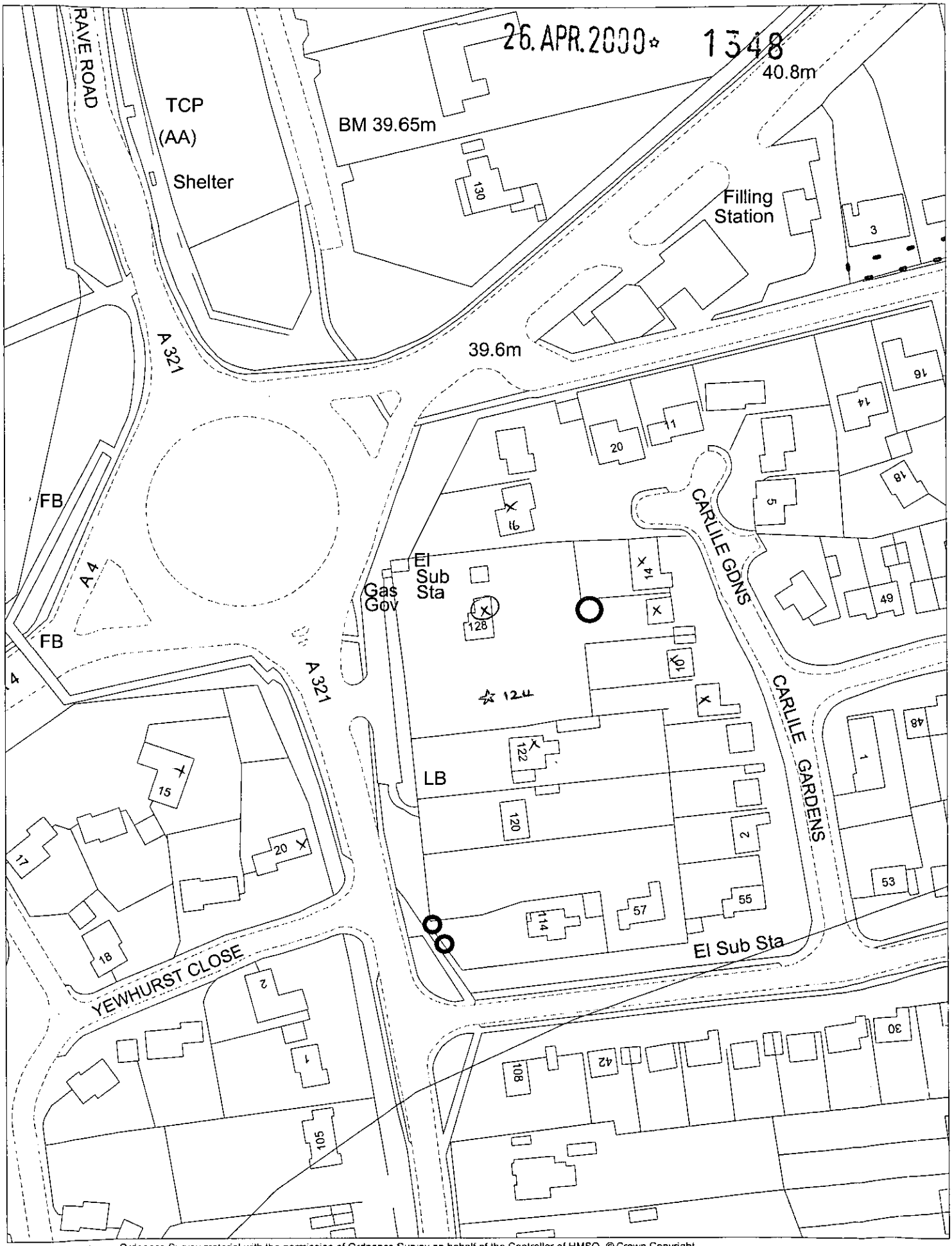
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
200/0491	Mr N Rogers	Erection wall & gates (land adj: retro)	30/03/00	REF
9663/06,07 & 08	Mr N Rogers	D. to C. - 06, 07, 08 of 99/69663/F for Appl. of Landscaping plans		

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250

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