APPLICATION NO:
F/2000/0985

LOCATION:
36 Amberley Drive, Twyford Reading.

APPLICANT:
Mr & Mrs I F Hardwick C/O Andesign

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I F Hardwick
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0985

Parish: **TWYFORD**

Location: **36, Amberley Drive, Twyford, Reading.**

Proposal: **Proposed single storey front extension to 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 27 April 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.

Our ref: SP\2000\001541\001
Your ref: F/2000/0985

Date: 9th May 2000

ENVIRONMENT AGENCY

29286

COPIES TO: ACK: FILE:

received after decision Date

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

For the attention of: Nicola Lake

Dear Madam

FRONT EXTENSION - 36 AMBERLEY DRIVE, TWYFORD, READING

Thank you for your letter dated 29 March 2000 which was received on 3 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/9/25**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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

Grid reference	Distance from site	Landfill name	Details
SU 788 766	223 m	Kings Georges field	domestic

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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

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

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Andesign, 9 Perkins Way, Wokingham, Berks RG41 2TN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0985	NL
BUILDING CONTROL NUMBER	FP2000/0440	Andy
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	36 Amberley Drive TWYFORD.	
DESCRIPTION OF PROPOSED WORK	s/s ext & alterations	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2955	AH/E/2955
ELEVATIONS	—	—
FLOOR PLANS		—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/5/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/0985

Proposal:
Proposed single storey front extension to dwelling.

Location:
36, Amberley Drive, 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 letter 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 22/04/2000. 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

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: December 22, 2000
My ref: FH/F/2000/0985
Your ref:

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

Mr & Mrs Hardwick
36 Amberley Drive
Twyford
Berkshire
RG10 9B2

Dear Mr & Mrs Hardwick

RE:PROPOSED MINOR AMENDMENT TO 36 AMBERLEY DRIVE, TWYFORD PLANNING APPLICATION F/2000/0985

Thank you for your letter which was received on 21 November 2000.

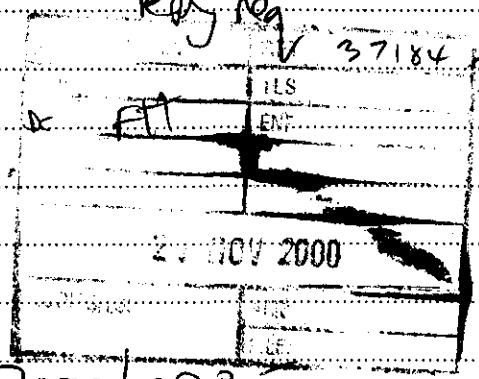
I can inform you that the erection of new wall in garage, removal of the wall to utility room, replacement of existing door can all be considered as minor amendments and therefore will not require planning permission.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Farah Humayun, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Reg No V 37184



Ian + Susan Hardwicke
36 Amberley Drive
Twyford
Berkshire.
RG10 9BZ
28/11/00

W.D.C.
Planning Dept.
Shute End.

REJ - F/2000/0985

To whom it may Concern.

As per recent telephone call to yourselves I enclosed a copy of the minor alterations required please. Building Control has already agreed and suggested that yourselves where also asked.

Please inform us as to what the next step would be from.

The plan has the changes highlited with comments alongside

Regards

Ian

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0985

Applicant : Mr & Mrs I F Hardwick C/O Andesign.

Location : 36, Amberley Drive, Twyford, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13.3.2000.....

Date Registered : 17/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

Twyford P. C - 'No comment'
Environmental Health - No comment.

Planning Issues :

Site Description - within the identified Settlement.

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the Street Scene.

Application Number: F/2000/0985

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a single storey pitched roof front extension to the dwelling with a pitched roof for the porch and a front pitched roof for the front of the garage. No. 36 stands further back than the front of No. 38. The proposal would project forward by 3.3m, but there would still be a 1.9m gap (set back) from the front of No. 38. There are no proposed side facing windows.

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

2.) Impact upon the street scene.

The proposed development would remain set back from the front of No. 38 by 1.9m, with a further step of 2m back to the remainder of the house and No. 34.

The proposed development is in keeping with the existing dwelling and the wider area. As such, there will be no detrimental impact upon the character of the street scene.

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

Application Number F/2000/0985
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 .	
2	SC53	SR12 .	Workers .

RECORD OF SITE VISIT

SITE ADDRESS: 36 Amberley Drive
Twyford Reading.

APPLICATION NUMBER: F/2000/0985

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.6.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~Yes~~ - on post front Garden.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s link Detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is for a large front extension and a small side extension - next door has a large front extension with two side facing windows for the garage. The extension on the back of the garage will project past the rear of No. 34's garage.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **29 March 2000**

My ref: F/2000/0985

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/0985
36, Amberley Drive, Twyford, Reading.
Proposed single storey front extension to dwelling.

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

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0985**
36, Amberley Drive, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: ***29 March 2000***

My ref: F/2000/0985

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

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Head of Planning and Transportation

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36, Amberley Drive, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **29 March 2000**

My ref: F/2000/0985

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

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36, Amberley Drive, Twyford, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

HPT
TLS
NL
ENF
11 APR 2000
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Nicola Lake, Planning

Your Ref:

Date: 10 April, 2000

PROPOSED SINGLE STOREY FRONT EXTENSION
LOCATION: 36 AMBERLEY DRIVE, TWYFORD

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

Joanne Ellis

FROM: Nicola Lake

DATE: 29 March 2000

TWYFORD PARISH CONSULTATION SHEET

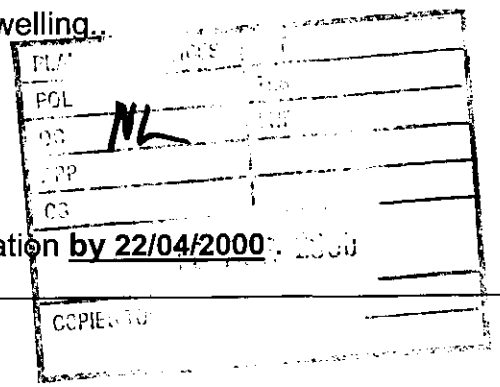
Application Number: F/2000/0985

Proposal: Proposed single storey front extension to dwelling.

Site Address: 36, Amberley Drive, Twyford, Reading.

Applicant: Mr & Mrs I F Hardwick C/O Andesign.

Your observations are required in respect of this application **by 22/04/2000**.



No Comment.

SIGNED: _____ DATE: 3-4-00.

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 MAR 2000
Officer: NL	Application No. F 2000 0985

Map No. 29 Site ...0:96....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 36 AMBERLEY DRIVE

Parish: TWYFORD Ward: Twyford & Ruscombe 29.3.2000

Applicant: MR | MRS HARDWICK

Fee Received 95-00 (9) 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 : 29.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
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:

.....

.....

.....

NEIGHBOURS:

S/N + 34, 38 & 55 Amberley Drive ✓

1 Willow Drive

106 Wargrave Rd.

1933

ADDRESS 36 AMBERLEY DRIVE PARISH TWYFORD

PLOT No. 5 ORD. SHEET No. SU 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
0/241/61	TRS. W. COVIS	O/L.	23.11.61	C
84/64	REED & CO	DET HOUSE & GARAGE	22.5.64	C
PD/358/64	"	ROADS/SEWERS/ " "	9.7.64	APP
PD/101/67	MR. H. MEEKEN	S.M.E.D / GREEN MOUNT	16.3.67	PD

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 17 MAR 2000* 0985

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS I.F. HARDWICK
	Address and postcode	36 AMBERLEY DRIVE TWYFORD BERKS RG10 9DG
	Phone number	9340648
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION AND ALTERATIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

		Existing:	Proposed:
9	How many bedrooms does the property have?	N/A	
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

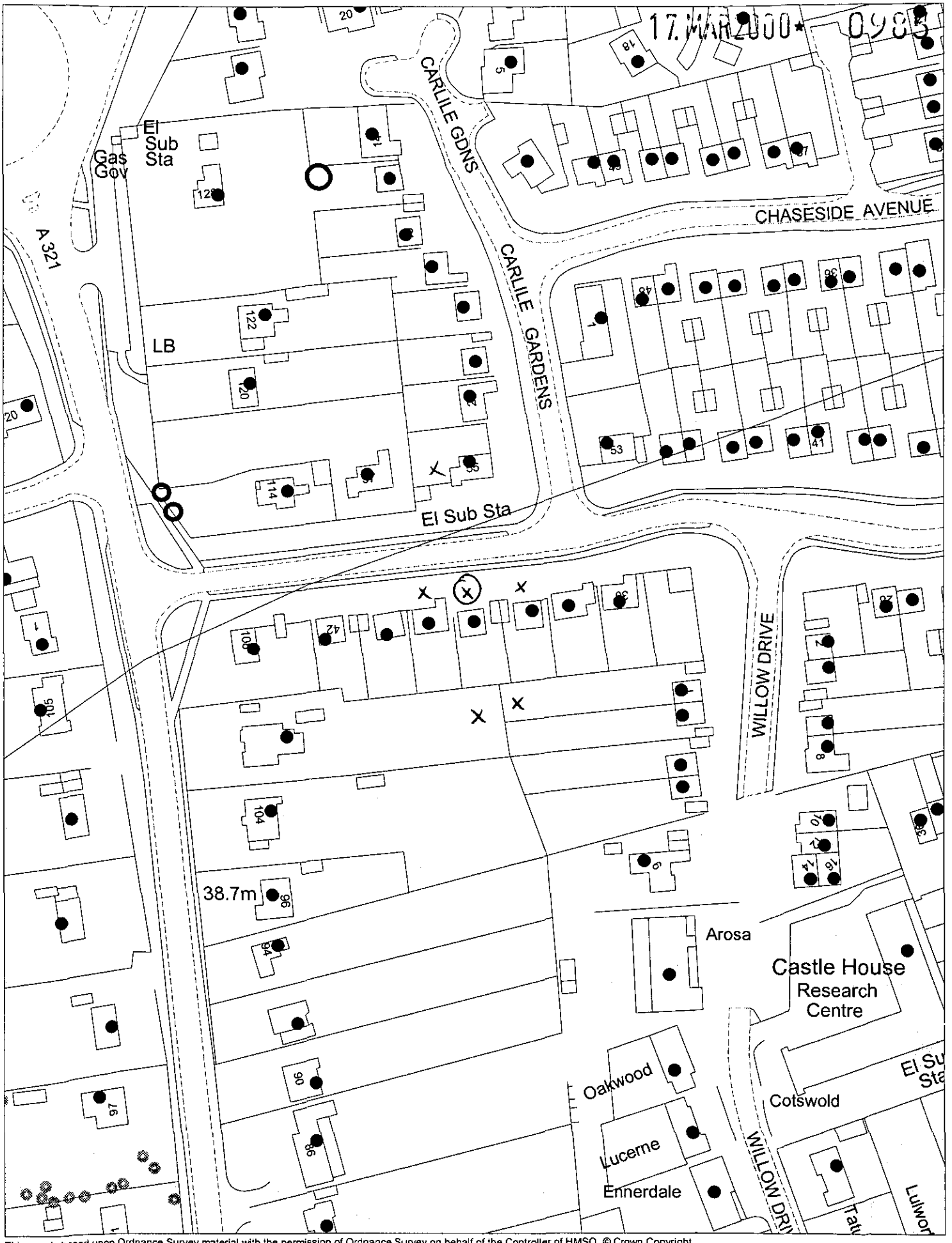
Owner's name	Address at which the notice was served	Date on which the notice was served
MR S. FIFIELD	34 AMBERLEY DRIVE TWYFORD, BERKS	16/3/2000

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS I.F. HARDWICK

Date 16/3/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

24 March 2000

Scale: 1 : 1250