SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:

F/2000/3022

LOCATION:

53 Barkham Ride, Finchampstead Wokingham.

APPLICANT:

Mr J Levermore C/O W M Graham Associates

PROPOSAL:

Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2001

CASE OFFICER: **George Allpress**

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Levermore
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/3022

Parish: **FINCHAMPSTEAD**

Location: **53 Barkham Ride, Finchampstead, Wokingham.**

Proposal: **Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.**

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

Condition

1. The application proposal would, because of its size and proximity to a habitable room window at No 53a Barkham Ride, severely restrict the light reaching that window and therefore result in material harm to the occupants and future occupants of that dwelling. The application proposal is therefore considered to conflict with policy SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997 (as amended).

Informatives

You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1
South East Area Local Plan Policies SBE2 and ST5
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

You are advised that this development proposal fails to demonstrate adequate access and egress to the site, such that would comply with Local Plan Policy. The application proposal therefore fails to comply with Local Plan Polices in terms of parking arrangements. This has not been used as a reason for refusal of planning permission in this instance as this is an issue which it is considered could be resolved. However your attention is drawn to the need to comply with Local Plan Policies in respect of highways issues in the event of any future submission. In the event of an appeal the Local Planning Authority would require submission of details to demonstrate safe access and egress to the site.

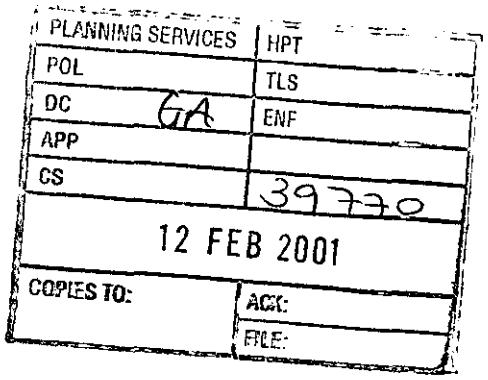
John Mitchell

John Mitchell
Development Control Manager
Date: 02/02/2001

Notice checked by: _____

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

Silver Ley.
53.A.Barkham Ride.
Barkham.
Nr,Wokingham.
Berkshire.
RG40. 4HA



Mr. John Mitchell.
Development Control Manager.

Environment Services Department.
Planning Services.
P. O. Box. 157.
Shute End. Wokingham.
Berkshire.
RG40. 1WR.

9th. February. 2001.

Reference. Application Number. F/2000/3022,
==========

Dear Mr Mitchell,

Thank you for your reply to my letter dated the 1st, February, 2001.

Unfortunately your reply relates to application number F/2000/2972. (12 Sandford Drive Woodley).

I would be grateful if you would notify me when a decision has been made regarding 53. Barkham Ride. Finchampstead.

Thank you for your co-operation in this matter.

Yours Sincerely.

David Wilde.

Pro-forma Response
will be sent 2/12

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3022
CASE OFFICER: George Allpress

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

Received by Wokingham District Council

Application No: F/2000/3022

Proposal:
Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.

Location:
53, Barkham Ride, Finchampstead, Wokingham.

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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 December 2000

Applicationo	Name & Address
F/2000/3022	Mr Wilde 53a Barkham Ride Finchampstead Wokingham Berks RG40 4HA

App ref. letter sent
14.02.01

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

Tel: 0118 974 6442

Date: **21 December 2000**

My ref: F/2000/3022

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/3022
53, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3022**
53, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: 0118 974 6442

Date: **21 December 2000**

My ref: F/2000/3022

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2000/3022
53, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.

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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 **George Allpress** *on* **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3022**
53, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3022

Applicant: Mr J Levermore C/O W M Graham Associates.

Location: 53 Barkham Ride, Finchampstead, Wokingham.

Proposal: Proposed raising of roof to from rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		03/01/01

Date of Neighbour Notifications: 21/12/00

Date of Site Visit: 11/01/01

Date Registered: 11/12/2000

Earliest Date for Decision: 14/01/2001

Latest Consultation Date/Site Notice Expiry Date: 14/01/01

This application will have expired on: 05/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - As there would be a significant increase in car parking spaces the highway authority would like to see some area for turning which would be kept free for this purpose. Please submit a revised plan which includes such an area...etc.

Finchampstead Town Council - Object on the grounds that it would be over-development of the site and would be out of keeping with the surrounding area and that by virtue of its size and massing, the proposal would detract from the street scene and other properties surrounding this development.

The occupant of the adjacent dwelling to the east, no.53A Barkham Ride writes to object to the proposal primarily because of loss of light to a west facing habitable room window, enclosure, over-dominance and the noise that would be generated from the parking of additional vehicles.

Planning Issues: The principle issue raised by this application is the impact to neighbour amenity, but provision of off street parking and street scene issues are also relevant. The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/3022

Appraisal:

The application property is a detached bungalow which is situated on north side of Barkham Ride. The property is a modest, irregular in plan form but not untypical of the type of dwelling that once predominated this location.

The surroundings are of mixed architectural styles with both undeveloped bungalows, and recently redeveloped properties to form chalet style bungalows and two storey houses.

The property lies within a defined settlement where there is no presumption against redevelopment or extension of existing dwellings. The design of the proposal would considerably enlarge the massing of the dwelling but more or less retain the existing building envelope. A considerably enlarged property would result, but that proposed is not considered to be out of character or inappropriate because of its size, or design, in this particular location where other nearby properties have been similarly extended.

The proposal is therefore not considered to result in harm to the street scene, and is therefore considered to comply with Local Plan policies in respect of street scene issues.

However, Policy SBE2 of the South East Area Local Plan aims to resist development proposals that would adversely affect adjoining sites and buildings, and the application proposal is considered to conflict with this Policy in this respect.

The adjacent dwelling no.53A Barkham Ride has two habitable room windows which face directly onto this site. One of the windows is the only source of light to a habitable room. The application proposal would because of its size and proximity severely restrict the light reaching that windows, and therefore result in material harm to the occupants and future occupants of that dwelling.

The second window, that towards the rear elevation, is a subsidiary window to a rear living room, not the principle source of light and therefore material harm to that room would not result.

No.51 to the west is not considered to be adversely impacted upon.

The applicant has not demonstrated sufficient on site turning area so as to be able to enter and leave in forward gear and in this respect the application falls short of Local Plan standards. However, the application site has sufficient area to be able to accommodate a turning circle, and this could be dealt with by way of submission of details at a later stage should this be required.

Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number: F/2000/3022

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1			The application proposal would because of its size and proximity to a habitable room window at no.53A Barkham Ride, severely restrict the light reaching that window, and therefore result in material harm to the occupants and future occupants of that dwelling. The application proposal is therefore considered to conflict with: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

2			You are advised that this development proposal fails to demonstrate adequate access and egress to the site, such that would comply with Local Plan Policy. The application proposal therefore fails to comply with Local Plan policies in terms of the parking arrangements. This has not been used as a reason for refusal of planning permission in this instance as this is an issue which it is considered could be resolved. However, your attention is drawn to the need to comply with Local Plan policies in respect of highways issues in the event of any future submission. In the event of an appeal the Local Planning Authority would require submission of details to demonstrate safe access and egress to the site.

2/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 53 Barkham Ride, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2000/3022

OFFICER: George Allpress

DATE OF SITE VISIT: 11/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Single family dwelling, austere post war bungalow which is situated on the north side of Barkham Ride.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.53A to the east, no.51 to the west.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Garage at rear - not usable/accessible by vehicle.
LEVELS	Level, albeit with slab level of bungalow marginally lower that road level.
BOUNDARY TREATMENT	Hedge fencing.
OTHERS	None

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
05 FEB 2001
CORRESPD: | ACK:
FILE:

Silver Ley
53,A.Barkham Ride.
Barkham.
Nr,Wokingham.
Berkshire.
RG40. 4HA.

Mr John Mitchell.
Development Control Manager.

Environment Services Department.
Planning Services.
P.O.Box. 157.
Shute End.
Wokingham. Berkshire.
RG40. 1WR.

Your Reference. George Allpress. F/2000/3022.

Thursday. 1st Feb/ 2000.

Dear Sir,

With reference to my letter dated the 2nd. January, 2000, I am confident that you are dealing with this matter and that you will notify me when a decision has been made.

I do not know whether or not it is significant, but once again the red notice of application has been removed from the front boundery of the property.

Thank you for your co-operation in this matter.

Yours Faithfully.

David Wilde.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 21 December 2000

Application Number: F/2000/3022

Proposal: Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension.

Parish: FINCHAMPSTEAD PARISH

Site Address:
53, Barkham Ride, Finchampstead, Wokingham.

Applicant:
Mr J Levermore C/O W M Graham 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).

Comment

As there would be a significant increase in car parking spaces the highway authority would like to see some area for turning which would be kept free for this purpose.

Please submit a revised plan which includes such an area; eg. parallel to space no. 4, which would allow vehicle 1 or 2 to turn and exit the site in forward gear.

Signed: _____ **Print name:** Adam Coggins 4/1/01.

FROM: George Allpress

DATE: 21 December 2000

RECEIVED
38360
ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3022

Proposal: Proposed raising of roof to form rooms in loft space with front and rear dormer extensions to dwelling. Single storey front and rear extensions and 2 storey side extension..

Site Address: 53, Barkham Ride, Finchampstead, Wokingham.

Applicant: Mr J Levermore C/O W M Graham Associates.

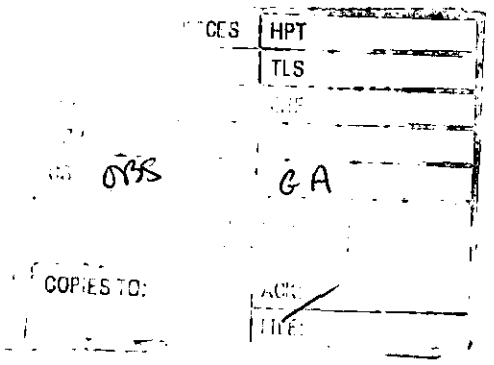
Your observations are required in respect of this application **by 14/01/2001** .

. Objection on the grounds that it would be over-development of the site and would be out of keeping with the surrounding area and that by virtue of its size and massing, the proposal would detract from the street scene and other properties surrounding this development.

SIGNED: C.S.C. DATE: 4 - 1 - 01

Clerk To Finchampstead Parish/Town Council.

Silver Ley.
53.A.Barkham Ride.
Barkham.
Nr,Wokingham.
Berkshire.
RG40. 4HA.



Mr John Mitchell.
Development Control Manager.

Environment Services Department.
Planning Services.
P.O.Box 157.
Shute End.
Wokingham.
Berkshire.
RG40 1WR.

For the attention of Mr. George Allpress. Planning Officer.

Tuesday. 2nd. January. 2001.

Your Ref. George Allpress. F/2000/3022.

Reference...Application Number, F/2000/3022.
Site Address. 53. Barkham Ride. Finchampstead. Wokingham.

Dear Sir,

I wish to object to the planning application that has been made in respect of building works that are intended to be carried out at the above address.

My objections to the application are as follows,

I have lived at my present address for the past thirty six years, my understanding is that this would give me a "Legal right to light"the proposed two storey building would effectively block out all the natural light from our living room window seriously curtailing our view from the window to that of facing a two storey high brick wall only feet from our window, and all the existing light from a single window, which is in contant use as a study room making it necessary to have artificial light on all day.

" *A window that has had uninterrupted access to light for more than twenty years is protected by law so that no one can block out or substantially reduce the light by erecting a building or high fence in front of it.*"

In the past additions have been made to the rear of the property of 53 Barkham Ride by way of a built on kitchen which made a substantial difference to the amount of light to my property, and because we accept that a certain amount of tolerance has to be shown and by believing that one should be able to enjoy ones property and make some changes in order to make life as reasonable as possible this was accepted by us, but the proposed building would be quite unacceptable and reflect badly on our quality of life.

The close proximity of the proposed building would in my view lead to loss of view, loss of light, and give the impression of enclosure and over dominance , there would be an intolerable increase in the level of noise with proposed car parking for five cars and this would result in a severe loss of privacy and amenity.

On the plans submitted there appears to be no mention of the dividing hedge between our properties, the hedge is not shown as an existing hedge, although the hedge on the opposing boundery is shown, the plans do not clarify whether this existing hedge will survive.

Having spoken to your department I am given to understand that a notification of application should be in a prominent position at the front boundery of the property, there is no such notice in existance, my concerns are that although you were kind

enough to inform me there may be other residents in the locality who have comments they wish to make but because the notice has not been displayed are unaware of the application of the proposed building..

Thank you for your attention.

Yours Faithfully.

David Wilde

David Wilde.

I would respectfully draw your attention to the refusal of a similar application on appeal in December 1989,
Which deals with some of the issues I have listed above

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 DEC	
Officer: GA	Application No. F/2000/3022

Map No. 98 Site O:11

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED RAISING OF ROOF TO FORM ROOMS IN LOFT SPACE WITH FRONT & REAR DORMER EXTENSIONS TO DWELLING. SINGLE STOREY FRONT & REAR EXTENSIONS AND 2 STOREY SIDE EXTENSION

Location: 53 BARKHAM RIDE

Parish: FINCHAMPSTEAD Ward: Finch North. 21.12.2000

Applicant: MR J LEVERMORE

Fee Received 95-00 Required ..... Additional ..... Refund .....

(14)

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 : 21:12:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

S/N + See map
.....
No pre-apps.

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

By hand 11/12/00.

11.DEC.2000* 3322

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2320/wmg/cm

11 December 2000

The Director of Planning
& Technical Services
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

53 BARKHAM RIDE FINCHAMPSTEAD RG40 4HA

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder planning application including Certifcate A
b) Fee note for £95.00 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2320 - 01 & 02

The property was the subject of a planning application approved January 1989 (Ref: 32224F)

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

PC 020 31053

ADDRESS 53 BARKHAM RIDE PARISH ~~BARKHAM~~ FINCHAMPST. 1.4.86

PLOT No. ORD. SHEET No. SU. 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
736/52	Mr G M Poor	bungalow	19.12.52	APP APP
783/54	A Young	bungalow	12.10.54	APP APP
BR 6602	Mr & Mrs Edwards	S/storey extension	24.9.80 (25.5.77)	CANCELLED (APP) N/A
06530	"	" "	4.8.77	N/A C/A
BR 11625	"	BEDROOM & ALTS.	15.8.77	APP. N/A
11529	"	"	27.9.79	N/A C/A
28606	MR. S LEVERMORE	BUNGALOW TO REAR	27.11.87	R
32224	"	ROOF CONV. / GARAGE	24.2.89	C/A
33183 ~~[illegible]~~ APPEAL	" O/L	2 DET. DWELLINGS ON SITE OF	11.5.89	Ref
BRA 7324	"	FR. FLOOR ALTS & GARAGE	DET. 8.6.89	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

11 DEC [illegible] 7322

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR J E LEVERMORE
	ADDRESS	53 BARKHAM RIDE
		FINCHAMPSTEAD
		WOKINGHAM
	POST CODE	RG40 4HA Tel. No. 973 2451
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ Tel. No. 977 0464
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	53 BARKHAM RIDE
		FINCHAMPSTEAD
		RG40 4HA
4. Give brief details of the proposal e.g. *two storey side extension.*	ABOUT THE APPLICATION	Demolition of roof to provide addit. 3 bedrooms (2 en suite) with garage
		conservatory & porch to existing dwelling

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
NONE AFFECTED

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / ~~NO~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓

(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

~~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

~~* None of the land forms part of an agricultural holding~~

SIGNED W M GRAHAM ASSOCIATES

ON BEHALF OF MR J E LEVERMORE

DATE 28 November 2000



Site Plan, Scale: 1 to 2500

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Date: 24 November 2000

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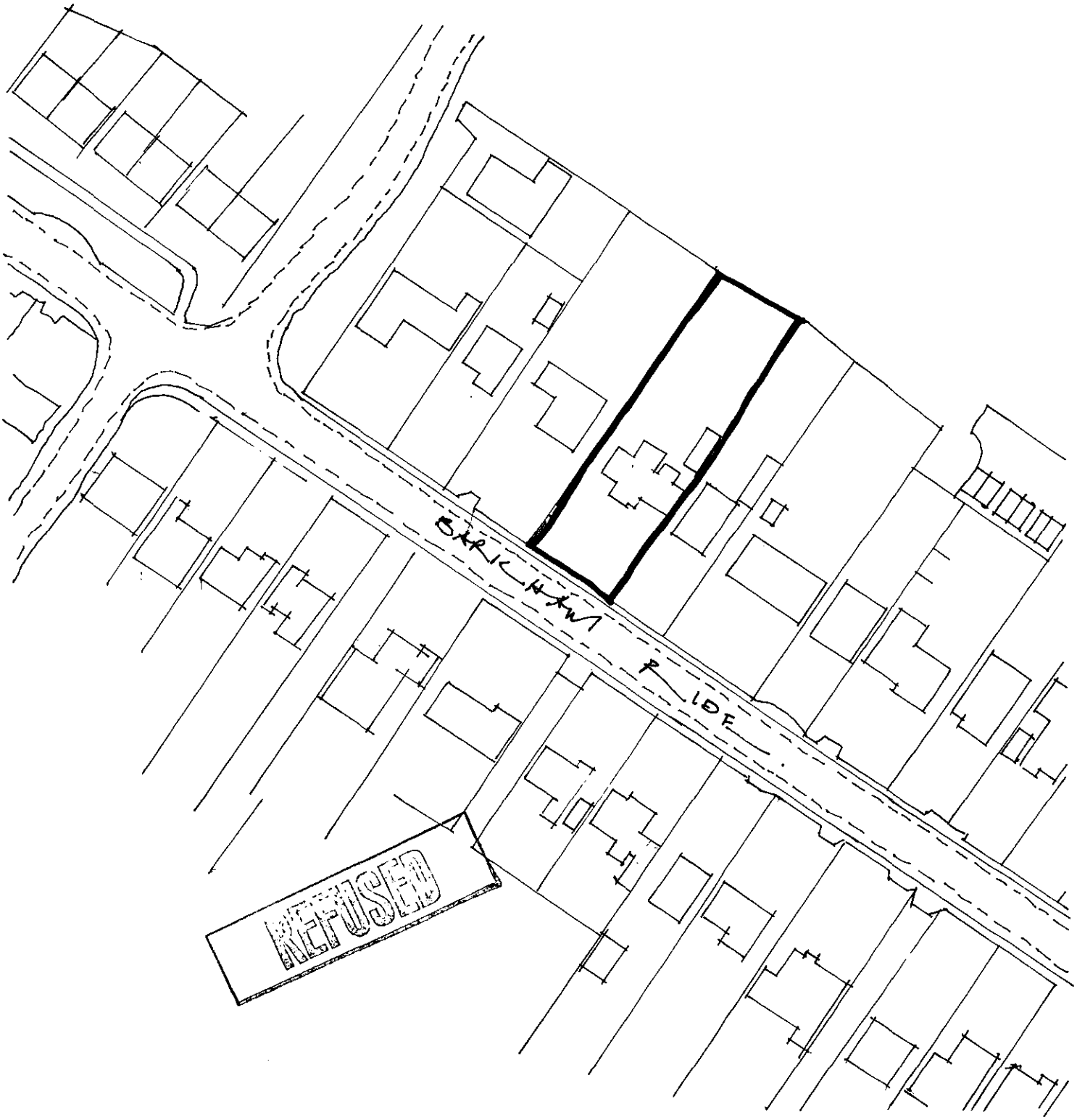
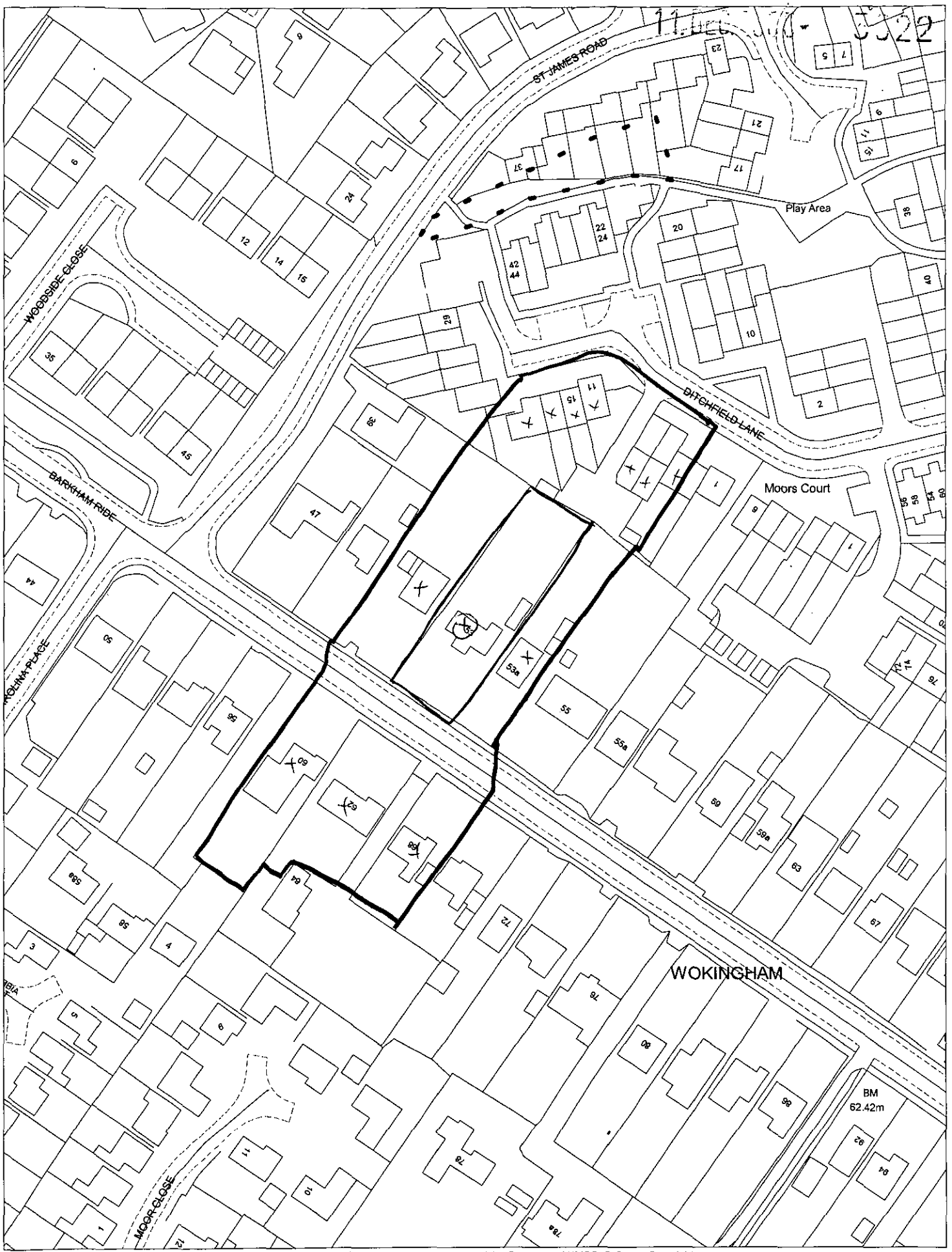


PROPOSED SITEPLAN SCALE 1:1000.



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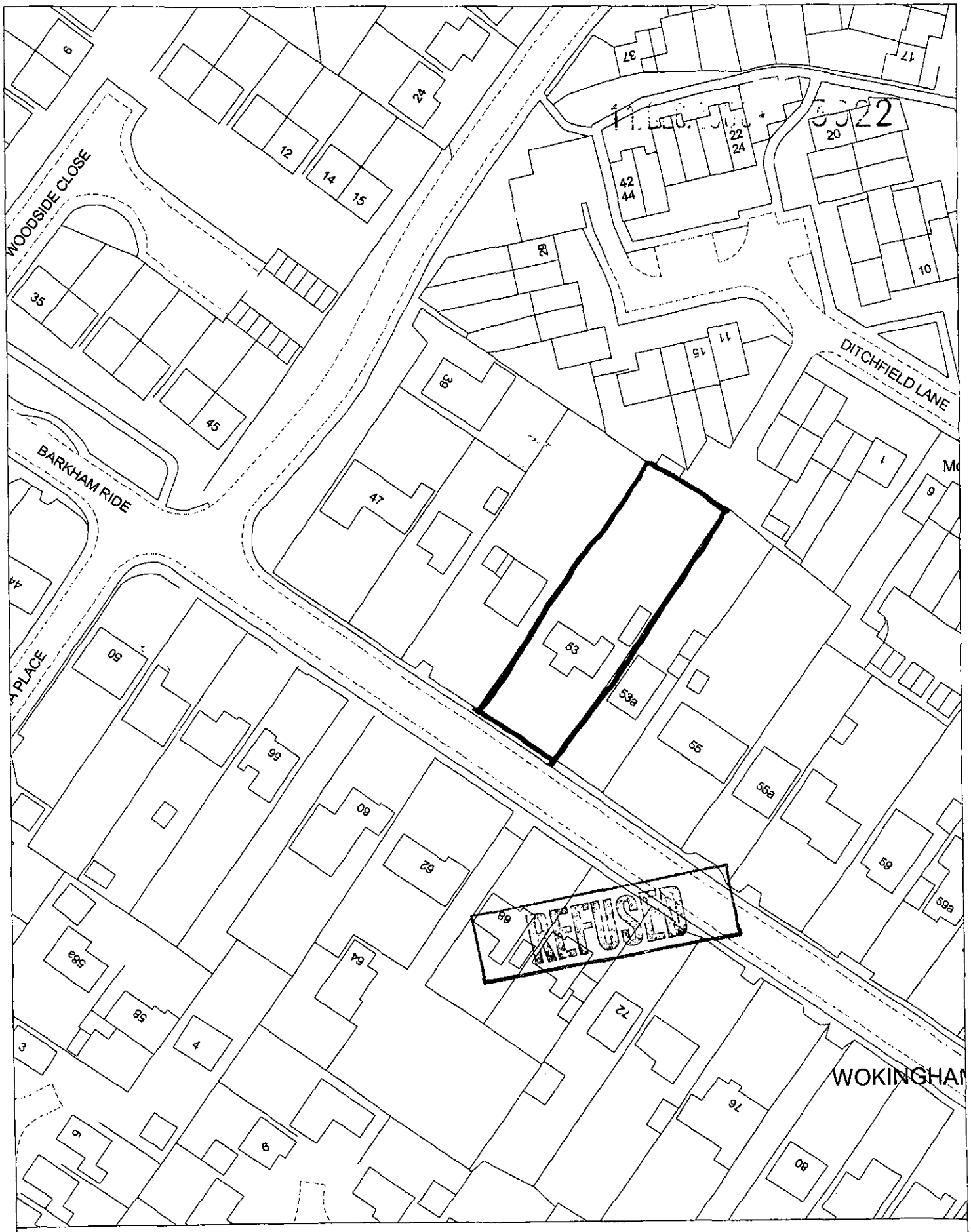
Development Control Section, Environmental Services, Wokingham District Council.

20 December 2000

Scale: 1 : 1250



EXISTING Site Plan, Scale: 1 to 1000

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