APPLICATION NO:
F/2001/4675

LOCATION:
130 Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr J Cole C/O George E Thorne

PROPOSAL:
Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

EARLIEST DATE FOR DECISION: **24/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/10/2001

CASE OFFICER: **Angela Odell**

Refused

RAILEX
Marbleboard

EASIFILE EP7

1264

D1

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Cole
C/O George E Thorne
43
St Michaels Road
Sandhurst
Berks
GU47 8HD

Application Number: F/2001/4675

Parish: **FINCHAMPSTEAD**

Location: **130, Barkham Ride, Finchampstead, Wokingham.**

Proposal: **Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.**

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.

Reason

1. Due to width and massing of the proposed extension and roof alterations and the dwelling's forward siting, the proposed development would be obtrusvie and out of character in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1. South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies EN1.

South East Area Local Plan Policies SBE2 and SBE5.
Deposit Draft Wokingham District Local Plan Policies WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 28/09/2001

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 December, 2001
My ref. AO/F/2001/4675

Mr. G E Thorne
43 St. Michael's Road
Sandhurst
Berks
GU47 8HD

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

Dear Mr Thorne

PLANNING PAALICAITN F/2001/4675
PROPOSED EXTENSIONS TO 130 BARKHAM RIDE, FINCHAMPSTEAD

Thank you for your letter of 12 December. I note its contents, but clearly our views on the acceptability of the above application differ. I am aware that you have submitted another application No. F/2001/5366, for which Francis Leo is the case officer. This appears to be a compromise in so far as the width has been reduced. However, I am not able to say whether or not this application is likely to be considered acceptable as I am not the case officer, but Mr. Thorp is likely to be involved at least at the final stage. Until this application is determined, it is therefore not appropriate to have pre-application discussions, and presumably these are unlikely to be necessary if the application is approved.

I trust this advice is now clear.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

GEORGE E. THORNE. **Architect and Surveyor.**
43 St Michaels Road. Sandhurst. Berkshire. GU47 8HD. Telephone:- 01252 - 873502.

PLANNING 51037
12th December 2001
COPIES TO: ACK: FILE:

District Planning Officer.,
Environmental Services Department
Wokingham District Council,
Council Offices,
Planning Services.
P.O.Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR

For the attention of Mrs Odell.

Dear Sir,

Re: Proposed Extensions. 130 Barkham Ride. Finchhampstead. Berkshire.
Planning Reference F/2001/4675.

I acknowledge receipt of your letter dated 6th December 2001, and, with respect, would suggest Mrs Odell has missed the point of my letter dated 24th November 2001. I was not seeking advice on the above mentioned application on a pre-application basis.

Application F/2001/4675 was a previous application. refused on the 28th September 2001. I am fully aware my client has a right of appeal against that refusal, but notwithstanding this during a meeting I had with Mr Thorpe, accompanied by Mr Terry Walters, on 31st October 2001, in connection with another site, he advised that, where an application was refused, as well as appealing against the refusal the applicant should, seek further discussion with the planning authority in order to ascertain whether a compromise solution could be reached. My client has indicated he wishes to reserve his right to take the matter to appeal in this instance, but on my advice has agreed to adopt the procedure recommended by Mr Thorpe, and seek further discussions with the Council.

It would appear from your letter under reply that Mrs Odell rejects this suggestion. She considers the length of the proposal, the subject of F/2001/4675, to be excessive having regard to the width of the site which, combined with the forward siting of the property, is unacceptable, but I suggest that in arriving at this conclusion Mrs Odell has ignored conditions in other sites in the immediate vicinity of the application site.

1. I consider the relationship of the application property to the building line to be so minimal as to be irrelevant, according to the O.S. map, the eastern corner is approximately half a metre in front while the western corner appears to coincide with the building line of Nos 132 to 136, especially when this is compared with the many differences in the positions of frontages of individual properties with one another along the building line of properties 112 to the west to 152.

2. In addition to 2 above the development at 103 Barkham Ride, shown as The Jays on the O.S map, is more or less the same as the proposal for 130, but apparently is considered by Mrs Odell to being less obtrusive and out of character with the street scene than that proposed for No: 130, an opinion with which I cannot agree.

3. When considering the ratio between the length of the proposed dwelling and the width of the site frontage along the building line I suggest the comparisons with the dwellings on Nos:124 to 128, reveal that a greater percentage proportion of width of site is occupied by building than would be the case in No:130, I calculate this as being 93% (Nos. 124 to 128) to 85% (No.130), and a further comparison with plot No.120 to the west the latter ratio appears to be 94%, I therefore do not consider the proposal under consideration to be excessive in this respect.

Bearing the foregoing in mind I would appreciate further discussions with you in order to ascertain whether there can be a compromise, and to avoid the need for a further appeal.

Yours faithfully,

George E. Thorne.

WORK SHEET FOR : Angela Odell

Application Number : F/2001/4675

Applicant : Mr J Cole C/O George E Thorne.

Location : 130, Barkham Ride, Finchampstead, Wokingham.

Proposal : Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.9.01

Date of Neighbour Notifications : .....

Date of Site Visit : 29.8.01

Date Registered : 17/08/2001

Earliest Date for Decision : 24/09/2001

Latest Consultation Date/Site Notice Expiry Date : 24/09/2001

This application will have expired on: 12/10/2001. 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 : Finch. P. C: Object on grounds that the proposal would be overdevelopment of the site and would create an urbanising effect in this area.

- Landscape officer: considers would be quite dominant in the street scene due to increase in height and height change. Would have limited effect on conifers along boundary with No. 128. If p.p. granted needs landscaping in front.
- Highways officer: No objection subject to conditions.

Planning Issues : 1/ Effect on street scene.

2/ Effect on neighbours.

Site inside settlement boundary on local distributor road and near junction with NGL.

Application Number: F/2001/4675

Appraisal :

Previous application No. F/2000/2115 to demolish existing dwelling and erect 2 houses refused p.p. on street scene and neighbour effects. Subsequent appeal dismissed, but only on neighbour effects (loss of outlook / daylight re: their middle side windows)

1. Effect on street scene:
Existing dwelling has gap of ~~about~~ 4.8m at front & 4.1m at rear to N.W side boundary with No. 128. Proposed car port with first floor above would be about 2.96m wide and leave gap of between 1.8m at front and 1.95m at rear resulting in width of dwelling becoming 14.8m wide. Also propose to raise eaves and roof level by 0.7m at eaves and 1.4m at ridge. Also insert 5 separate dormer windows in front & rear elevations. Consider the continuation of the dwelling's pitches slightly forward pitches compared with ∧ shaped slated bungalows each side, and the extra width, ~~and~~ rather odd appearance of ~~existing~~ raised eaves and 5 dormers together would have an obtrusive appearance in the street scene, out of character with the nearby dwellings. These are ∧ shaped slated with widths ~~between~~ varying: 6.5m / 8m / 7.5m / 7m. The previous proposal (not objected to by the Inspectorate), which for 2 houses, there were much narrower (5.7m wide each) with gap of 3m. between them. Therefore appearance broken up by this gap. Consider effect on street scene unacceptable on this basis.

2. Effect on neighbours especially at
As proposal does not involve any extending to the rear, near the side boundaries as did the rejected scheme, there would no longer be unacceptable overbearing effects on each of the side but the middle windows did glazed doors of Nos. 128 & 132. First floor rear bedroom dormer windows at each end would cause some overlooking, but at ~~consider~~ that at such an oblique angle that consider not unacceptable.

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

Application Number F/2001/4675
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			Due to ~~the~~ the width and massing of the proposed extensions and roof alterations and the dwelling's forward siting, the proposed development ~~has~~ would be obtrusive and out of character in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to BSP Policy ENI, SEALP Policy SBE2 and to WDLP Policy WBE1.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE2 & SBE5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENI
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: M Emm
(Development Control Manager)

Date: 28.9.01.

RECORD OF SITE VISIT

SITE ADDRESS: 130 Barkham Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4675

OFFICER: Angela Odell

DATE OF SITE VISIT: 29.8.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4.9.01

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types in established residential area on local distributor road.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow with ridge parallel to road, with detached garage at side/rear. Large rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 128 is chalet bungalow with middle side door and window gr. floor (kitchen) + box dormer with window above. No. 132 is also chalet bungalow with middle gr. floor side kitchen door + window + box dormer + window above (obs. glazed)

5. SITE CONSTRAINTS

TREES Some birch at back of garden.

ACCESS/PARKING from Barkham Rd.

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence each side, No. 132 has trellis + some climbing plant (within its side) opposite kitchen. 1m wall to front boundary.

OTHERS

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

Tel: (0118) 974 6445

Date: **24 August 2001**

My ref: F/2001/4675

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2001/4675
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

Angela Odell

Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4675**
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6445

Date: **24 August 2001**

My ref: F/2001/4675

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2001/4675
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

Angela Odell

Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4675**
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

FROM: Angela Odell

DATE: 24 August 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4675

Proposal: Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port..

Site Address: 130, Barkham Ride, Finchampstead, Wokingham.

Applicant: Mr J Cole C/O George E Thorne.

Your observations are required in respect of this application **by 24/09/2001** .

Objection on the ground that the proposal would be over devlopment of the site and would create an urbanising effect in this area.

25 SEP 2001

COPIES TO:

FILE:

SIGNED: C.S. Cole

DATE: 5th Sept 2001

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 September 2001

Location:	130 Barkham Ride, Finchampstead, Wokingham
Proposal:	Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.
Application Number:	F/2001/4675

In response to your consultation dated 24 August 2001 for the above application, the landscape comments are as follows:

The site has an open frontage allowing direct views to the dwelling. As the longer length of the property faces the road, the proposed extension will lengthen the overall width of the dwelling facing the road and in addition to the change in height of the roof, will create a significantly larger property facing onto Barkham Ride than the existing. The proposed dwelling will therefore be quite dominant in the street scene.

There are a number of conifers along the boundary with No. 128 Barkham Ride, however these are relatively small in size and the proposed extension to the property will have a limited impact on the conifers.

If the planning permission is granted for the proposals, it will need to be subject to a landscape condition providing a planting scheme along the front boundary of the site in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 24 August 2001

Application Number: F/2001/4675

Proposal: Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

Parish: FINCHAMPSTEAD PARISH

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

Applicant:
Mr J Cole C/O George E Thorne.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 29/8/01

Received by Wokingham District Council

Application No: F/2001/4675

Proposal:
Proposed raising of roof of dwelling to form rooms in roof space with dormer windows and formation of car port.

Location:
130, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4675 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/09/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

24 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 AUG 2001
Officer: AO	Application No. F/2001/4675

Map No. 98 Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

17.AUG.2001 * 4675

Description: (F.) PROPOSED RAISING OF ROOF ^ TO FORM ROOMS IN ROOF SPACE WITH DORMER WINDOWS AND FORMATION OF CAR PORT OF DWELLING

Location: 130 BARKHAM RIDE

Parish: FINCHAMPSTEAD Ward: Finchampstead South

23/8/01 TW

Applicant: MR J COLE

Fee Received 95-00 (2) 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	Parking layout.		
3	Forms unsigned	NOT WDC forms		
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 : 23/8/01 T.W

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:

Pre app attached

NEIGHBOURS:

Site notice and see map

Planning Application Fees

BRACKNELL FOREST BOROUGH COUNCIL

PLANNING & TRANSPORTATION DEPARTMENT
Time Square Market Street Bracknell Berkshire RG12 1JD
☎ (01344) 424642 Fax (01344) 351104 DX 33611 Minicom (01344) 352045
M A HOLMES BScEcon DipTP MRTPI **Borough Planning Officer**

- Please answer ALL QUESTIONS in BLOCK LETTERS.
- If a question is not applicable, answer N/A.

THE NOTES BELOW SHOULD BE READ BEFORE COMPLETION OF THIS FORM
THIS FORM MUST BE COMPLETED BELOW AND OVERLEAF.

1. Address of land or property 130 BARKHAM RIDE. FINCHAMPSTEAD BERKSHIRE.

2. (a) Fee payable on application ..... Amount £95-00

or

(b) *No fee payable for the following reason :* .....

17 AUG 2001 * 4675

3. If application is for a disabled person :

(i) Name of disabled person .....

Signature George E Thorne Date 14-8-2001

NOTES ON COMPLETION OF FORM
(for guidance only - for full details please consult the Fee Regulations)

1. One copy of this form MUST be completed in the appropriate places above and MUST accompany the documents relating to the application together with the appropriate fee.
2. A separate form must be completed for each application.
3. A dwelling unit means a building or part of a building which is used as a single private dwelling and used for no other purpose.
4. Floor space means the gross floor space to be created by the development as ascertained by external measurements. No allowance is made for any floor space lost through demolition.
5. A concession of half full fee is payable when the application is made by a Parish or Community Council.

No fees are payable in the following cases :

(a) Development needing permission by reason of an Article 4 direction.

(b) Where "permitted development" rights have been removed by a condition attached to a planning permission.

(c) One further application of the same type (ie. full, outline, reserved matters etc), by the same applicant, on the same site, for development of the same character. The further application must be received within 12 months of the date of the approval/refusal (including deemed refusal on which an appeal has been made) of the earlier application (the decision being either that of the Local Planning Authority or the Department of the Environment on appeal) or if it involves the resubmission of a withdrawn application it must be received within 12 months of the receipt of the earlier application by the Local Planning Authority.

(d) Development to an existing dwelling unit or within its curtilage where such development is designed to provide the greater safety, health or comfort of any disabled person or a child who is disabled for the purposes of part III of the children Act 1989 who is either resident in the dwelling, or proposing to take up residence in the dwelling.

(e) Development providing means of access for the disabled to or within a building to which members of the public are admitted.

6. Any queries regarding fees should be made to the Planning Department. In particular special provisions apply to :

(i) applications falling into more than one District;

(ii) the submission of some reserved matters proposals;

(iii) applications for alternative proposals for the development of the same land submitted on the same day;

(iv) mixed development.

N.B. PLEASE READ NOTES OVERLEAF BEFORE COMPLETING THE RELEVANT SHADED BOXES

	SCALE			DETAILS			
	Maximum £'s	Basis	Charge per unit £'s	No.	Area in Hectares	Area in sq.metres	Fee payable £'s
A. OUTLINE APPLICATION							
All types (except B1, B4, B6, D1 and D2).	4,750	each 0.1 ha (or part) of site area	190	–		–	
B. FULL APPLICATION							
1. Alteration or extension of, or within the curtilage of an existing dwelling unit including the erection of boundary enclosures and buildings for purposes ancillary to the enjoyment of the dwelling as such.	95	one dwelling unit	95		–	–	
	190	two or more dwellings	190		–	–	
2. Erection of new dwelling units.	9,500	each dwelling	190		–	–	
3. Development (other than dwelling units, agricultural buildings, or glasshouses, or buildings in the nature of plant or machinery) where the floor space created is :							
(a) Nil or not more than 40 sq.metres.	95	each application	95	–	–		
(b) 40 sq.metres to 75 sq.metres.	190	each application	190	–	–		
(c) More than 75 sq.metres.	9,500	each 75sq.m (or part)	190	–	–		
4. Erection, alteration or replacement of plant or machinery.	9,500	each 0.1 ha (or part) of site area	190	–	–	–	
5. Agricultural buildings (excluding glasshouses)		–		–	–		
(a) Up to 465 sq.metres.	35	each application	35	–	–		
(b) 465 sq.metres to 540 sq.metres.	190	first 540sq.m	190	–	–		
(c) More than 540 sq.metres.	9,500	plus each 75sq.m of excess(or part)	9,500	–	–		
6. Glasshouses on land used for the purpose of agriculture (75% external area must be glass or translucent material) [full or outline].							
(a) Up to 465 sq.metres.	35	floor area of building	35	–	–		
(b) Over 465 sq.metres.	1,085	proposed	1,085	–	–		
C. APPROVAL OF RESERVED MATTERS							
All types of development are now charged at the rate appropriate for a full application for that development until scale maximum has been reached. After that each submission is liable to a flat rate fee of £160.	9,500	each dwelling unit	190		–	–	
(cat B3, B5)	9,500	or if non-residential amount of floor space	Various	–	–		
(cat B6)	1,085						
D. OPERATIONS, ETC OTHER THAN BUILDING WORKS							
1. Construction of car parks, service roads or other means of access incidental to the existing use of the land in a single undertaking.	95	each application	95				
2. Winning or working of minerals.	14,250	(each) (0.1ha) (or part)	95				
3. Operations connected with exploratory drilling for oil or natural gas.	14,250		190				
4. Any other operations not covered by A, B, C, or D1 to D3.	950		95				
5. Application to determine whether prior approval required for development under Parts 6, 7, 24 or 31 of Schedule 2 of General Permitted Development Order.	35	each application	35				
E. USES OF LAND							
1. Change of use of a building to use as one or more dwelling units.	9,500	each additional dwelling unit	190		–	–	
2. Material change of use of land or buildings (including the siting of a caravan/ mobile home for residential purposes).	190	each application	190	–	–	–	
3. Continuance of use of a building or land or retention of a building or works or land without compliance with previous condition (Section 73 application). This includes renewals of temporary permission and planning permission where the time limit for beginning the development has not expired and the development has not begun.	95	each application	95	–	–	–	
4. Use of land for the disposal of refuse or waste or storage of minerals in the open.	14,250	each 0.1ha (or part)	95				
5. Application for the use of land as playing field or operation ancillary to that use (except erecting buildings), by or on behalf of a club, society or other organisation not established for making a profit and whose objects include the provision of facilities for sportor recreation.	190	each application	190				

TOWN AND COUNTRY PLANNING ACT 1990

Section 66 Certificate

The appropriate certificate in Part 1 and, in all cases, Part 2 **must** be completed or the planning application cannot be considered

Part 1

17. AUG. 2001 • 4675

Certificate A

I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application, which is 14-8-2001 (insert date of application)

Certificate B

I hereby certify that I have/The applicant has* given the requisite notice to all persons who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates:

Name of owner	Address	Date of service of notice

Certificate C

I hereby certify that:

a). I am/The applicant is* unable to issue Certificates A or B (which relate to paragraphs (a) and (b) of Section 66(1) of the Town and Country Planning Act 1990) in respect of the accompanying application dated ..... (insert date of application)

b). I have/The applicant has* given the requisite notice to the following persons who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates:

Name of owner	Address	Date of service of notice

c). I have/ The applicant has* taken the steps listed below, being steps reasonably open to me/him/her*, to ascertain the names and addresses of the other owners of the land or part thereof and I have/(s)he has* been unable to do so:

.....

.....

.....

d). Notice of the application has been published in the ..... (insert name of local newspaper circulating in the locality in which the land is situated) the publication date of which was ..... (insert date).

Continued Overleaf

Certificate D

I hereby certify that:

a). I am/The applicant is* unable to issue Certificates A B or C (which relate to paragraph (a) of Section 66(1) of the Town and Country Planning Act 1990) in respect of the accompanying application dated ..... (insert date of application) and I have /The applicant has* taken the steps listed below, being steps reasonably open to me/him/her*, to ascertain the names and addresses of the other owners of the land or part thereof and I have/(s)he has* been able to do so:

.....

.....

.....

insert details of steps taken

b). Notice of the application has been published in the (insert name of local newspaper circulating in the locality in which the land is situated) the publication date of which was ..... (insert date)

Part 2

This certificate must be completed in all cases

I hereby certify that either

a). None of the land to which the application relates constitutes or forms part of an agricultural holding, or

b). I have/The applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding, any part of which was comprised in the land to which the application relates:-

Name of owner	Address	Date of service of notice
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

Signed ..... on behalf of J. COLE.

delete if not applicable

Date 14-8-2001

---

*please delete as applicable throughout

GEORGE E. THORNE. Architect and Surveyor.
43 St Michaels Road. Sandhurst. Berkshire. GU47 8HD. Telephone:- 01252 - 873502.

14th August 2001.

The District Planning Officer.,
Environmental Services Department,
Wokingham District Council,
Council Offices,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

17 AUG 2001 4675

Dear Sir,

Re: 130 Barkham Ride, Finchampstead, Berkshire. Appeal Reference. APP/X0360/A/01/1061055.

You are aware a written appeal was recently conducted following your Council's refusal to allow planning permission for the demolition of an existing bungalow and its replacement with a pair of detached three bedroom houses on the above mentioned site.

Notwithstanding the unsuccessful outcome of that appeal, it was patently obvious the Inspector considered the proposed development of the site, refused by your Council was, in fact, acceptable, and that various policies quoted in the refusal notice as being infringed by the proposal were not applicable.

Nevertheless the main reason for the failure of the appeal was that the proposal resulted in loss of light and view from, or interference with, existing windows on adjoining properties at Nos: 128 and 132, and it was considered any proposal for this site, whatever form it took, should avoid this.

With this in mind my Client instructed to prepare a proposal for the reconstruction of the existing bungalow roof to accommodate four bedrooms, for the use of himself and his wife, and his four children, (three boys and a young girl), I prepared a fresh proposal which, on 8th August, I discussed with Mrs Odell, during a telephone conversation, and it was agreed that if I could let her have, an advanced copy of a scheme drawing not later than mid afternoon of the following day, she would be in a position visit the site to ascertain conditions thereon, and let me have, on a presubmission basis, her comments on the proposal, before leaving for her holiday the following Saturday.

I delivered a copy of the drawing to your office at 2-20pm on Thursday 9th August, and upon being informed Mrs Odell was not in the office, handed this to a Receptionist, with a request that, as a matter of urgency, she ensured this was delivered to Mrs Odell that afternoon. At 10am the next morning, I telephoned Mrs Odell who informed me she had not seen the drawing, it appears it had apparently only been placed in her in tray that morning.

She then said it would not be possible for her to deal with the matter that day, since she was about to start a two week holiday on Saturday, and she was therefore unable to carry out a further site visit to ascertain whether, among other matters, there would be any diagonal overlooking from the revised proposal over the adjoining properties, It is inconceivable that diagonal overlooking should be considered as being remotely important in this instance and in this connection she was aware of the following relevant facts.

1. Bearing in mind the question of loss of light to adjoining properties, if the roof conversion was implemented and the line of the rear wall of the existing bungalow was unchanged there would be no obstruction of the windows of either of the adjoining properties therefore no would be no problem.

2. Each of the adjoining properties has windows directly overlooking the application site, in the case of No: 132 these windows at first floor level are glazed with obscured glass and therefore are of little importance, but at No.128 two first floor windows are glazed with clear glass and from these direct, and diagonal, overlooking is totally unrestricted for the entire length of the application site from the northern to the southern boundaries.

3. Furthermore from No.128 from the first floor windows there is direct visibility into the Lounge of the bungalow at 130.

4. As far as diagonal overlooking is concerned in the development of any area, in a similar manner to that which exists in Barkham Ride, it must be obvious diagonal overlooking is likely to take place over a possible 180 degree angle, from any first floor window. therefore it would seem to be unreasonable to consider diagonal visibility from the application site to be unacceptable, while permitting it from No. 128, and elsewhere along Barkham Ride.

Having regard to all the foregoing my instructions are to submit a formal planning application without further delay. It is Mrs Odell's right to go away on holiday, but I suggest the formal processing of this application should not be delayed until her return. In connection with my comments on the Planning Inspector's comments in her appeal decision please refer to my letter dated 14th July 2001.

Yours faithfully,

George E. Thorne

Copy of J. Cole Esq, for information only.

17. AUG. 2001 * 4675

WOKINGHAM DISTRICT
~~BRACKNELL FOREST BOROUGH~~ COUNCIL

BOROUGH PLANNING OFFICER
~~Time Square, Market Street~~
~~BRACKNELL,~~ Berkshire
RG12 1JD
Tel. ~~01344 424642 Fax. 01344 351184~~

HOUSEHOLDER PLANNING APPLICATION

PLEASE USE THIS FORM TO MAKE AN APPLICATION FOR AN EXTENSION OR OTHER ALTERATIONS TO YOUR HOME OR OTHER WORK WITHIN YOUR PROPERTY, THAT REQUIRE PLANNING PERMISSION.
PLEASE DO NOT USE IT IF YOU ARE PROPOSING TO CHANGE THE USE OF YOUR PROPERTY, CONVERT IT INTO FLATS, BUILD A NEW HOUSE IN THE GARDEN OR CARRY OUT BUSINESS OPERATIONS.
IF IN DOUBT, YOU ARE WELCOME TO SEEK ADVICE FROM THE BOROUGH COUNCIL PLANNING DEPARTMENT. THE NOTES OVERLEAF WILL ALSO HELP.

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, please answer n/a in the space provided.
Please use a ballpoint pen and press firmly.
Please submit SIX copies of this form and plans to the above address.

For office use only
17.AUG.2001* 4675

1.	APPLICANT'S NAME	JACK COLE	
	ADDRESS	130 BARKHAM RIDE FINCHAMPSTEAD . BERKSHIRE	
	POSTCODE		DAYTIME PHONE
2. If the Applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	GEORGE . E . THORNE	
	ADDRESS	43 .ST. MICHAELS ROAD SANDHURST . BERKSHIRE	
	POSTCODE	GU47 8HD	DAYTIME PHONE 01252-873502
3. Show the site outlined in RED on the plans.	SITE ADDRESS OR LOCATION	130 BARKHAM RIDE	
4. WHAT IS THE APPLICATION FOR? Give brief details, including whether proposal is for single storey or two storey construction.	PROPOSAL	ERECTION OF CAR ~~PORCH~~ PORT - AND AT FIRST FLOOR LEVEL RECONSTRUCT ROOF FOR FOUR NEW BEDROOMS	
5. LIST ALL PLANS AND DRAWINGS SUBMITTED WITH THE APPLICATION. *SEE NOTE 1 OVERLEAF*		SIX COPIES DWG. 0012/2	
6. WILL THE PROPOSED EXTERNAL MATERIALS (WALLS AND ROOF) MATCH THE EXISTING?		YES/~~NO~~	If no, give details of materials to be used.
7. IS THE SITE BOUNDARY TO BE ALTERED?		~~YES~~/NO	If yes, give details on the plans.
8. (a) WILL SURFACE WATER DRAINS BE ALTERED?		~~YES~~/NO	If yes, give details on the plans.
(b) WILL FOUL WATER DRAINS BE ALTERED?		~~YES~~/NO	If yes, give details on the plans.
9. ARE ANY TREES TO BE FELLED?		~~YES~~/NO	If yes, give details on the plans.
10. WILL ANY PEDESTRIAN OR VEHICULAR ACCESS BE ALTERED?		~~YES~~/NO	If yes, give details on the plans.
11. IS FEE ENCLOSED? (See also separate fees sheet).		YES/~~NO~~	If no, give reasons why.

DECLARATION AND CERTIFICATION OF OWNERSHIP

A. I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

B. I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I understand that if planning permission is granted, the development must be carried out strictly in accordance with the approved plans and that failure to do so could result in enforcement action being taken.

SIGNED GeorgeEThorne *ON BEHALF OF* J. COLE. *DATE* 14-8-2001

Note: Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulation Approval. Advice can be obtained from the Borough Council.

Form: HSPLAP.FRM (Computer Services 1991)

Notes to help Applicants

CHECK LIST

To apply, you need:

1. Six Complete copies of this form.
2. Six **location plans** (to show where your house is).
3. Six **detailed plans** (to show the proposed work).
4. The standard fee. (See separate fees notes)

Send all these to the Planning Department at the address shown on the front of this form.

Before you apply:

You are advised to discuss your proposals informally with the department's staff and your neighbours before making your submission. You should also seek professional help if your proposal substantially affects the appearance of your house.

NOTES

1. PLANS

You will need two types of plans:

(a) location plan
To show where your house is situated in relation to the surrounding area. **You must clearly edge the site boundary in red.** The plans should be to a scale of 1:2500 or larger.

(b) detailed plan (with elevations)
To show the proposed work and its relationship to existing buildings. The plan should be to a scale of 1:100 or larger and the main dimensions should be clearly stated. It should include all the information required by the questions overleaf. If the drawings are not adequate to give a true and accurate impression of what is proposed, your application will be returned to you.

2. Ownership

You can use this form only if you have a freehold interest in your house or have an unexpired leasehold interest of at least 7 years.

NOTE: If any part of your proposals overhang or undercut your neighbour's land (e.g. gutters, opening windows, roof overhangs, foundations) you will have to serve notice on your neighbour and confirm to the Borough Planning Officer that you have done so. (Forms are available from the Planning Department).

3. Building Regulations

In most cases, you will also need approval under the building regulations so please contact the Building Control Office at the address overleaf. **A separate fee is payable.**

4. Listed Buildings

If your building is included in the list of Buildings of Special Architectural or Historic Interest or your proposal could affect the setting of such a listed building, you may need **listed building consent** in addition to planning permission. Please check with the Planning Department if you are in doubt.

5. Permitted Development

Some small house extensions do not require a planning application. If in doubt, please contact the Planning Department who will be happy to advise you. (An explanatory leaflet is available)

6. What Happens to the Application?

- It will first be checked to see if it is complete, and if it is, it will be registered, and an acknowledgement sent to you or your agent, if you have one, together with a notice which we ask you to display on the site.
- Consultations will be carried out with public and other bodies, such as the highway Authority, Parish Council's etc.
- The application will be considered in relation to the Council's planning policies, the past history of decisions on that site or in the locality, and the affect that the proposal may have on neighbouring properties.
- The site will be visited by a Planning Officer. You may be asked to submit more information, or to amend your application.
- The application will then be considered by the Borough Planning Officer who in many cases will be able to approve it. If the application is in any way controversial it will be referred to the Development Committee, which is made up of Borough Councillors, for a decision.
- A decision in most cases will be issued within 8 weeks, but more complicated cases may take longer. If the application is refused you have the right of appeal to the Secretary of State for the Environment. Details of how to do this will be given with the Notice of Refusal.

BRACKNELL Planning

Form: HSPLR.FRM (Computer Services 1991)

PC 06023130

ADDRESS 130 BARKHAM RIDE PARISH FINCHAMPSTEAD

PLOT No. E/1800 ORD. SHEET No. SU. 7965(9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PO 242/59	SC Lunch LTD	garage	7.7.59	APP U
F/2000/2115	mr J Cole	DEM. EXIST. DWELL. ERECT. 2 DET. DW. WITH GARAGES	18.09.00	RE

DATE OF COMPLETION

MINISTRY DECISION F/2000/2115 Appeal Dismissed 21/06/01

SPECIAL ORDERS

DRAINAGE

091074

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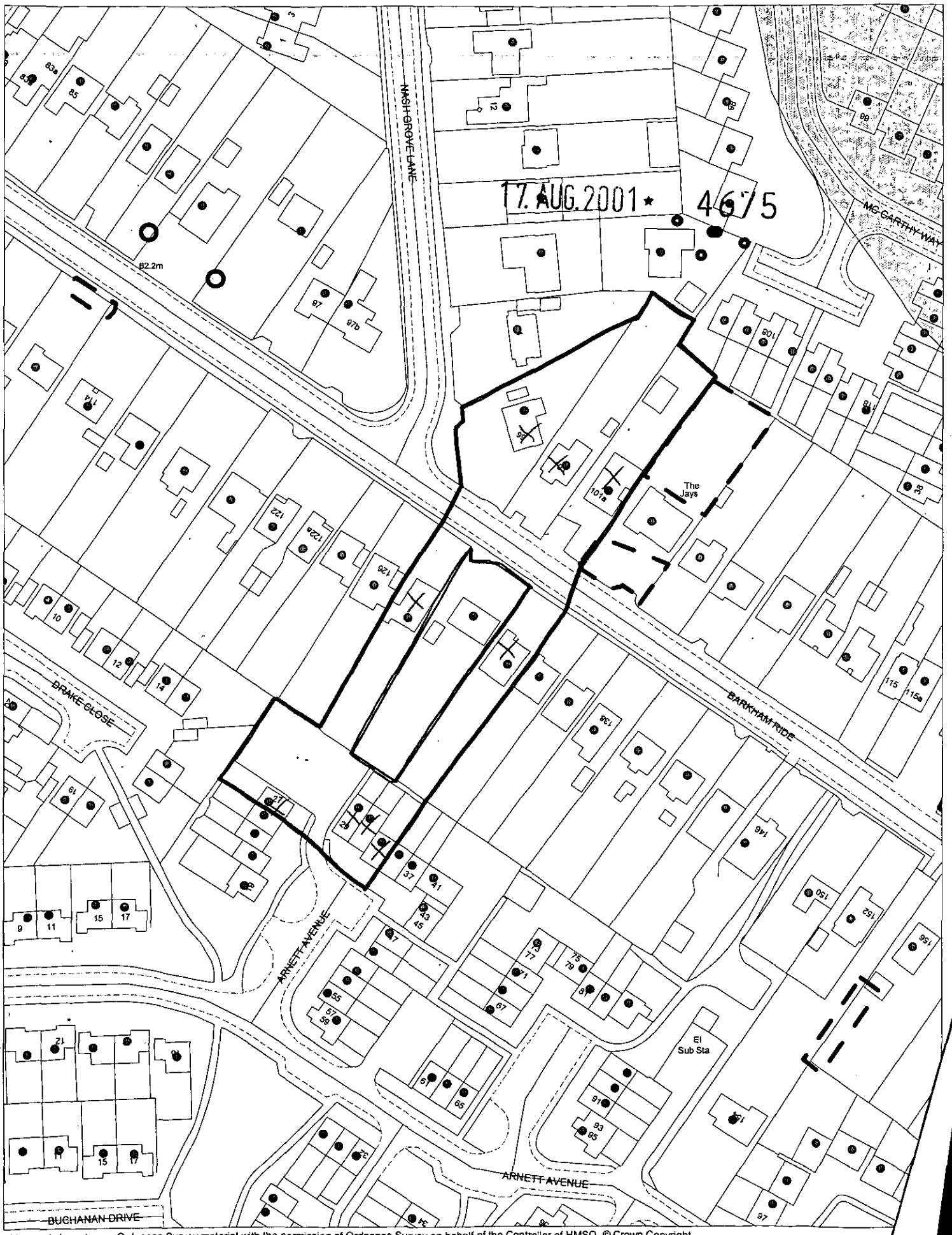

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Development Control Section, Environmental Services, Wokingham District Council.

20 August 2001

Scale: 1 : 1250