EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0639

LOCATION:
306 Barkham Road, Wokingham.

APPLICANT:
Mr Mrs Wrobel C/O Impulse Design

PROPOSAL:
Proposed two storey side extension to dwellin

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **13/04/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Wrobel
C/O Impulse Design
36 Loxwood
Earley
Reading
Berks
RG6 5QZ

Application Number: F/2000/0639

Parish: **WOKINGHAM**

Location: **306, Barkham Road, Wokingham.**

Proposal: **Proposed two storey side 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.

Information

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Head of Planning and Transportation
Date: 13 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.

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 15 June, 2000
My ref. BC/DC/2000/0639

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

Mr & Mrs Wrobel
c/o Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Dear Sirs

PLANNING PERMISSION 2000/0639
SITE: 306 BARKHAM ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0639 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Mrs B Polnik
Senior Planning Officer

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0639	BP
BUILDING CONTROL NUMBER.	FP2000/0689.	Alan
~~APPLICANT~~/AGENT	Impulse design	
ADDRESS OF SITE	306 Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1167-00 02A	1167-00-02
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	8/6/00	

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	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0639

Applicant : Mr Mrs Wrobel C/O Impulse Design.

Location : 306, Barkham Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		6.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 6.3.2000

Date Registered : 17/02/2000

Earliest Date for Decision : 23/03/2000

Latest Consultation Date/Site Notice Expiry Date : 23/03/2000

Application Expiry Date: 13/04/2000

Consultation Responses :

- Highways - no objection subject to condition re: parking, garaging and turning
- Town Council - no objection
- Letters of representation - none received

Planning Issues :

SEALP/WDLP - within settlement boundary of Barkham Hill. Rural area/green gap to rear.

A. Impact on streetscene/visual amenity of area : SBE1/2 of SEALP WBE1 of WDLP

B. Impact on amenities of neighbouring occupiers : SBE1/2 of SEALP WBE1 of WDLP

C. Highways

PROPOSAL:

2 storey side extn. projecting 1.98m beyond existing rear elevation and s/s rear extn.

Application Number: F/2000/0639

Appraisal :

A. IMPACT ON STREETSCENE / VISUAL AMENITY OF AREA

Policies SBE1/2 of SEALP and WBE1 of WDLP

Design of extension would be in keeping with design of existing house. Design of dwellings and widths vary. No adverse impact on streetscene / visual amenity of area.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies SBE1/2 of SEALP and WBE1 of WDLP

Adjoining property 304 Barkham Rd has car port and garage at side. Flank wall of garage forms boundary. No windows in side elevation of 304 except high level window in single storey rear extn. Proposed 2 storey side extension would project 0.5m beyond rear of garage at no 304. In view of the relationship with adjoining properties and design of extension the amenities of neighbouring occupiers would not be adversely affected.

C. HIGHWAYS:

Proposal increases number of bedrooms from 3 to 4. Adequate on site parking.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0639
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'work'
3.			
			INFORMATIVE:
			IN06.

RECORD OF SITE VISIT

SITE ADDRESS: 306 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/0639

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 6.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on telegraph pole

2. DESCRIPTION OF SURROUNDINGS

Predominantly detached dwellings - mixture of styles and types. Green route as defined by WDLP.

3. DESCRIPTION OF SITE/BUILDING

3 bedroomed house located on SE side of Barkham Rd NE of Doles Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES	None affected
ACCESS/PARKING	as existing
LEVELS	0.6m drop from rear of house to back garden
BOUNDARY TREATMENT	flank wall of garage of no. 304 then 1.7CB
OTHERS	fence with 1m plus 0.3m trellis beyond shed.

Tel: 0118 974 6450

Date: 31.3.00

My ref: F/2000/0639

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0639
306, Barkham Road, , Wokingham.
Proposed two storey side extension to dwelling

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.4.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0639**
306, Barkham Road, , Wokingham.
Proposed two storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 31.3.00

My ref: F/2000/0639

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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/2000/0639
306, Barkham Road, , Wokingham.
Proposed two storey side extension to dwelling

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.4.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0639**
306, Barkham Road, , Wokingham.
Proposed two storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 31.3.00

My ref: F/2000/0639

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/0639
306, Barkham Road, , Wokingham.
Proposed two storey side extension to dwelling

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.4.00

Yours faithfully

Chris Lowd

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0639**
306, Barkham Road, , Wokingham.
Proposed two storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 28 February 2000

Application Number: F/2000/0639

Proposal: Proposed two storey side extension to dwelling

Site Address:
306, Barkham Road, , Wokingham.

Applicant:
Mr Mrs Wrobel C/O Impulse Design.

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).

Sc 23 - Parking, Garaging & Turning. (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

10-3-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/0639

Proposal: Proposed two storey side extension to dwelling

Site Address: 306 Barkham Road, Wokingham

Applicant: Mr & Mrs Wrobel c/o Impulse Design

Your observations are required in respect of this application by **23/03/2000**

Observations:

No objections

SIGNED: _____ **DATE:** 9 March 2000

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/0639

Proposal:
Proposed two storey side extension to dwelling

Location:
306, Barkham Road, , 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 FEB 2000

Officer: BP | Application No. F 2000 0639

Map No. 82 Site 0.06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 306 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons 29.02.00

Applicant: MR & MRS WROBEL

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

(1)

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 29.02.00 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:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... 51N + 304 Barkham Road. ✓ .....

ADDRESS 306 BARKHAM ROAD PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU.7968 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17.FEB.2000* 0639

By hand 16/2/00

Environmental Services

For office use only.
Application number 17. FEB. 2000* 0639

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 Address and postcode Phone number	MR + MRS WROBEL 306, BARKHAM RD. WOKINGHAM BERKS
2	Agent's Name Address and postcode Phone number	IMPULSE DESIGN 36, LOXWOOD EARLEY READING BERKS. RG6 5QZ. 0118 9212282.
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.	306, BARKHAM RD WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION.
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.	BRICK (RED) + PEBBLE DASH TO MATCH EXTG PLAIN TILES (RED/ORANGE) AS EXTG.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

17. FEB. 2000* 0639

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

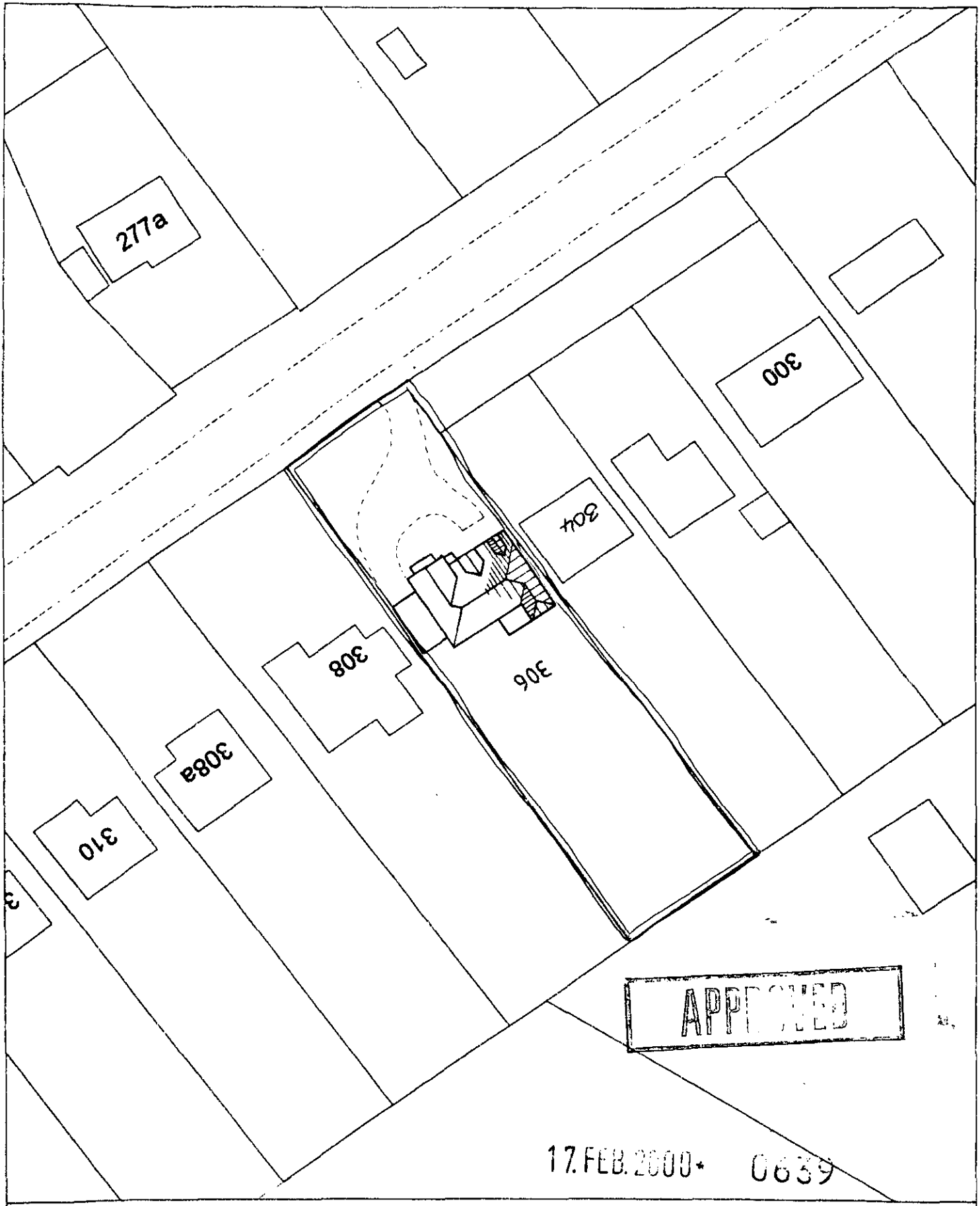
None of the land forms part of an agricultural holding.

Your signature: P R O FARRELL

on behalf of MR + MRS WROTEL

Date 11TH FEB 2000

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



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 14 February 2000

N
W E
S



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of *the Controller of HMSO Office. © Crown Copyright.* Wokingham District Council, Licence No. LA086134

Date: 24 February 2000

N
W E
S

17.FEB.2000* 0639



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 14 February 2000

N
W E
S