NO SN 2013

APPLICATION NO:
F/2001/3571

LOCATION:
Pype Hayes School Road, Barkham Wokingham.

APPLICANT:
Mr & Mrs Smith C/OI A Fuller

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **16/04/2001**
28 Day exp: 20/4/01
APPLICATION WILL HAVE EXPIRED ON:
10/05/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1389

01

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Smith
C/O L A Fuller
14 Blenheim Drive
Witney
Oxon
OX28 5LH

Application Number: F/2001/3571

Parish: **BARKHAM**

Location: **Pype Hayes, School Road, Barkham, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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 Policy C2.
Loddon Area Local Plan Policies LTV2, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2 and WCC7.

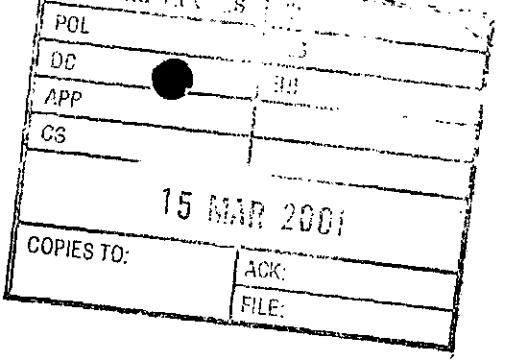
John Mitchell

John Mitchell
Development Control Manager
Date: 25/04/2001

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.

Les Fuller
14 Blenheim Drive, Witney, Oxon. OX28 5LH.
Witney (01993) 772936



Planning Dept.

for the attention of Mrs. Hurst

Pype Hayes, School Road Barkham, Berks

I refer to your recent telephone conversation regarding the the Planning application for building work at the above property. Enclosed, 6 No. copies of the plan amended to cover the additional information requested.

With Compliments

Town and Country Planning Act, 1947.

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. S. Bone,
c/o Messrs. Martin & Pole,
7, Broad Street,
WOKINGHAM, Berks.

Application No. 405/57

Proposal Outline application for permission to erect 5 Bungalows at School Road, Barkham.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 11th day of June, 19 57 subject to compliance with the conditions specified hereunder:—

1. The site shall be developed by the erection of not more than two dwellings.

2. Detailed particulars of the siting, design and external appearance of the buildings and the means of access thereto shall be submitted to and approved by the Local Planning Authority before building operations commence.

3. The hedge and hedgerow trees along the frontage shall be retained with the exception of that part required for the access.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. The development of the site by more than two dwellings will result in unsatisfactory layout and development not comparable with that existing.

2. The application in in outline and not accompanied by detailed plans.

3. In the interests of amenity.

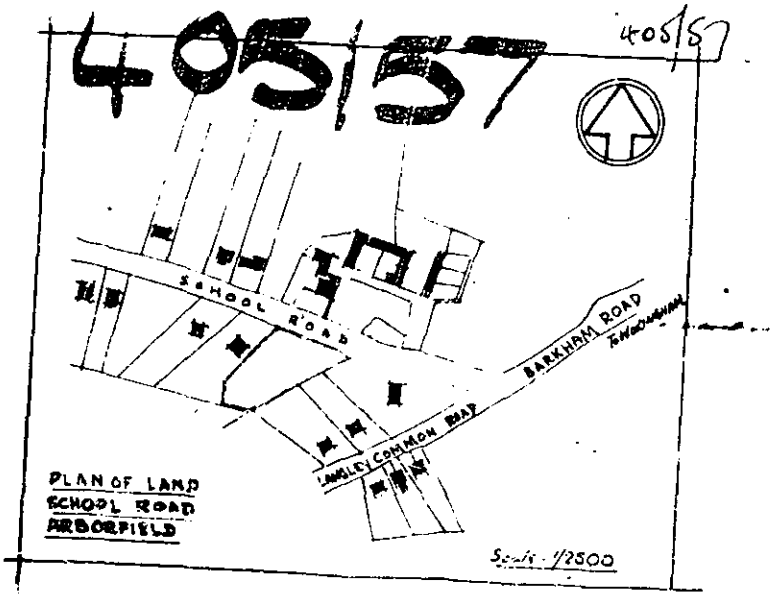
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 20 JUN 1957

[signature] Clerk of the Council

N.B.—A statement of the applicant's rights is set out overleaf.

405/57


405/57
SCHOOL ROAD
BARKHAM ROAD
WOKINGHAM
LANGLEY COMMON ROAD
PLAN OF LAND
SCHOOL ROAD
ARBORFIELD
Scale: 1/2500

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947.

WOKINGHAM RURAL DISTRICT COUNCIL.
COUNCIL OFFICES.
SHUTE END
WOKINGHAM.
BERKS.

To Mr. H. A. Woff,
c/o Messrs. Martin & Pole,
7, Broad Street,
WOKINGHAM. Berks.

Application No. 660/57

Proposal Two detached bungalows and garages at School Road, Barkham.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 2nd. day of August, 1957 subject to compliance with the conditions specified hereunder:

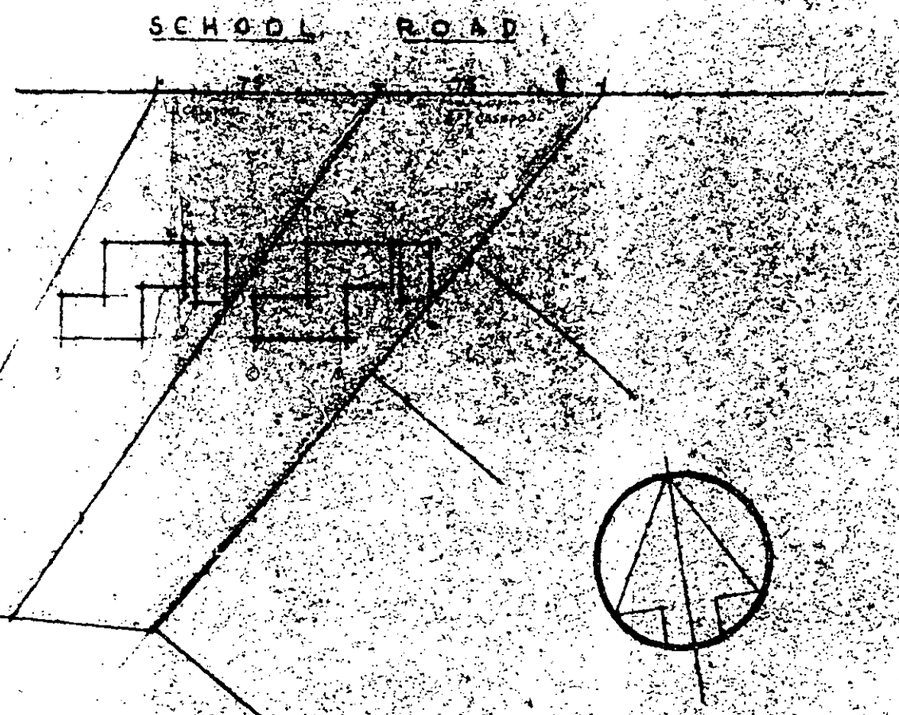
Access to be in accordance with the attached diagram Joint 8ft access, 6ft set-back 6ft splay and to conform with the requirements of Form 9.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

In the interests of road safety.

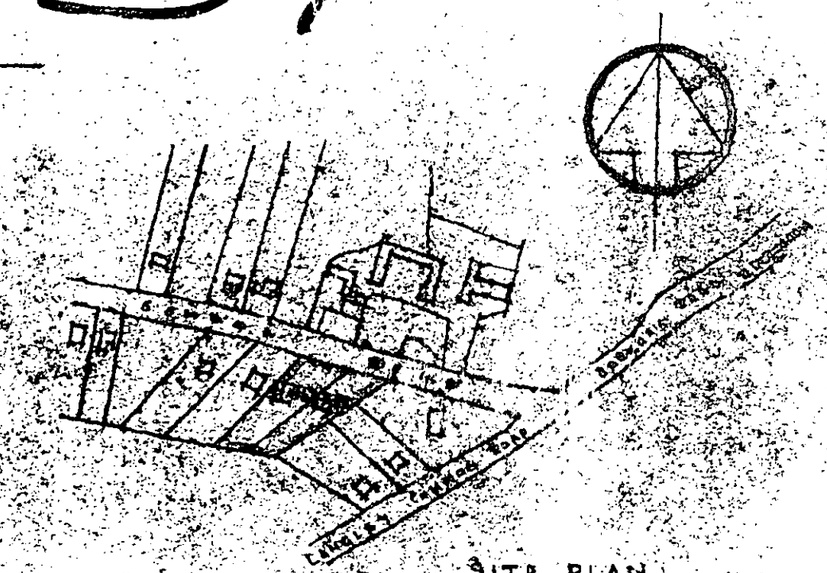
569/57

569/57



BLOCK PLAN

SCALE: 1/400



SITE PLAN

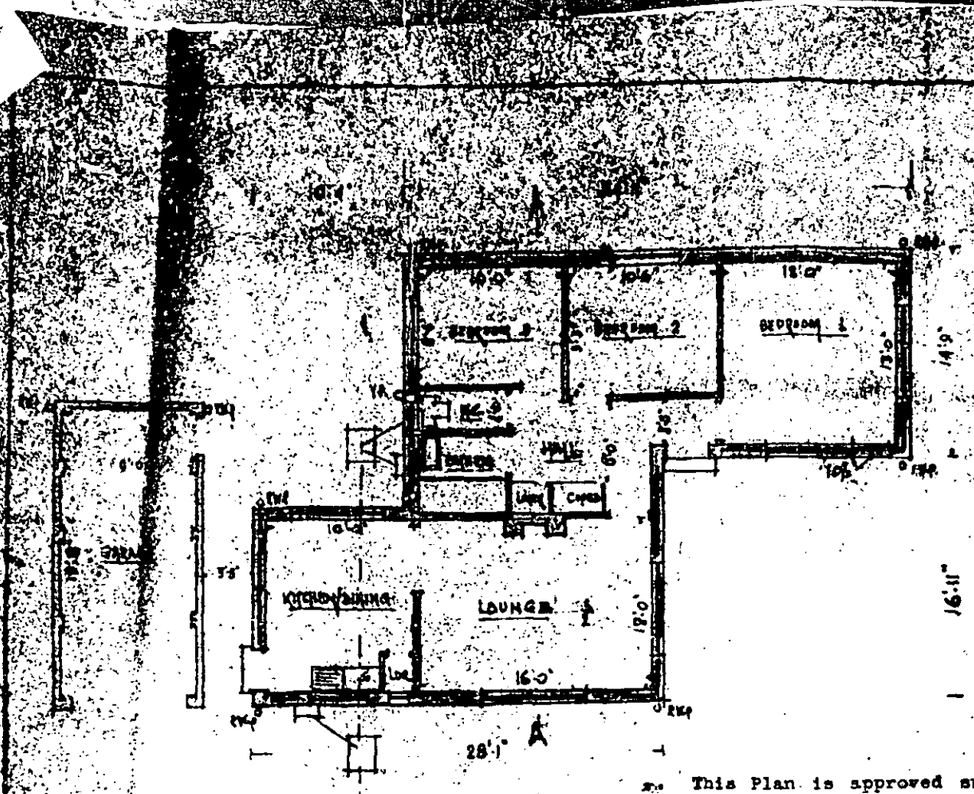
SCALE: 1/2500

PROPOSED BUNGALOWS IN
SCHOOL ROAD ARBORFIELD
TO BE ERECTED FOR R.A. WOODS

569

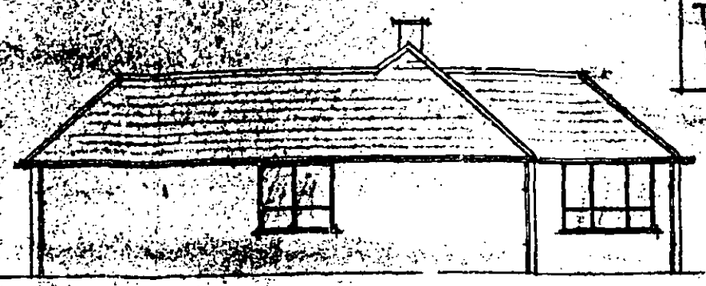
PROPOSED BUNGALOW TO BE ERECTED BY R.A. WOOFF

SCALE 8 FEET TO 1 INCH

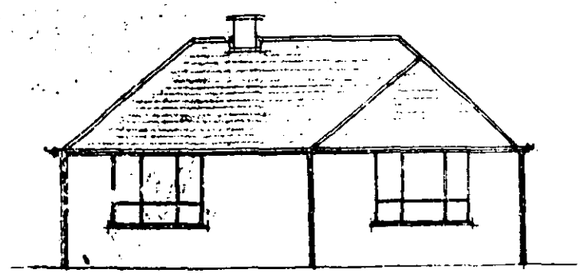


PLAN

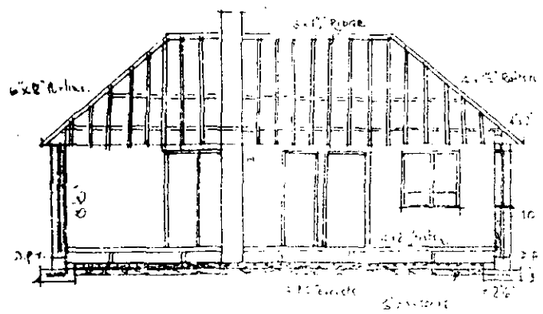
This Plan is approved subject to strict compliance with the Building Bye-Laws in force in the Wokingham Rural District.



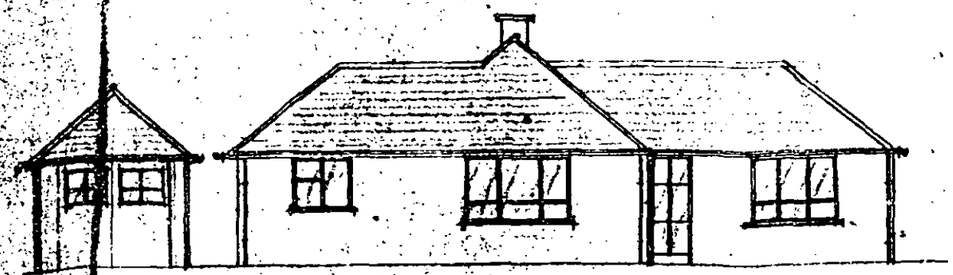
REAR ELEVATION



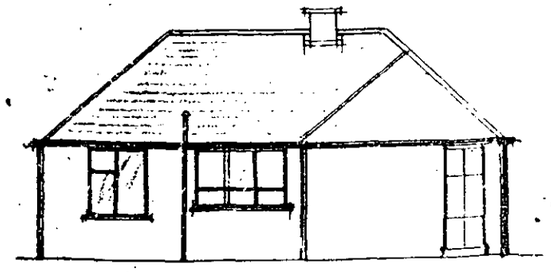
SIDE ELEVATION



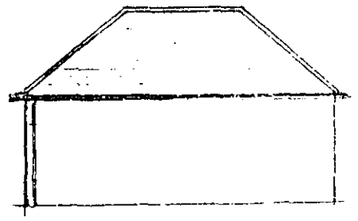
SECTION A-A



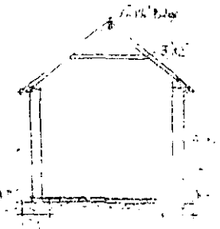
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION

569/57

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3571	NB
BUILDING CONTROL NUMBER.	PP 2001 / 1874	Mark
~~APPLICANT~~/AGENT	L.A. Fuller.	
ADDRESS OF SITE	Pype Hayes School Road BARKHAM.	
DESCRIPTION OF PROPOSED WORK	S/S Side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 11/5/01	Recd 15/3/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/5/01	

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 : Natalie Brown

Application Number : F/2001/3571

Applicant : Mr & Mrs Smith C/OI A Fuller.

Location : Pype Hayes, School Road, Barkham, Wokingham.

Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	26/3

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3

Date Registered : 15/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 10/05/2001. 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 :

Barkham PC : none received.

Highways : 30/3 : no objection subject to parking, gauging + turning remaining & turning being implemented prior to occupation of extn.

Letters of representation : none received.

Planning Issues : LMP: rural/area sporadic d'ment (LTV2, LC19)
WDLP: countryside/ green gap + wedge (WCC1, WCC2, WCC7)

Application Number: F/2001/3571

Appraisal :

detached
Excluded garage as was there originally + then converted to room (96/64287/F) - included covered area between

- 405/57 - O/L
- 869/57 - bungalow - approx floor area :

(bed 1/2/7 living)	4.5 × 10.6	=	47.7
(kitchen/lounge)	6.5 × 4.2	=	35.7
(b'room/hall)	8.3 × 0.8	=	6.64

} 90.04 m²

- PD/456/72 - conservatory = 3.048 × 3.71 = 11.32 m²
- ~~covered area between garage~~
- 96/64287/F - conservatory = 5 × 3 = 15
  covered area (garage → dwelling) = 1 × 4.1 = 4.1
  } 19.1 m²
- Proposed : bed 1 = 3.3 × 4.8 = 15.84
  porch = 1.2 × 1.5 = 1.8
  } 17.64 m²

TOTAL ADDITIONS = 11.32 + 19.1 + 17.64 = 48.06.

% cumulative increase : $\frac{48.06}{90.04} \times 100 = 53.4\%$.

See attached sheet for appraisal.

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

Application Number F/2001/3571
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission – 5 years
	C014	R014	& finishes to match
	C049	R049	garaging to remain
	C122	R122	Parsnip + Turnip to remain
	C137	R137	Turnip within site
			INS: Extension

RECORD OF SITE VISIT

SITE ADDRESS: Pype Hayes School Road Barkham Wokingham.

APPLICATION NUMBER: F/2001/3571

OFFICER: Natalie Brown

DATE OF SITE VISIT: 26/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

open plan frontage - brick wall adjoining driveway.
trees along frontage.
bungalow.
(25 on opp side of rd - 1.8m fence with rd.

3. DESCRIPTION OF SITE/BUILDING

Detached garage along boundary with Grantley. There are no detached outbuildings with Plas Newydd.
Would be a front infill extn - bedroom, with covered porch area extending beyond front b'line
l'scaping at front of house

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan.
Grantley the property that would see any effects is set a substantial distance from the boundary

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING → shared access point for Grantley + Pype Hayes - hardstanding area for parking + single detached garage with driveway infrm.

LEVELS

BOUNDARY TREATMENT fencing/hedging @ front with Grantley

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3571
CASE OFFICER: Natalie Brown

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

Application Number: F/2001/3571

Appraisal:

Development
For two single storey front extensions to the dwelling – an infill extension to form a 3rd bedroom and a front extension to form a porch.
The infill extension would be along the boundary with 'Grantley' (which is set away from the boundary). It would not exceed the height of the main dwelling (it would have a false pitch at the front and have a flat roof behind), and would not extend forward of the main front building line closer to the highway nor extend closer to the boundary with 'Grantley'.
The site lies within an area designated as countryside/rural and green gap and wedges.
The porch would extend approximately 1.2m forward of the front building line, and be a covered porch. The dwelling would therefore be 13.5-14m from the highway.

1) Impact upon neighbouring properties
It is not considered that there would be any adverse effects upon neighbouring properties due to the fact that the main extension (3rd bedroom) would be an infill extension. It would be single storey and therefore not be overbearing, nor cause any overshadowing nor overlooking.

2) Impact upon the character of the streetscene/open character of the area
It is considered that the proposed development would have no adverse effect upon the character of the street scene. The infill extension would have the false pitch at the front and therefore not be out of keeping with the main dwelling. The covered porch would only extend 1.2m forward of the front building line and therefore not have adverse effect by its protrusion.

There have been other extensions to the above property since it was built under consent 569/57 (original floor area app.90.04m^2). These were for:
- Conservatory - PD/456/72 (11.32 m^2)
- Conservatory/covered area between dwelling & ex-garage- 96/64287/F (19.1 m^2)
- Bed 1 and porch – current application (17.64 m^2).

The cumulative percentage increase of the additions would be 53.4%, which is considered acceptable given the designation of the site as countryside and green gap.

3) Impact upon highway safety (parking provision)
Subject to the existing parking and garaging remaining and the new turning space to be competed prior to the occupation of the extension, the highways department have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 23 ~~FEB 2001~~	15 MAR 2001
Officer: NAB	Application No. F/2001/3571

Map No. 89 Site 0.11

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSIONS TO DWELLING

Location: PYPE HAYES, SCHOOL ROAD

Parish: BARKHAM Ward: Barkham 23.3.01

Applicant: MR/MRS SMITH

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			15 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout? existing 2 bedrooms	phoned 9/3	
3	Forms unsigned	proposed 3 bedrooms		
4	Correct S 66 certificate			
5	Elevation plans	other side porch.	9/3	15 MAR 2001
6	Floor plans	How many bedrooms? 2 → 3	9/3	
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 : 23.3.01 B 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:

No relevant pre-apps.

(Natalie: Speak to Elaine re history.)

NEIGHBOURS:

S/N + See map.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 23 March 2001

Application Number: F/2001/3571

Proposal: Proposed single storey front extension to dwelling.

Parish: BARKHAM PARISH

Site Address:
Pype Hayes, School Road, Barkham, Wokingham.

DELEGATED

Applicant:
Mr & Mrs Smith C/Ol A Fuller.

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.
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 30/03/01

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

Tel: (0118) 974 6492

Date: **23 March 2001**

My ref: F/2001/3571

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2001/3571
Pype Hayes, School Road, Barkham, Wokingham.
Proposed single storey front extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** *Application Number:* **F/2001/3571**
Pype Hayes, School Road, Barkham, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

Received by Wokingham District Council

Application No: F/2001/3571

Proposal:
Proposed single storey front extension to dwelling.

Location:
Pype Hayes, School Road, Barkham, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001

ADDRESS 'Pyps Hayes' School Road. PARISH Bar.

PLOT No. 405/57 O/L ORD. SHEET No. C/A

BUILDER 569/57 BUNGALOW APP C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/456/72	Mr. W.J. Underwood	Conservatory	6.7.72	App N/A
96/64287/F	MR+MRS R. SMITH	GARAGE TO RES. + CONSERVATORY	11.10.96	C/A
FP96/5644/A	"	GARAGE TO RES / NEW PITCHED ROOF	15.12.96 20.10.96	Ref APP
O/2000/2303	Mr+Mrs. Smith	O/L - Erect 2 a Dem. Dwelling	11/10/00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1509/ab

15.MAR2001* 3571

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	Mr. B. and Mrs. M. Smith
	ADDRESS	Pype Hayes, School Road, Barkham, Berks.
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	L. A. Fuller
	ADDRESS	14 Blenheim Drive, Witney, Oxon.
	POST CODE	OX28 5LH Tel No 01993 772936
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	Pype Hayes, School Road, Barkham, Berks.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1200m²
5. Give brief details of the proposal	ABOUT THE APPLICATION	Proposed Alterations and Extension to form Bedroom. PROPOSED PORCH
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Owner

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, *please explain on this form.*

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

Residential

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Facing brick to match extg.
Plain tiles to match extg.
Windows to match extg.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

To soakaway

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

N/a.

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95·00

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

SIGNED [signature] ON BEHALF OF Mr.B. and Mrs.M.Smith DATE 21st. Feb. 2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

15.MAR2001 +

15.MAR2001 + 3571

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . Mr. . B. . and . Mrs. . M. . Smith . . . . . .

Date . . . . 21st . . Feb . . 2001 . . . . . .

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

1509/ab

PLANNING APPLICATION PART 1

15.MAR2001 3571

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	Mr. B. and Mrs. M. Smith
	ADDRESS	Pype Hayes, School Road,
		Barkham, Berks.
	POST CODE	Tel No.
2. If you have an agent and want all *correspondence to be sent to them*	AGENT'S NAME	L. A. Fuller
	ADDRESS	14 Blenheim Drive,
		Witney, Oxon.
	POST CODE	OX28 5LH Tel No. 01993 772936
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	Pype Hayes, School Road, Barkham, Berks.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1200m²
5. Give brief details of the proposal	ABOUT THE APPLICATION	Proposed Alterations and Extension to form Bedroom. PROPOSED PORCH
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Owner
7. *We need plans to be able to assess the application. Please list the plans and drawings you have submitted.*	PLANS/DRAWINGS	1:25000 Location Plan ✓ 1:100 Floor Plan ✓ 1:500 Block Plan ✓ Other 1:100 Elevations ✓
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ✓
	CONSTRUCTION OF NEW BUILDING ☐	DEMOLITION ☐
	OTHER	

9. What type of Planning application are you applying for ?	RESERVED MATTERS ☐	Go to Question 10.	
	OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.	
	FULL PERMISSION ✓	Go to Question 11.	
	TEMPORARY PERMISSION ☐	State period required. Go to Question 11.	
	RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.	
	VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No.	
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	MEANS OF ACCESS ☐		DESIGN ☐	
			LANDSCAPING ☐	

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SIGNED [signature] ON BEHALF OF Mr. B. abd Mrs. M. Smith DATE 21st. Feb. 2001

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CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3571**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

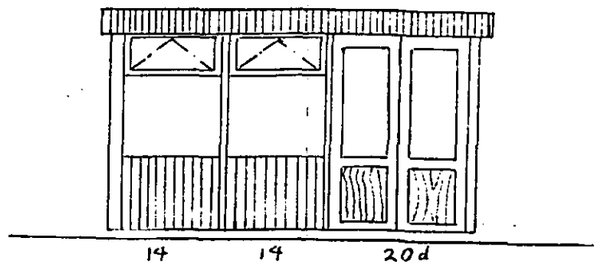
SPECIFICATION

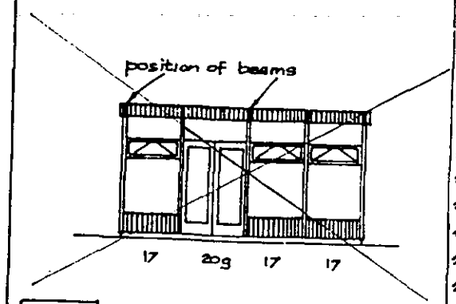
REG. REF.	
ALL MATERIALS	**TIMBER.** SELECTED WESTERN RED CEDAR.
PART B	**PLYWOOD.** ¼" GABOON FACED W.B.P. RESIN BONDED EXTERIOR GRADE.
	GLAZING. 32 OZ. IN FULLY GLAZED DOORS AND 4' 0" DEEP FIXED LIGHTS 24 OZ. ELSEWHERE.
E15 THIRD AMDT.	**ROOFING.** SELF EXTINGUISHING, RIGID, CORRUGATED P.V.C. IN NATURAL AND YELLOW. P.V.C. EXT. S.A.A. F.R.O.S.I. 3107.
	WEATHER SEALS. BITUMEN IMPREGNATED PLASTIC FOAM STRIP AND MASTIC.
	CEDAR FINISH. BRUSH APPLIED PROTECTIVE COATING.
	R.W. GOODS. 4" HALF-ROUND GUTTER IN P.V.C. WITH 2½" DOWN PIPES AND CLIPS.
C.P.	**D.P.C.** 4" BITUMEN FELT STRIP.

CONSTRUCTION

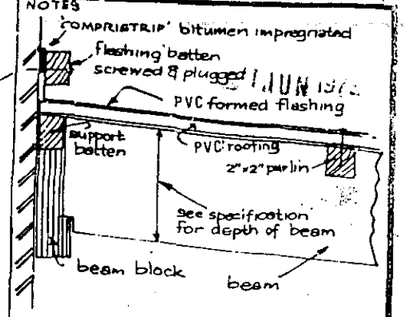
E1.E5	**FRONT VERTICAL STILES.** EX 4½" x 4" TO GIVE ½ HOUR STRUCTURAL FIRE RESISTANCE (JFRO LETTER DATED 24.1.1966).
	END VERTICAL STILES. EX 4" x 3".
	HORIZONTAL RAILS. EX 4" x 1½".
E14.	**CEDAR CLAD INFILL PANELS.** ⅜" TONGUED AND GROOVED BOARDS WITH BUILDING PAPER BEHIND ON EX 1" x 1" FRAMING AND ¼" POILITE ASBESTOS LINING.
E7.E9.	**TEXTURED INFILL PANELS.** ¼" POILITE ASBESTOS EXTERNALLY ON 1⅜" x 1⅜" FRAMING. ⅜" TURNALL ASBESTOS INTERNALLY
	BEAMS TO B.S.C.P. 112. 4½" x 13¾" TIMBER BEAM ON 10' 0" WIDE MODEL. 6-9½ AND 8' 0" MODEL 3½" DEEP x 1¾"
	PURLINS. 2" x 2" SOLID TIMBER, (SPACERS – NON LOAD BEARING).
E6 (5) C7 (3) (a)	**FIRE RETARDANT WALL (NON-LOAD BEARING).** WHERE A BOUNDARY IS 3FT. OR LESS FROM AN EXTENSION THE WHOLE OF THE WALL FACING THE BOUNDARY WILL CONSIST OF 1" FIBRE-GLASS IN A TIMBER FRAME 3½" x 1 ⅛" FINISHED ON BOTH SIDES WITH ⅜" POILITE ASBESTOS TO GIVE ½ HOUR FIRE RESISTANCE (SEE NOTIONAL PERIODS OF FIRE RESISTANCE *SCHEDULE B BUILDING* REGULATIONS 1965). THIS CONFORMS TO BS690 EXTERNALLY (WEATHERING) AND ALSO BS476 (NON-COMBUSTIBLE).

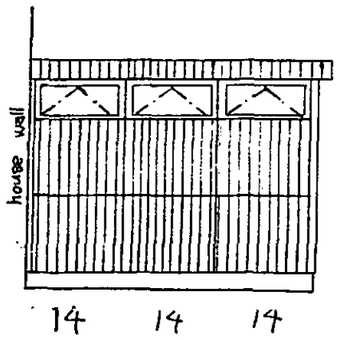
front elevation



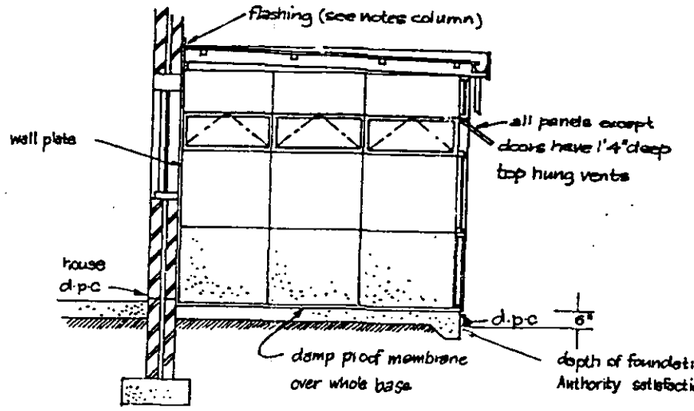


NOTES

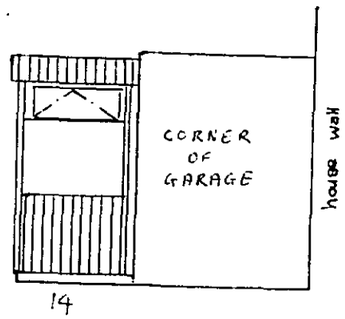




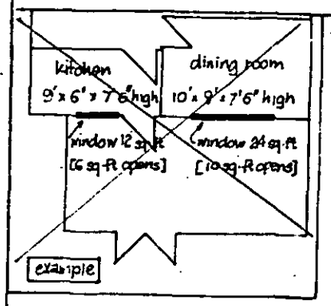
left hand end

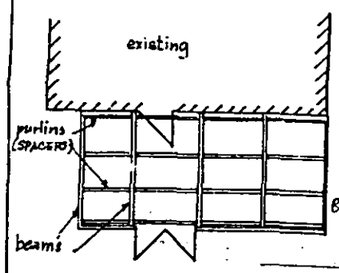


Typical section



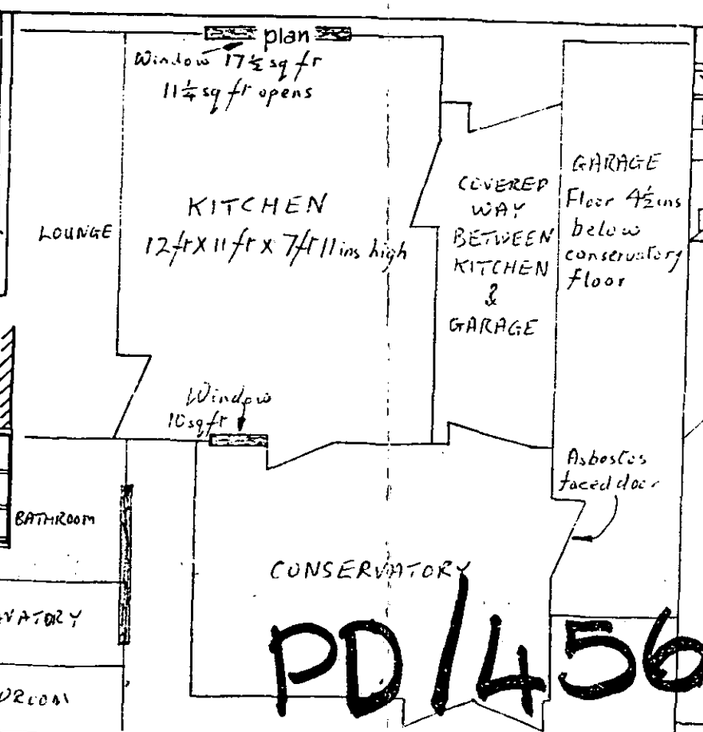
right hand end

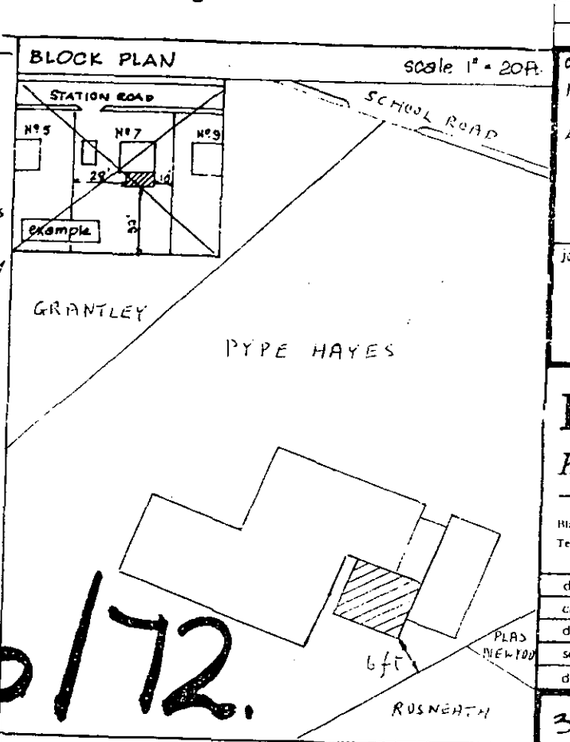




NOTE: There is a beam at every panel junction

Typical Roof Plan.





PD/1456/72.

OVERALL DIMENSIONS	PANEL WIDTHS
HEIGHT: 7ft 7⅞ins ≙ 2.3m	No.
WIDTH: 10ft ≙ 3048m	8 - 1' 10"
LENGTH: 12ft 2½ins ≙ 3.71	12 - 2' 9"
	12d - 2' 9"
	14 - 3' 2½"
	17 - 3' 10¾"
	20 - 4' 7"
	20d - 4' 7"
	20dg - 4' 7"

revisions	date

client:
NAME: MR. J. TIMBERLAKE
ADDRESS: PYPE HAYES SCHOOL ROAD BARKHAM WOKINGHAM BERKS RG11 4TS

job
proposed
CONSERVATORY

Blacknell
Industrialised Building

Blacknell Buildings Limited, Pinehurst Avenue, Farnborough
Telephone: Farnborough 45071. Hampshire

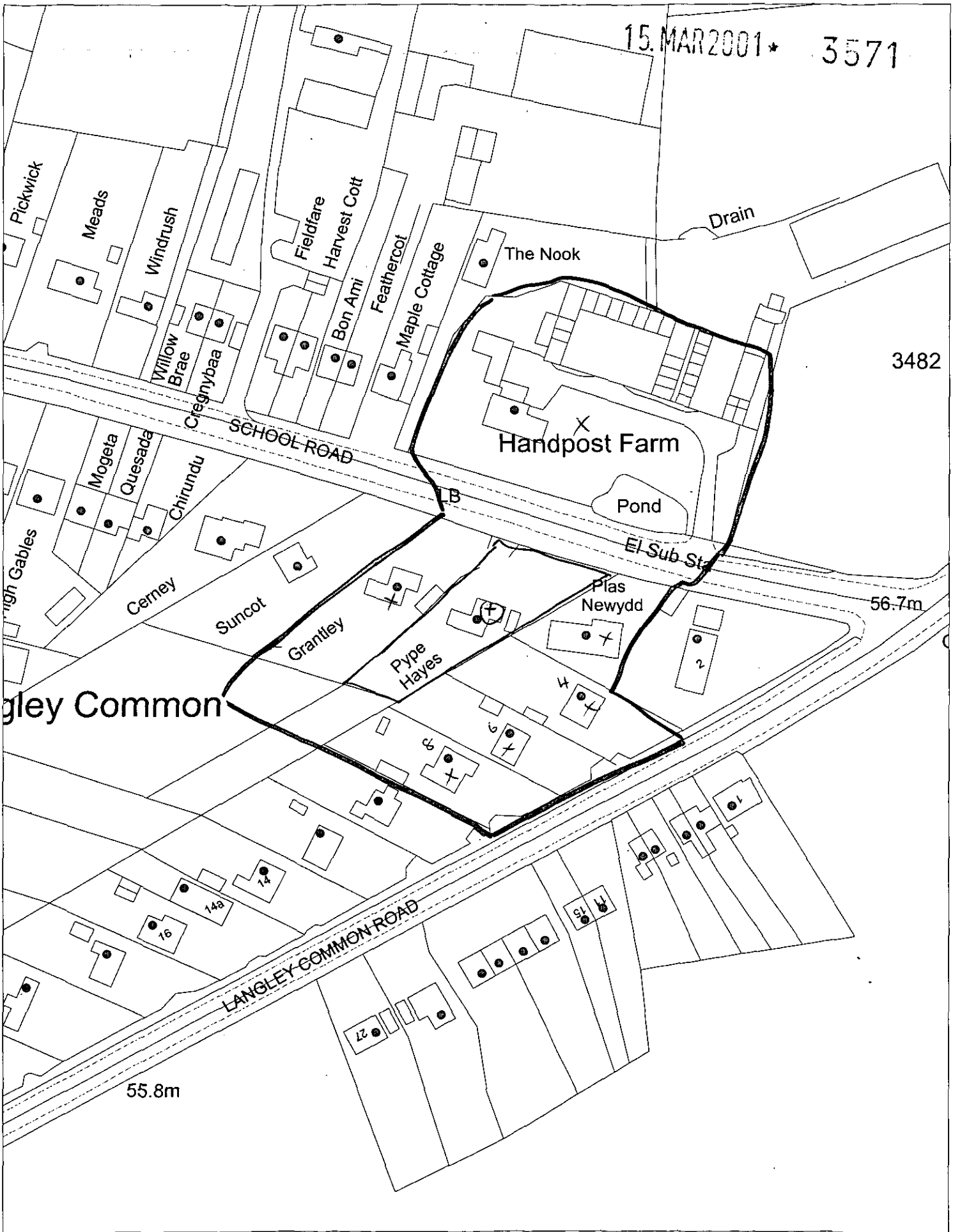
drawn by	SMD
checked by	
date	14th July 69.
scale	½" = 1 foot (except where stated)
drawing no.	revisions.
3340/12	

Due to our progressive development policy the specification and design are liable to refinement without prior notice.

N.B. FULL SPECIFICATION ALREADY DEPOSITED WITH ALL LOCAL AUTHORITIES MARCH 1966

SIGNATURE

A3



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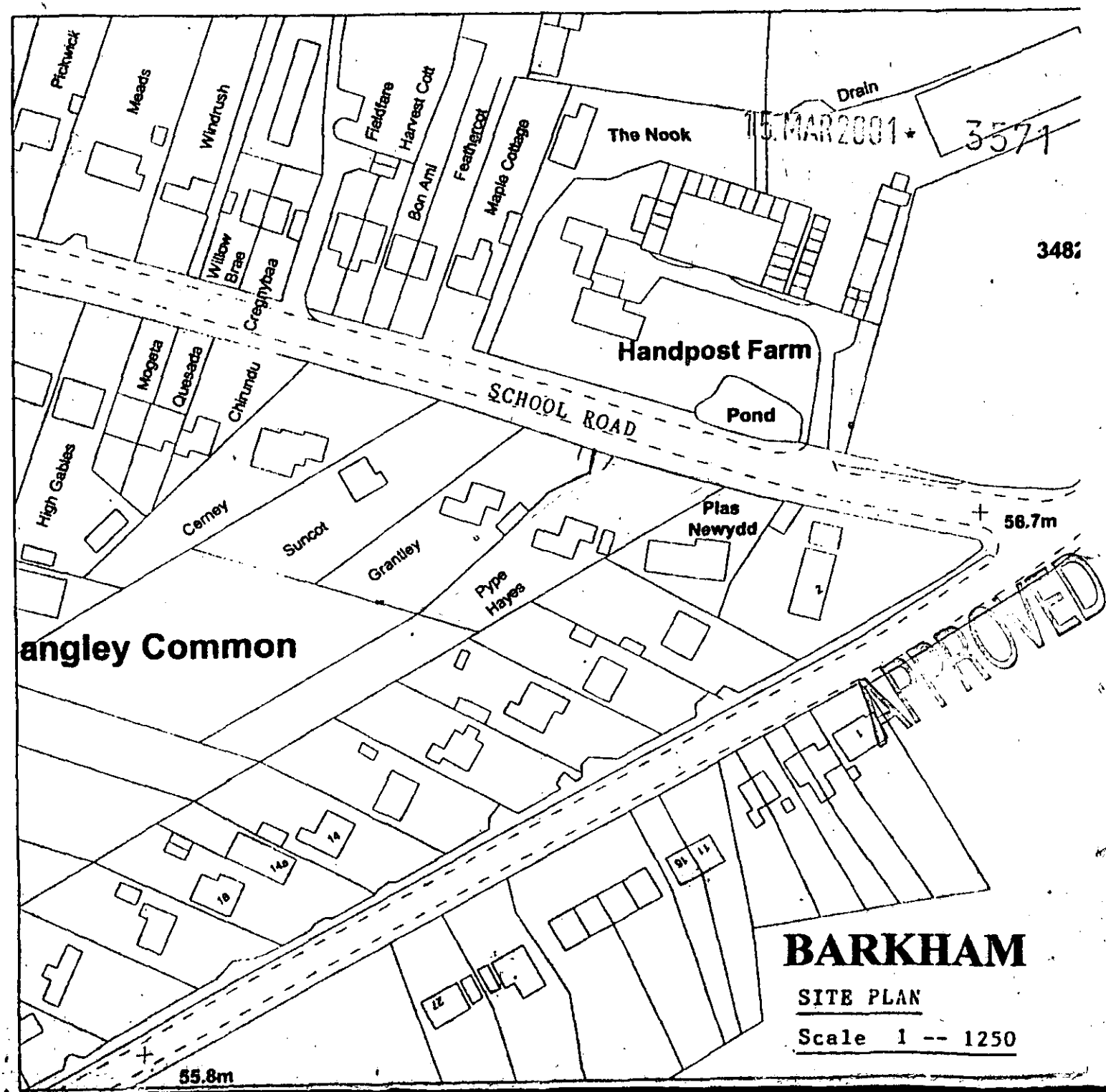
Development Control Section, Environmental Services, Wokingham District Council.
2 March 2001 Scale: 1 : 1250


Pickwick
Meads
Windrush
Fieldfare
Harvest Cott
Feathercot
Maple Cottage
The Nook
Drain
15 MAR 2001 *
3571
348
Willow Brae
Cregnybaa
Bon Ami
Handpost Farm
Pond
SCHOOL ROAD
Mogeta
Quaseda
Chirundu
High Gables
Cerney
Suncot
Granlley
Pype Hayes
Plas Newydd
58.7m
angley Common
APPROVED
BARKHAM
SITE PLAN
Scale 1 -- 1250
55.8m