APPLICATION NO:
F/2002/8054

LOCATION:
53 Bearwood Road, Wokingham.

APPLICANT:
Mr/Mrs Pestell C/O Hen Design

PROPOSAL:
Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2003

CASE OFFICER: **Phillip Taylor**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pestell
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berks
RG40 4HG

Application Number: F/2002/8054

Parish: **BARKHAM**

Location: **53, Bearwood Road, Wokingham.**

Proposal: **Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.**

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 first floor bedroom window in the side elevation shall be obscure glazed and shall be maintained as such thereafter.

Condition
6. 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) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

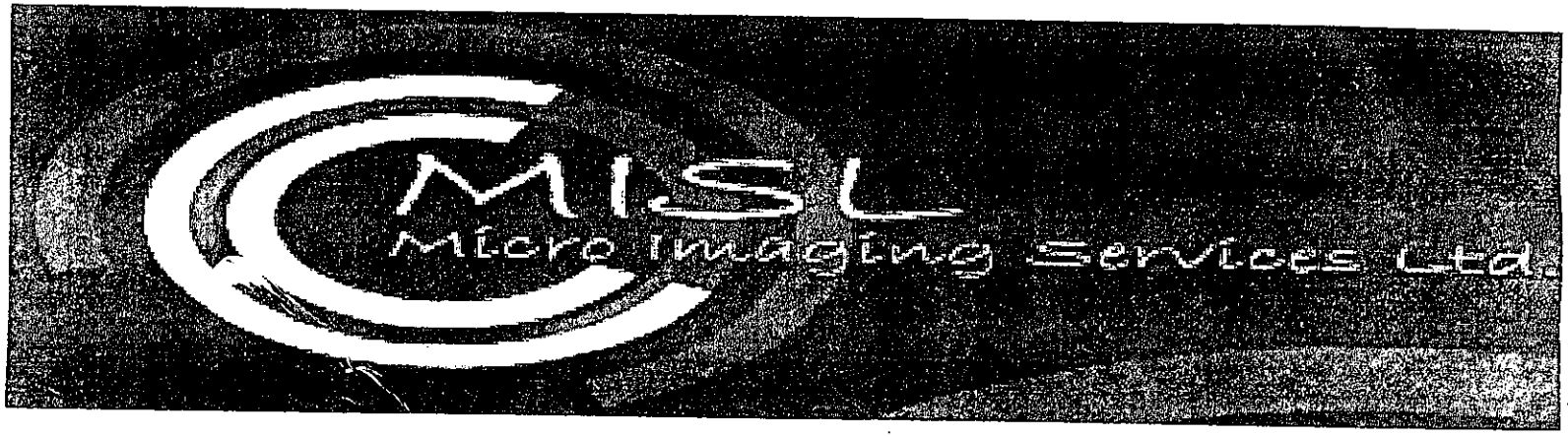
T. G Watson

Trevor Watson
Development Control Manager
Date: 27/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8054	PT
BUILDING CONTROL NUMBER.	LP2003/4352	Howard
~~APPLICANT~~/AGENT	Ken Design	
ADDRESS OF SITE	53 Beanwood Road BARKHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext pitched roofs to existing dormers	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	P/1032 A	P/1032
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/2/03	

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	

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

DC
12 DEC 2002

Mr. P. Taylor
Planning Department
Wokingham Unitary

Date: 11th December 2002

Dear Mr. Taylor,

Application Number F/2002/8054
53 Bearwood Road
Proposed two storey side extension to dwelling and pitched roofs to existing dormer extensions

I am writing to you on behalf of Barkham Parish Council regarding the above numbered application, these plans were looked at in detail at our recent Council meeting.

The Parish Council does not have any objection to these plans but would like to bring to your attention that the windows in the first floor bedroom will look directly over the neighbouring property of number 57 Bearwood Road. We trust this will be taken into consideration when a decision is made on whether to grant planning permission.

Yours sincerely,

J. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8054

Applicant : Mr/Mrs Pestell C/O Hen Design.

Location : 53, Bearwood Road, , Wokingham.
Proposal : Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/03

Date Registered : 04/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 29/01/2003. 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 Parish Council - No objections but some comments

No neighbours comments

Planning Issues :

Impact upon Neighbouring properties, Character of the area. and Highways

Relevant Policy : SDG1, SDE2
WOS3, WDG1
ENV

Application Number: F/2002/8054

Appraisal

The application proposes a two-storey side extension to this chalet bungalow, set within the identified settlement. The application property is set 10.0m from the road and has a double access driveway.

The extension would be to the North side of the dwelling and would create a fourth bedroom with an en-suite. It would project 1.4m forward of the existing frontage with a gable roof, 6.0m to the ridge but set lower than the main roof. at the rear a dormer window is proposed and it would match an existing dormer in shape and size.

Impact on Neighbouring Properties

To the south, the neighbouring property No.51 would not be affected. To the north is No.57 a chalet with no side facing windows. The driveway to No.55 runs past the north boundary of No.53, with the dwelling set some distance into a wooded area. It is consider that no neighbouring property would be adversely affected by the proposed scheme.

Impact on the character of the area

The extension does project forward of the existing house but because the building line along Bearwood Road is irregular, it is unlikely that the proposal would form an obtrusive feature. Other nearby dwellings have two storey forward projections greater than the proposed.

Highway

A garage would be created, large enough to meet council standards. The driveway allows a vehicle to turn on the site and exit in a forward gear.

√ Approval

Application Number F/2002/8054
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C.22	R.22	first floor
5.		R044	The bedroom window in the ~~east~~ side elevation
			shall be obscure glazed and ~~shall be~~ maintained
			as such thereafter
6.	C044	R044	1st floor level or above in the side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 53 Bearwood Road Wokingham. APPLICATION NUMBER: F/2002/8054	OFFICER: Phillip Taylor DATE OF SITE VISIT: 14/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Resi
Mixed styles

3. DESCRIPTION OF SITE/BUILDING bungalow with roof conversion
Garden @ rear well screened 2.0 lane the bigger
existing garage conversion already - re-convert.

4. RELATIONSHIP TO ADJOINING PROPERTIES 51 (South)
55 - (SW) - No impact - tall trees + vegetation
57 - (N) - separated by driveway of 55. no side windows

5. SITE CONSTRAINTS none - gable end next to driveway

TREES no sheetbee issue.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/8054	Map No : 82
Case Officer : PT	Site Area : 0.10
Valid Date : 04 DEC 2002	Received Date: 21/11/2002

Level : Delegated Application

Description : Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.

Location : 53, Bearwood Road, , Wokingham.

Parish : BA Ward : BAR

Applicant : Mr/Mrs Pestell C/O Hen Design.

Fee Required: £110 Fee Received: £110 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED		phoned 2/12	
ELEVATION PLANS	show side elevation of garage & ensuite (obscured by existing forward extension of dining room)		4/12
FLOOR PLANS		to follow.	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Seems to be 2 sets of the same plans P/1032?

one's existing, one's proposed

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

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.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

.....

No pre-apps

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

Tel: (0118) 974 6442

Date: 06 December 2002

My ref: F/2002/8054

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2002/8054
53, Bearwood Road, , Wokingham.
Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8054**
53, Bearwood Road, , Wokingham.
Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stubbs

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

Received by Wokingham District Council

Application No: F/2002/8054

Proposal:
Proposed 2 storey side extension to dwelling and pitched roofs to existing dormer extensions.

Location:
53, Bearwood 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 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 quote application number F/2002/8054 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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.

Trevor Watson
Development Control Manager

06 December 2002

Organisation_Name	Building_Name	address1	Postcode
		51BEARWOOD ROADWOKINGHAM	RG41 4SX
		53BEARWOOD ROADWOKINGHAM	RG41 4SX
		55BEARWOOD ROADWOKINGHAM	RG41 4SX
		57BEARWOOD ROADWOKINGHAM	RG41 4SX
		56BEARWOOD ROADWOKINGHAM	RG41 4SY
		58BEARWOOD ROADWOKINGHAM	RG41 4SY
POST OFFICE 50	BARKHAM POST OFFICE	BARKHAM POST OFFICEBEARWOOD ROADWOKIN(	RG41 4SY

Neighbours list F/2002/8054



HEN design

Architectural and Building Services

Midway
101 Nashgrove Lane
Finchampstead
Wokingham
Berks
RG 40 4HG

PLANNING SERVICES	HPT 63914
POL	TLS
DC CAH	ENF
APP	
CS	

04 DEC 2002

COPIES TO	ACK:
	FILE:

04 DEC 2002 8054

Attn: Mrs Hirst
Planning Dept

Tel: 01189 328498 **Fax: 01189 328525**

With Compliments

Ref: 53 Bearwood Rd Wokingham.

Environmental Services

For office use only
Application number 04.12.2002 8054

8054

WOKINGHAM UNITARY
Aiming for Excellence
21 NOV 2002

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	MW & MRS PESTELL 53 BEARWOOD ROAD BARKHAM RG41 4SX
2	Agent's Name Address and postcode Phone number	HEN DESIGN 101 NASHGROVE LANE WOKINGHAM RG40 4HG 9328 498
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS 201
4	Give brief details of the proposal for example, two storey side extension. About the application	2 storey side extension & alterations & pitched roofs over existing dormers
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.	Roof tiling to match All brick to match where possible Tile hanging to dormers
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: [signature] on behalf of

Date 15th Nov 2002

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

ADDRESS 53, Beaumont Road PARISH Barkham

PLOT No. 203/54 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4154	Mr H. Hutchinson	Conv. Garage to Habit. Rm	29 1 76	Appd w/d
F/2002/5054	Mr/Mrs Postell	2/st Side ext +		
		Pit roof to dorm ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074