SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

X SYSTEMS LTD

APPLICATION NO:
F/2000/0355

LOCATION:
21 The Junipers Wokingham.

APPLICANT:
Mr & Mrs M Clark C/O Andesign

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **08/03/2000**

CASE OFFICER: **Bhavash Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Clark
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0355

Parish: **BARKHAM**

Location: **21, The Junipers, Wokingham.**

Proposal: **Proposed first floor 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.

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) no windows or similar openings shall be constructed in the north east (side) elevation facing 19, The Junipers.

Condition
4. The study window in the southeast (rear) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 04 May 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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

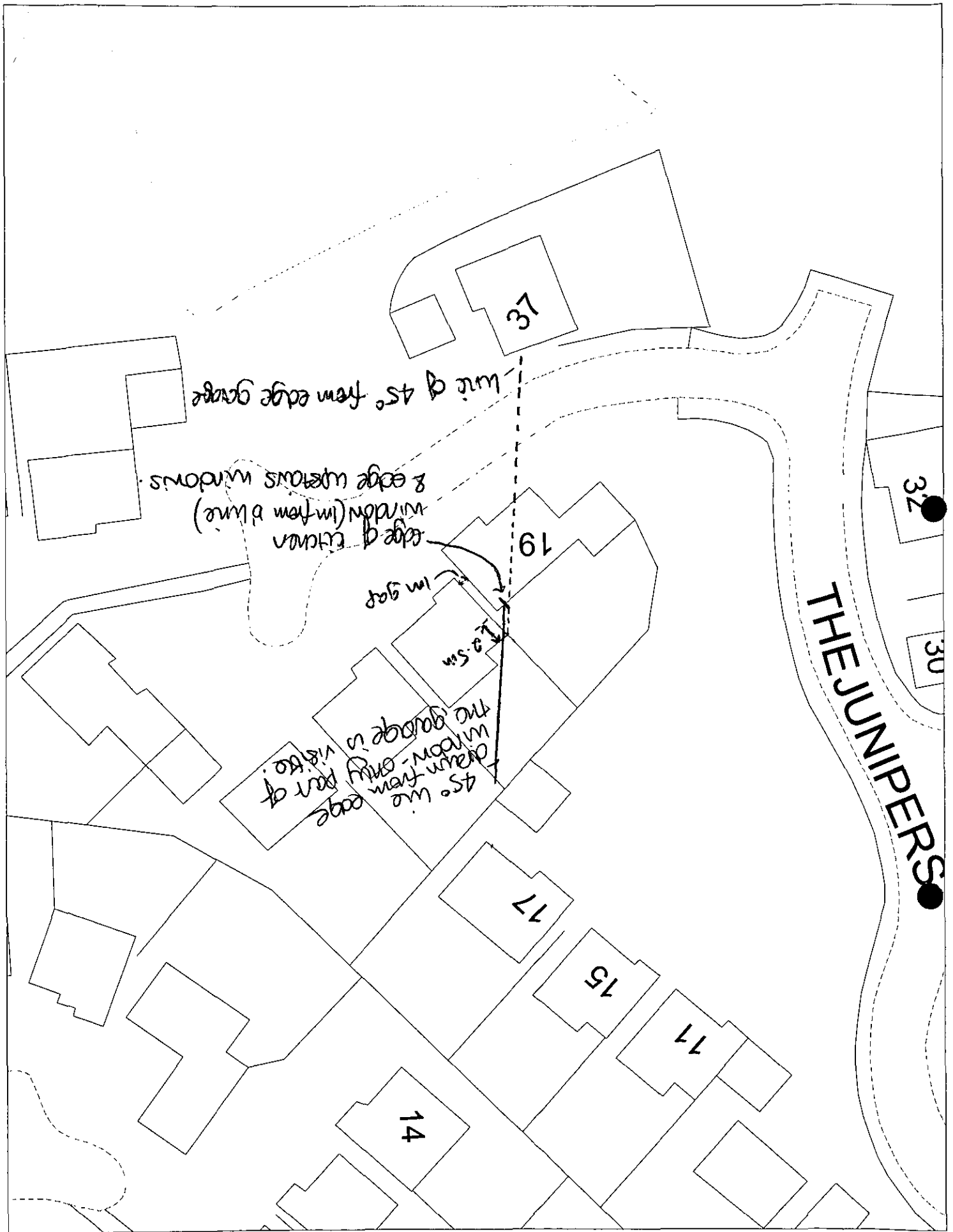
SITE DETAILS	
PLANNING APPLICATION NUMBER	0355 RV
BUILDING CONTROL NUMBER	FP2000/0196 Martin
APPLICANT/AGENT	Adesign
ADDRESS OF SITE	21. The Junipers WOKINGHAM
DESCRIPTION OF PROPOSED WORK	first floor side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2918	AH/E/2918
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/5/00	

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	



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Development Control Section, Environmental Services, Wokingham District Council.
19 April 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0355

Proposal:

Proposed first floor side extension to dwelling.

Location:

21 The Junipers .

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. 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

WORK SHEET FOR : Bhavash Vashi

Application Number : F/2000/0355

Applicant : Mr & Mrs M Clark C/O Andesign.

Location : 21 The Junipers .
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....6/3/2000 .....

Date Registered : 12/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 08/03/2000

Consultation Responses :
Barkham PC : None received .

Highways : Conditions

Neighbours/SN : 19 The Junipers : concerns

Planning Issues : (1D'd set).

1) Impact upon the street scene
2) Impact upon neighbouring properties } WBE1 SBE1.
3) Impact upon highway safety .

(Previous application 97/65492H for 1st floor & S.S. rear extns - approved)

Application Number: F/2000/0355

Appraisal :

1) Impact upon the street scene.
The proposed development will use materials to match existing. It will have a lower ridge height than the main dwelling (1m lower). It will also be set back at the front by 2m from the front of the main dwelling & 2.8m from the front of the garage. This will create a subordinate feature ∴ it is considered that there will be no detrimental impacts to the streetscene.

2) Impact upon neighbouring properties
(Objections received by Nº 19 The Junipers re loss of light to rooms & overlooking to rear garden. Site visit to Nº 19 undertaken on 19/1/2000).
The proposed dimens is for a first floor side extension forming a 4th bedroom + study
It will be built with the rear line of the existing garage - be a total length of 5.45m & be the width of the garage (3m).
It will be 5m to eaves & 7m to ridge (Main ridge height = 8m).
↳ this will be app 2.5m above the existing garage eave.
(The roof will be pitched as per the existing garage ∴ massing will be taken away from the rear of the properties)
The rear of Nºs 19 + 21 are app 1m apart with the garage of Nº 21 along the boundary with Nº 19.
The garage currently 2m beyond the rear line of Nº 19 - the rear line of the garage is partly visible from the kitchen window of Nº 19 (blinds etc screen it) - but without the shrubs still only 0.5 - 1m is visible) - this is not overbearing. It is not considered that the proposed first floor extn would be anymore overbearing as again only app 0.5 - 1m would be visible from the upstairs windows.
- There is a side door to Nº 19 facing Nº 21 & a 1st floor ob. glazed window to an en-suite bathroom. These ~~do not~~ are not habitable rooms so any loss of daylight does not warrant a refusal.
- There would be some effect to the daylight of kitchen (minimal) & upstairs rooms (more than existing) - but again would not be enough to warrant a refusal.
- There has been a condition imposed to ensure no side windows in the side elev to prevent overlooking

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

- There is concern over the proposed study window overlooking the rear garden of Nº 19. This would be 1.8m from the rear line of existing bedrooms at Nº 21 but ineffect 2.5 - 3m closer to Nº 19 than existing windows at Nº 21. Obscurely glazing this window would still allow light to the proposed study but protect the privacy & amenities of Nº 19. (NB rear window in previous app was ob. glazed)

3) Impact upon highway safety:
3 → 4 bedrooms. There is provision for 3 cars off road ∴ no detrimental impact.

Application Number F/2000/0355
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	INS: WORK
(3)	SC08	SR02	NORTH EAST (SIDE) ELEVATION
			FACING 19 THE JUNIPERS
(4)	SC20	SR24	STUDY WINDOW
			SOUTHEAST (REAR) ELEVATION:
(5)	SC23	SR06	PARKING + GARAGING

1914 SV TO Nº19

possibility of conservatory. screening along boundary obscuring view of current garage. from kitchen - end of wall of garage is visible.

Nº 19 set back 1 m from Nº 21.

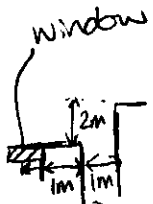
Garage of Nº 21 along boundary.

1 first floor ob. glazed window - ensuite window. double window one side is obscure (can look into hall window of Nº 21, but party obscured by garage not).

Nº 21: At present. 1st floor side window (hall?) no windows in proposed side elev.

study window (proposed) will be visible to Nº19.

windows at Nº 19 are 1m from edge of b'line ie/ 2m from garage front of garage b'line of Nº 21 app 2m beyond b'line of Nº 19.



- guttering & eaves currently overhang onto Nº19

NB Nºs 21 & 23 are level at rear and same style

Nº 19 diff style & set further forward than Nº 21 at the front ∴ 2m behind b'line at rear.

With a 1st floor in line with rear garage b'line

RECORD OF SITE VISIT

SITE ADDRESS: 21 The Junipers Wokingham.

APPLICATION NUMBER: F/2000/0355

OFFICER: Bhavash Vashi

DATE OF SITE VISIT: 6/3/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – stake in f. garden.

2. DESCRIPTION OF SURROUNDINGS Detached with integral/detached garages. Some mix of design. Driveway in front of garages.

3. DESCRIPTION OF SITE/BUILDING Rear visible from back garden but with no overlooking of rear. Large open area with one large tree opposite Nos 21 & 23. Rear b'line of garage & dwelling extends beyond that of N° 19. Rear b'line level with N° 23

White wooden framed windows

4. RELATIONSHIP TO ADJOINING PROPERTIES B'line of N° 19 forward from N° 21 – (by approx 2-3m.) has 1st floor side window. Obs. glazed. Garage is currently along boundary with N° 19. No side windows in N° 21 – 1st floor rear window (not obs. glazed) slightly obscured by plant growing on fence.

Backdoor (side door) of N° 19 currently overshadowed by garage.

5. SITE CONSTRAINTS

TREES n/a.

ACCESS/PARKING Garage plus two on driveway

LEVELS fence between Nos 19+21 raised above current g. level of N° 19.

BOUNDARY TREATMENT 1.8m fence at rear & with N° 23. Nothing at front - open plan gardens - no boundaries between.

OTHERS Nos 19+21: 1.8–2m fence raised above existing ground level of N° 21 by approx ½m.

(No other garage 1st floor extns)

NB 1st floor garage recently approved at N° 23.

Tel: (0118) 974 6480

Date: 20/04/2000

My ref: F/2000/0355

CONFIDENTIAL

Councillor A 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/2000/0355
21 The Junipers .
Proposed first floor 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 Bhavash Vashi on (0118) 974 6480. 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 02/05/2000

Yours faithfully

John Miller SP

Head of Planning and Transportation

LISTING FORM
Case officer: Bhavash Vashi Application Number: F/2000/0355
21 The Junipers Wokingham.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

applicationo	Name and address
F/2000/0355	**Mr & Mrs A R Pack** **19 The Junipers** **Wokingham** **Berks RG41 4UX**
App approved, letter sent 10/05/00	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JAN 2000
Officer: BV	Application No. F/2000/0355

Map No. 82 Site 003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 21 THE JUNIPERS

Parish: ~~WOKINGHAM~~ Barkham Ward: Barkham
26.1.2000

Applicant: MR/MRS CLARK

Fee Received 95-00 (3) 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			
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 : 24.1.2000 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:

.....

.....

.....

NEIGHBOURS:

..... S.N. Sufficient .....

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 31 March 2000
My ref: NB/F/2000/0355

Mr & Mrs Pack
19 The Junipers
Wokingham
Berks
RG41 4UX

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 Mr and Mrs Pack,

APPLICATION: F/2000/0355
SITE: 21 THE JUNIPERS, WOKINGHAM

I refer to your letter received on the 2 February 2000 with reference to the above.

Please can you contact me on the above number to arrange a convenient time to do a site visit from your property with regard to your objections over the two-storey extension over the garage at 21 The Junipers.

Yours sincerely

NAB

Natalie Brown
(Case Officer)

To:
Highways

From: Bhavash Vashi

Date: 24 January 2000

Application Number: F/2000/0355

Proposal: Proposed first floor side extension to dwelling..

Site Address:
21, The Junipers, .

Applicant:
Mr & Mrs M Clark C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITION

SC 23 - Parking - insert "Parking + garaging"

SR06

4-2-00

0BS

PLANNING SERVICES | HPT
FOL | TLS
DC | ENF
APP |
CS 0BS | BV
02 FEB 2000
COPIES TO: | ADC
FILE

19 The Junipers
Wokingham
Berkshire
RG41 4UX

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

31st Jan 2000

Ref: Planning application f/2000/0355 - 21 The Junipers, Wokingham

Dear Sir / Madam

I am writing in connection with the above two storey, over garage extension.

Having viewed the plans we feel obliged to make the comment that all our concerns and objections (as they did in the former proposal of 1997) centre on the close proximity of the proposed extension to our house and boundary .
The two storey height is directly above our back door, which is used constantly throughout the day and is the main access to our back garden.

Our main objections to the current proposal are as follows:

1. The two storey height of the proposed extension extends some 2400mm beyond our property which at a distance of only 1100mm from the wall our of house and 2300mm from our kitchen window will badly affect the light into our kitchen and upstairs bedroom. It will be visible and intrusive from both these rooms.

2. Secondly the rear window on the proposed extension will directly overlook our back garden where we have a sun patio. We chose this particular plot 13 years ago for the privacy and seclusion that it provided. The proposed window will directly overlook our living space in the garden and this together with the whole impact of the structure we feel must be taken into consideration.

These two objections were both raised and addressed by the planning department in the previous planning application ref No 97/65492/F .

Thank you for your attention in this matter.

Yours faithfully

Mr. & Mrs. A. R. Pack

Environmental Services

For office use only.
Application number: 12 JAN 2006* 0005

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	MR & MRS M. CLARK
	Address and postcode	21 THE JUNIPERS WOKINGHAM BERKS RG41 4UX
	Phone number	ANDESIGN
2	Agent's Name	9 PERKINS WAY
	Address and postcode	WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR 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.	TO MATCH EXISTING
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: 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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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
MR & MRS A. PACK	19 THE JUNIPERS WOKINGHAM BERKS	10.1.2000

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS M. CLARK

Date 10.1.2000

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

ADDRESS 21 THE JUNIPERS PARISH BARKHAM

PLOT No. 12 ORD. SHEET No. 44-78682

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L.	31.1.85	C/A
23636	ROGER MALCOLM	ACCESS ROAD/SEWERS	20.6.85	C/A
24175	"	RES. DEV.	12.9.85	Ref
24498	"	DET. HOUSE & GARAGE	10.10.85	C/A
BR25429	"	"	28.11.85	APP
24945	"	"	27.2.86	C/A+A
BRA 935	"	"	26.6.86	APP.
97/65492/F	MR + MRS C. ROULTEN	1ST FLOOR + S/SE EXTS.	8.8.97	C/A
FP97/68536	"	2/SE EXT	14.11.97	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 278/85

DRAINAGE

091074