APPLICATION NO:
F/2002/5881

LOCATION:
359 Barkham Road, Wokingham.

APPLICANT:
Mr/Mrs A Jukes C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey rear extension to dwelling. LE: 18/03/02

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

966 DO

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

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Jukes
C/O Roger Pring & Sons
26 Easby Way
Earley
Reading
Berks
RG6 3XA

Application Number: F/2002/5881

Parish: **BARKHAM**

Location: **359, Barkham Road, Wokingham.**

Proposal: **Proposed single storey rear 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.

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.

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

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

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.

Received by Wokingham District Council

Application No: F/2002/5881

Proposal:
Proposed single storey rear extension to dwelling.

Location:
359, 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 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/2002/5881 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 14/03/2002. 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.

Head Planning and Transportation

18 February 2002

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5881	Philip Taylor.
BUILDING CONTROL NUMBER.	FP 2002/2717 South	
~~APPLICANT~~/AGENT	Rogerling + Sons.	
ADDRESS OF SITE	359 Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/388/01	01/388/01
ELEVATIONS	02/388/04	no plans in file
FLOOR PLANS	—	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	I	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/5/02	

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 : Phillip Taylor

Application Number : F/2002/5881

70
220
150

Applicant : Mr/Mrs A Jukes C/O Roger Pring & Sons.

Location : 359, Barkham Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

x
197

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application <u>will have expired on</u>: <u>08/04/2002.</u> 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 comment

Planning Issues :

Impact on Neighbours and Character of the Area.

Policy : SBE1, 2
WOS3, WBE
LD3, EN1

Application Number: F/2002/5881

Appraisal :

The application property is a large detached house located of Barkham Road within the detached village of Wokingham. The proposal is for a conservatory / garden room at the rear of the property. It would be built on a recess behind the kitchen and shed. It would be flat roofed with a glazed skylight / lantern in the a pyramid shape. A large window would be set on the North elevation with patio doors on the N.East elevation.

The Neighbouring properties are No. 357 Barkham Road and No 1 AGNESTERS LANE. There is a 1.7m fence separating No. 359 and 357 and the double garage separates No. 1. The proposal would not overlook or overshadow any neighbour. The large window does face No 1 but the wall here is solid with no windows.

The proposal is designed to infill a recess with minimal impact on either neighbour or the appearance of the dwelling. The garden room would not be visible from the road The streetscene would not be harmed.

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

Application Number F/2002/5881
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 359 Barkham Road Wokingham.

APPLICATION NUMBER: F/2002/5881

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 19/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Barkham Road / Evendon Lane Junction. R.Sbon Dev, mixed design res. detach

3. DESCRIPTION OF SITE/BUILDING large detach house set on a private unadopted road. detached double garage. with covered way

4. RELATIONSHIP TO ADJOINING PROPERTIES

357 - to East

3 No.1 Aggisters Lane - to North

5. SITE CONSTRAINTS None

TREES none

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS

Application Number : F/2002/5881	**Map No :** 82.
Case Officer : PT	**Site Area :** 0·05.
Valid Date : 11 FEB 2002	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 359, Barkham Road, , Wokingham.

Parish : BA **Ward : BAR** 18/2/02 JB

Applicant : Mr/Mrs A Jukes C/O Roger Pring & Sons.

Fee Required: £95 **Fee Received: £95** (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			
ELEVATION PLANS	Drawing 04 – Proposed elevations. 1st elevation is the rear elevation (not front elev as stated)		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

18/2/02 B.

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 : Wokingham ✓

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N – Barkham Rd & Aggisters Lane

.....

No pre-apps

5881

11.FEB.2002* 5881

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

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

7 February 2002

Dear Sirs/Madam,

Re; Construction of garden room at
359, Barkham Road, Wokingham, Berkshire, RG41 4DJ.

Could you please confirm that the proposed garden room can be considered as *Permitted development. Whilst I believe this to be the case, in an effort to save time,* I have enclosed a formal application for planning consent comprising 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/388/01 to 04 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

If an application is not necessary could you please return it to me and refund the fee.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Jukes.

REGISTERED NO. 2284491

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5881

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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/2002/5881
359, Barkham Road, , Wokingham.
Proposed single storey rear 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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5881**
359, Barkham Road, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Stubbs

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

Environmental Services

For office use only.
Application number:

11.FEB.2002* 5881

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 A JUKES, 359 BARKHAM ROAD, WOKINGHAM, BERKSHIRE RG41 4DJ 07973 828639
	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 26 EARBY WAY LOWER EARLEY READING, BERKSHIRE RG6 3XA 0118 935 3385
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.	359 BARKHAM ROAD WOKINGHAM BERKSHIRE RG41 4DJ.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	BRICKWORK & WINDOWS 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: 4	Proposed: –
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 MR & MRS. A. JUKES.

Date 07/02/02

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

ADDRESS 359 BARKHAM ROAD

PARISH ~~Wok~~ BARKHAM T.C. / WITHOUT

PLOT No.

ORD. SHEET No. SU. 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
~~01298/66~~	~~MR. P. LUFF~~	~~[illegible] - GARAGE ON SITE~~	~~26.1.67~~	~~N/A~~	~~REF~~
BR 7404	LUFF BUILDING LTD	DET. GUNG. - GARAGE ON SITE	21.11.77	APP	N/A
07257	"	"	26.11.77	N/A	REF
BR 8854	"	"	6.7.78	APP	N/A
08706	MRS. G.W. BEEQUET	"	6.7.78	N/A	REF
09097	"	"	31.8.78	N/A	C/A

DATE OF COMPLETION

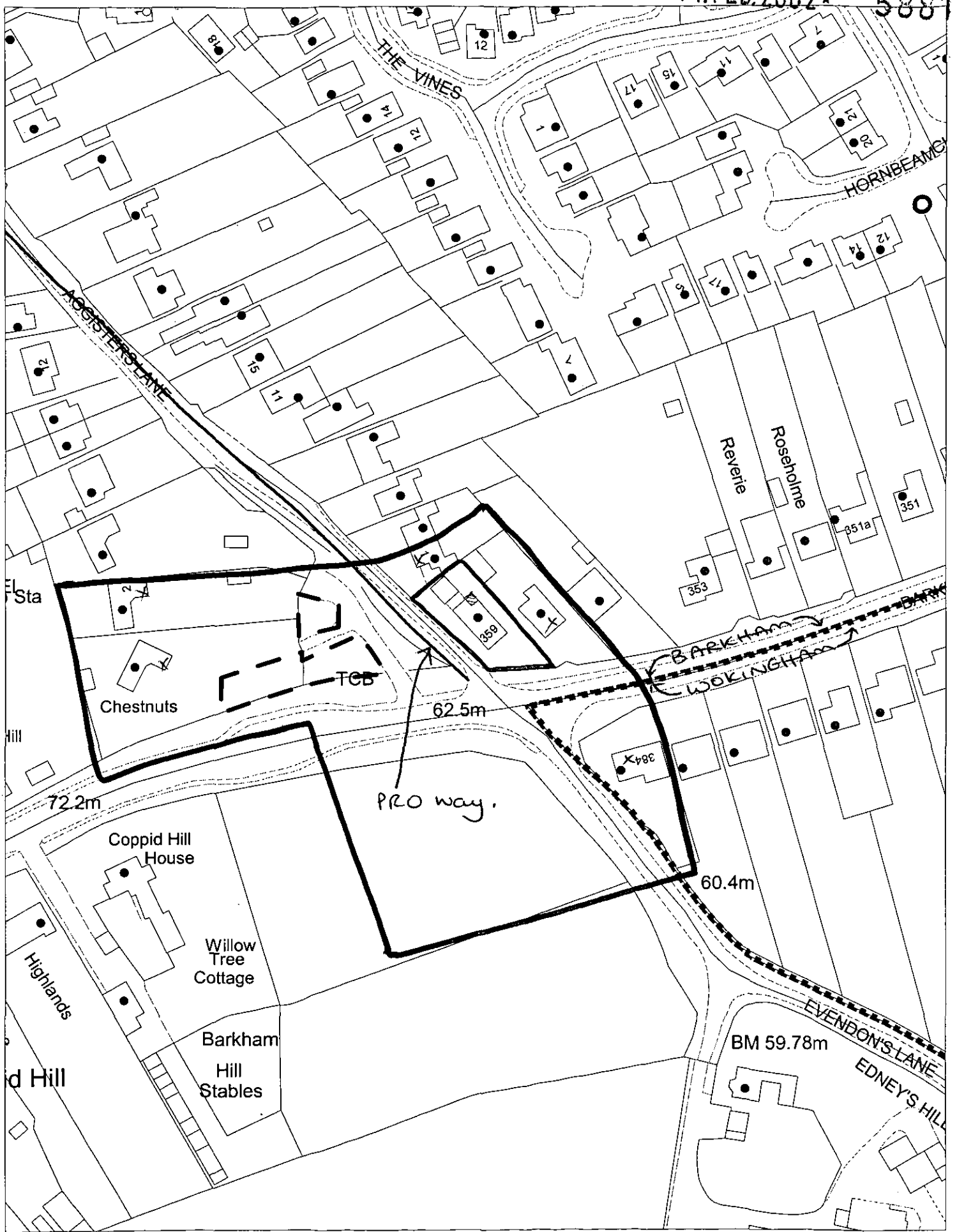
MINISTRY DECISION

SPECIAL ORDERS PO Eng - additional 1st floor window - Isherwood - 25/09/00

DRAINAGE

091074

11.FEB.2002* 5881



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2002 Scale: 1 : 1250

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W E
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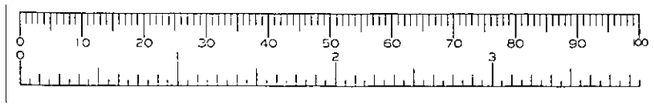
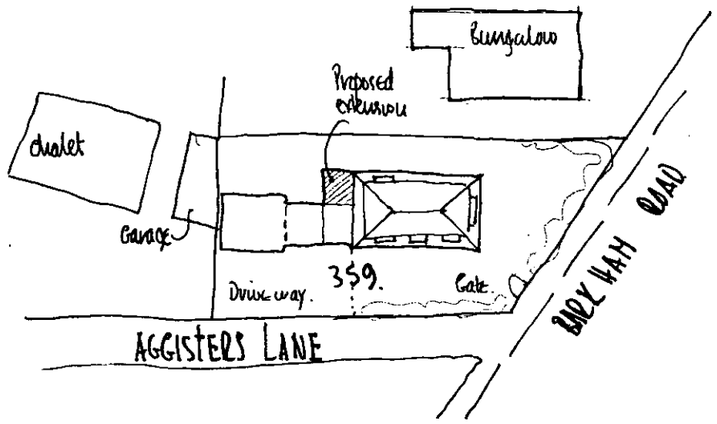
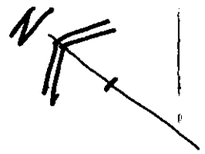
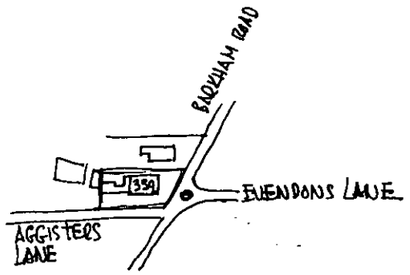




BLOCK PLAN 1:500





LOCATION PLAN 1:2500

11.FEB.2002* 5881

APPROVED

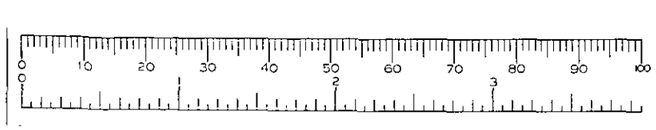
359, BARKHAM ROAD, WOKINGHAM, BERKSHIRE, RG41 4DJ.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

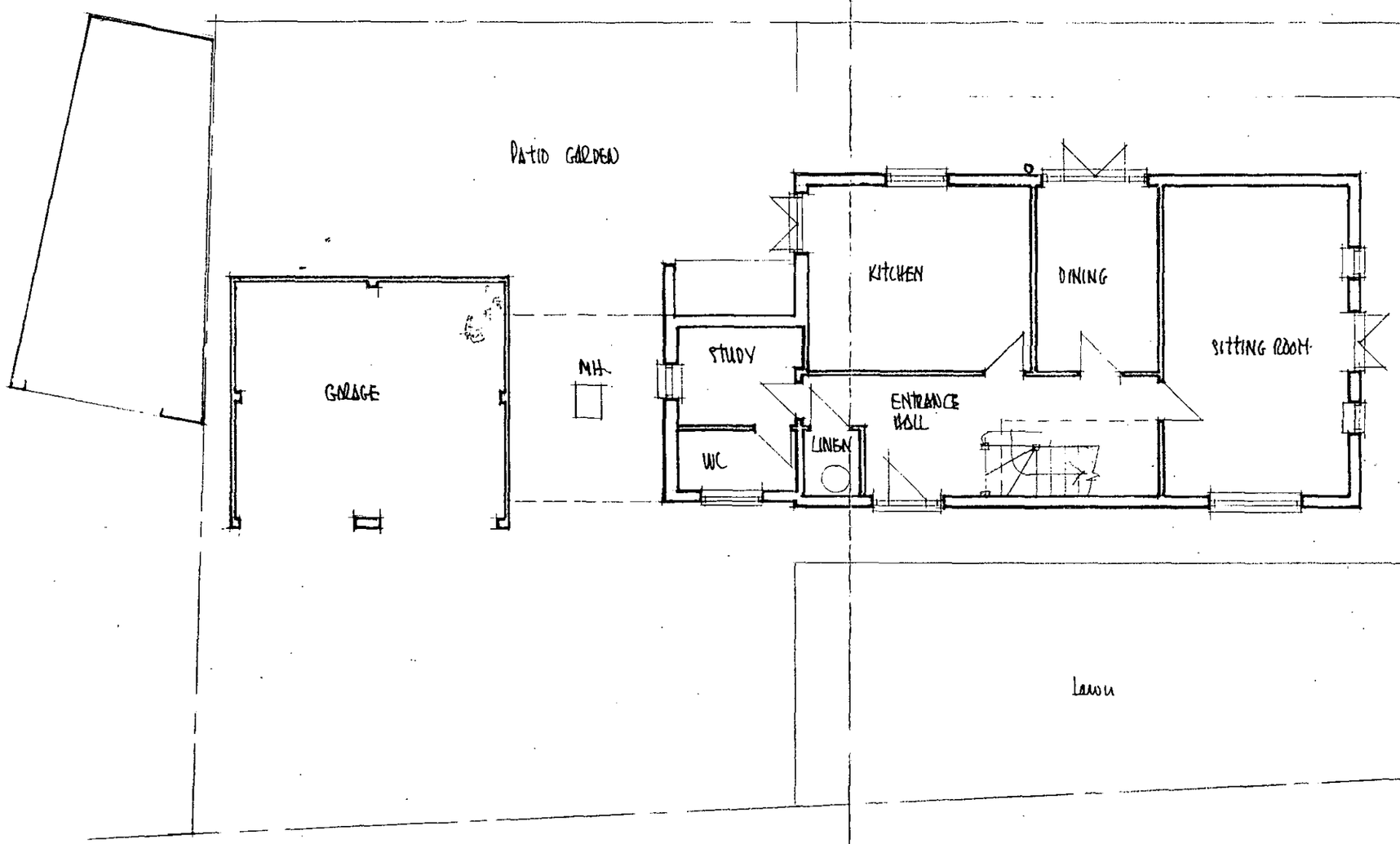
DRG. NO.01/388/01 SCALE.As shown . DATE 05/02/02.

Revisions;.....

CD 15/5/02



11.FEB.2002* 5881



GROUND FLOOR PLAN : AS EXISTING

APPROVED

359, BARKHAM ROAD, WOKINGHAM, BERKSHIRE, RG41 4DJ

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 02/388/02 SCALE. 1:100 . DATE 03/02/02.

Revisions;