APPLICATION NO:
F/2002/7152

LOCATION:
12 Langley Common Road, Barkham Wokingham.

APPLICANT:
Mr G A Trankle C/O W M Graham And Associates

23/08

PROPOSAL:
Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front dormer extensions.

EARLIEST DATE FOR DECISION: **18/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/09/2002

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

Application No: F/2002/7152 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G A Trankle
C/O W M Graham And Associates
1 Rectory Road
WOKINGHAM
Berkshire
RG40 1DJ

Application Number: F/2002/7152

Parish: **BARKHAM**

Location: **12 Langley Common Road, Barkham, Wokingham**

Proposal: **Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front 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. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. The bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. 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 any elevation or roof slope of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. Prior to occupation of the extension the outbuilding on the site shall be demolished.

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 safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

Reason
6. To safeguard the visual amenities of the occupiers of neighbouring properties and the locality.

Informative
1. If bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
2. 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 C6, LD3, C2
South East Area Local Plan Policies SBE1, SBE2, STV2, SC19, SC1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC2, WCC1, WCC7

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/09/2002

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.

Raised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	~~S895~~ 7152
BUILDING CONTROL NUMBER.	FP2002/3644
~~APPLICANT~~/AGENT	W M Graham Associate
ADDRESS OF SITE	12 Langley Common Road BARKHAM.
DESCRIPTION OF PROPOSED WORK	partial demolition of existing dwelling + rebuilding to form 2 storey 4 bed dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2372 06	2372 06
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	7/11/02	

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	

File 12/2.

088

Cancel□da

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 27 August 2002 15:15
To: ian.jordan@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

PLANNING SERVICES	HPT
POL	TLS
DC PT.	ENF
AMP	
CS	
27 AUG 2002	
COPIES TO	ACK 29/8
	FILE:

The following information was sent from the Standard Enquiry Form on 8/16/02 12:20:16 PM

What do you want to do?: Object

Planning application number: f/2002/7152

Your comments

This proposed planning application will greatly interfere with the privicy of my back garden.It would mean three 2nd floor windows directly looking into my garden.
Also from the plans it looks like these dormers do not actually line up with the windows, which looks a bit strange.
The front plan of the house is not in keeping with the other properties in the road.It looks like South Fork in Dallas.
I would also like to draw your attention to the fact that the origional foundations are not up to modern specifications (1 metre).
There are lots of realistic options for this site and i do not think the architect has explored these options. I would certainly not employ him/her on this plan.
Kind Regards
Chris Cole

Name : Chris Cole

Address
---
10 Langley Common Rd,
Barkham,
Berks
RG40 4TS

Postcode : RG40 4TS

Telephone : 0118-9760304

Email Address : Chris.cole@prudential.co.uk

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7152

Applicant : Mr G A Trankle C/O W M Graham And Associates.

Location : 12, Langley Common Road, Barkham, Wokingham.

Proposal : Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front dormer extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/08/02

Date of Neighbour Notifications : .....

Date of Site Visit : 27/08/02

Date Registered : 17/07/2002

Earliest Date for Decision : 18/08/2002

Latest Consultation Date/Site Notice Expiry Date : 18/08/2002

This application will have expired on: 11/09/2002. 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

x1 Neighbour comment . objection to overlook + design issue -

Countryside officer - Bats in outbuilding - GA

Planning Issues :

Impact on Character & Area Gap, Streetscene, Neighbours.

Policy: • C6, LD3, C2

- SOE1,2
  STV2, SC19, SC1
- WBE1, WOS3, WCC2, WCC1, WCC7

Application Number: F/2002/7152

Appraisal :

This application is a re-application following the refusal of F/2002/5893 (see attached file). The original application was for a substantial extension incorporating the raising of the roof and a 2-storey rear extension. It was refused on 3 counts 1) Unacceptable scale in the countryside 2) loss of light to No 14 3) out of character in streetscene.

The application site is within a countryside area, greenbelt and rural area. The existing dwelling is a bungalow set among similar dwellings with a staggered pattern layout.

The proposal seeks to provide 1st floor accommodation by adding 3 dormer windows at the front and a raising of the roof at the rear forming a ~~[illegible]~~ series of small pitches and valleys. A small porch would be added at the front as well as a side carport. The existing outbuildings comprising of a workshop/garage will be demolished.

Because of the countryside designation of the site greater consideration must be given to the increase in development and the form of the building. The width of the dwelling will not change (unlike refused design). From the front only the dormers and porch will be noticeable. The carport is a lightweight structure and does not add to the mass of the dwelling. Because the roof light is not changing the visual impact certainly at the front will be minimal. The overshadowing impact on No 14 is overcome because the roof slope will not be altered.

The removal of an integrated garage as seen in F/2002/5893 means this design is more in keeping with the streetscene and in character with the surrounding dwellings. It is not considered there will be any adverse impacts on either No 14 or No 10.

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

(tick appropriate box)

This design would increase the volume of the original dwelling by 47%.* This is considered an acceptable increase within the countryside/Rural area. Considering that the visual gaps between the dwellings adjacent will be maintained the proposal is also acceptable in these terms.

* As this is a fairly substantial increase and there is already a large outbuilding to the rear of property which is due to be demolished a condition is recommended to ensure that this building is removed.

Application Number F/2002/7152
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C040	R040	
4	C045	R045	B Insert - Bathroom, side
5	C044	R044	insert - in any elevation or roof slope of
			the building .....
6			Prior to occupation of the ~~building~~ ~~extn. the~~
			outbuilding on the site, ~~[illegible]~~ be demolished
			Reason - To safeguard the visual amenities
			of the occupiers of neighbouring properties
			and the locality.

Bat Informative

1. If bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative for approvals

2.

N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBG1, 2 STV2, SC19, SC1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBG1, WDE3, WCC2, WCC1, WCC7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	C6, C33, C2
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 24/9/02

RECORD OF SITE VISIT

SITE ADDRESS: 12 Langley Common Road Barkham Wokingham. APPLICATION NUMBER: F/2002/7152	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Rural Area Countryside, Green Gap

3. DESCRIPTION OF SITE/BUILDING Bungalow with detached rear gage + ancillary shed.

large garden 1.8m conifer hedge
rising 2.0m at rear
numerous trees.

4. RELATIONSHIP TO ADJOINING PROPERTIES

14 stagged back frosted window on side
bungalow/chalet 2.0m gap to boundary either side.

No 10 has s/s wood shed thing on boundary. House set forward full width/depth
No 10 s/s rear ext no side windows. No impact.

5. SITE CONSTRAINTS Volume ↑

TREES no

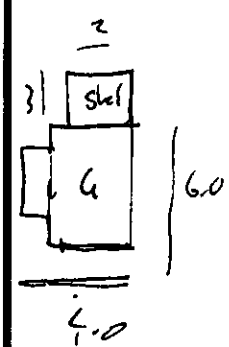
ACCESS/PARKING plenty

LEVELS level

BOUNDARY TREATMENT hedge + panel fence.

OTHERS Stagger -

- no side overlooking
but Stagger complicates things.
- small outbuilding
- 6x flat roof.
Shed 3x2



Application Number : F/2002/7152	**Map No :** 89
Case Officer : PT	**Site Area :** 0.08
Valid Date : 17/7/02	**Received Date: 17/07/2002**

Level : Delegated Application

Description : Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front dormer extensions.

Location : 12, Langley Common Road, Barkham, Wokingham.

Parish : BA Ward : BAR

Applicant : Mr G A Trankle C/O W M Graham And Associates.

Fee Required: ~~£140~~ 0. **Fee Received: £0** Resubmission 5893 Released.

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			
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

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

Dintonpastures / Bats.

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

NEIGHBOURS

Y S/N + See maps.

OTHERS

- Greengap + wedges.
- Rural Area.
- Countryside.
- No pre-apps.

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

Tel: (0118) 974 6442

Date: 26 July 2002

My ref: F/2002/7152

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/2002/7152
12, Langley Common Road, Barkham, Wokingham.
Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front 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/2002/7152**
12, Langley Common Road, Barkham, Wokingham.
Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front 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/2002/7152

Proposal:
Proposed partial demolition of dwelling, plus single storey front extension to create porch, raising of roof to create first floor, two storey rear/side extension plus front dormer extensions.

Location:
12, Langley Common 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 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/2002/7152 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 18/08/2002. 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

26 July 2002

Organisation_Name	Building_Name	address1	Postcode
		10LANGLEY COMMON ROADWOKINGHAM	RG404TS
		12LANGLEY COMMON ROADWOKINGHAM	RG404TS
		14LANGLEY COMMON ROADWOKINGHAM	RG404TS
		17LANGLEY COMMON ROADWOKINGHAM	RG404TU
		19LANGLEY COMMON ROADWOKINGHAM	RG404TU
		21LANGLEY COMMON ROADWOKINGHAM	RG404TU
		23LANGLEY COMMON ROADWOKINGHAM	RG404TU
		25LANGLEY COMMON ROADWOKINGHAM	RG404TU
		27LANGLEY COMMON ROADWOKINGHAM	RG404TU

Neighbour consultation list F/2002/7152

Recd 11.00 AM 16.7.02

17 JUL 2002 7152

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2372/wmg/cm

17 July 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

12 LANGLEY COMMON ROAD WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Householder Town Planning application
b) Fee note (None as reapplication for F/2002/5893)
c) OS extracts
d) Dwg. No. 2372 – 01a & 06

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

2372 7152

Environmental Services

17.JUL.2002 7152

For office use only.
Application number: 17 JUL 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	MR G A TRANKLE
	Address and postcode	C/O THE AGENT
	Phone number	
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	12 LANGLEY COMMON ROAD WOKINGHAM RG40 4TS
4	Give brief details of the proposal for example, two storey side extension. About the application	PARTIAL DEMOLITION & REBUILDING TO FORM 4 BEDROOM DWELLING WITH CAR PORT (Existing - two bed dwelling)
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 ☑ NONE AFFECTED 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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.	No fee as re-application for F/2002/5893	
	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: W M GRAHAM ASSOCIATES

on behalf of MR G A TRANKLE

Date 17.07.2002

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

ADDRESS 12 LANGLEY COMMON ROAD. PARISH Barkham.

(See Site adj 'Holmelea')

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/65/72	Mr. J M.D. Lamontagne	GARAGE	17.2.72	App. N/A
F/2002/5893	Mr. G.A. Trankle	Partial demolition of existing dwelling & rebuilding to form 2/St dwell	26.3.02	RE
F/2002/7152	"	Partial dem. + S/St/F, raising roof. 2 St/e/side + f/dormer ends.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE