APPLICATION NO:
F/2001/5277

LOCATION:
331 Barkham Road, Wokingham.

APPLICANT:
Mr D Record & Ms J Tsang C/O Maple Timber Frame

PROPOSAL:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON: 07/01/2002

CASE OFFICER: ~~Elaine Vashi~~
Natalie Braun

RAILEX
Marbleboard

Fax

PLANNING SERVICES	HPT 53299
FOL	TLS
DC NAB	ENF
APP	
CS	
19 FEB 2002	
COPIES TO	ACK:
	FILE:

Maple

Maple Timber Frame
Unit 29
Progress Business Park
Orders Lane, Kirkham
Preston PR4 2TZ
Telephone 01772 683370
Fax 01772 681350

To: N Brown in Planning **From:** Graeme

Fax: 0118 974 6484 **Pages:**

Phone: 0118 974 6492 **Date:** 19 February 2002

Re: 331 Barkham Road, Wokingham **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Further to our telephone conversation earlier, please withdraw the above application.

Regards,

Graeme.

EV 068

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

17 DEC 2001

COPIES TO:	ACK: ✓

"Steephill"
333 Barkham Road
Wokingham
Berkshire
RG41 4DJ

F/2001/5277.

10th December 2001

Dear Sirs,

I am writing regarding the plans to the "re-build" of the bungalow next door which is outside my bedroom window. I am writing on behalf of myself and also my sister, as like myself, her bedroom window is in the same area.

My room is very small and can only take the basic furniture. At the moment I have a large amount of sunlight entering my bedroom. If the bungalow next door was to be

re-built then all of my sunlight would be taken away as the plans show that the new bungalow would be a lot taller than the current one is and alot closer to our house. This means that nearly all my natural light will be blocked and taken away.

At the moment I am currently studying for a National Diploma in Animal Care so alot of my studying is carried out in my room, as I find it a lot easier to study in my room than in a stuffy badly lit library. If the re-build was to go ahead then the demolishment work and beginning of the construction work would be taking place while I am revising and sitting my final exams. So I would not be able to open my window to let fresh air in and because of

the loud noise and in future when I am studying I would be relying on artificial light to study with.

Within my course I have studied conservation and wildlife. This conservation topic includes the conservation of the natural wildlife and the environment. How can be aware of the environment, if you propose to take away our sunlight, and the new bungalow would leave a ugly view - dark roof tiles and an intruding dormer which would give a open, clear view into my room.

Yours Faithfully

MISS KERRI-JO NORMAN

EV 0682
PLANNING SERVICES | HPT
TLS
17 DEC 2001
COPIES TO: | AGR. ✓ FILE:

Steephill
333 Barkham Road
Wokingham
Berkshire
RG41 4DJ

14th December 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Attn : Elaine Vashi
Development Control Officer

Dear Sirs

Re : Application Number F/2001/5277
Site Address 331 Barkham Road Wokingham
Proposed erection of replacement dwelling. Demolition of existing dwelling

In reply to the application F/2001/5277 regarding demolition and replacement of dwelling at 331 Barkham Road. The erection of a replacement dwelling will have a huge impact on our property and to our lose of light.

The enlargement of the dwelling will dwarf our property, the enlarged height will also be detrimental to our habitable rooms. The increased roof mass of approximately one hundred percent, and the additional height of approximately three metres, will cause inordinate lose of light. This replaced by a dark roof mass and the intrusion of a dormer projecting towards our property, will leave our habitable rooms with a depressing outlook.

We also highlight that the drawings on plan show the proposed development, move its original position by two meters towards our property, this is totally unacceptable as this would be constructed on our land.

Our property is rather unique in having our windows positioned on the side, this being our only natural light available to our two habitable rooms. Our light has had undisturbed access for nearly One Hundred Years.

A previous application for alterations to 331 Barkham Road has been granted, the amount of alterations was discussed with a representative from yourselves visiting us to view the situation. We were assured that no further roof mass would be granted, to avoid any lose of light to ourselves, and only alterations to the existing property

would be acceptable. Therefore we are naturally concerned again that this situation has reappeared, and would bring to your attention that the existing property is a bungalow not a house.

We as a family have discussed the situation, and feel the only way to resolve our threatened environment, is to extend our property to give ourselves larger habitable rooms and provide additional light as best as we can, as explained our property is unique in its design, and therefore would resolve the problem of our lose of detrimental intrusion.

We have applied for planning permission to extend our property, to compromise for our lose of light Acceptance of planning on our behalf is the only way we could accept the proposed development. We as a united family object strongly to this proposed development.

Enclosed also a letter from my daughter also highlighting her disapproval.

Our extension will also coincide in outlook to the application opposite our property at 360 Barkham Road Application F/2001/5299.

We also bring to your attention that the fluorescent notice has not been displayed at 331 Barkham Road for the 21 day period.

Yours faithfully

H Norman

Encl.

NATALIE . 31.12.01. 10.45AM .

Tel. (0118) 974 6492

MR. NORMAN HAS ONLY RECEIVED YOUR LETTER TODAY (31.12.01). HIS COMMENTS WILL BE WITH YOU BY THE END OF THIS WEEK.

Date: 19 December 2001

Your Ref:

My Ref: Natalie Brown
F/2001/5277

The Owner / Occupier
333
BARKHAM ROAD
WOKINGHAM
BERKSHIRE
RG414DJ

RED SITE NOTICE HAS NOT BEEN DISPLAYED FOR 21 DAYS.

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

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CS
DC
PLANNING SERVICES | HPT

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: F/2001/5277
Site Address: 331, Barkham Road, , Wokingham.
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling..

Revised/additional plans show: Site layout shows parking & turning area for 3 cars (including garage). Drawing: 1:500 site layout (received 06 Dec 2001).

We have received the above revised/additional plans and would be grateful to receive your observation no later than **29/12/2001**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number F/2001/5277 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on **(0118) 974 6492**.

Yours faithfully,

PLANNING SERVICES | Natalie Brown 5133
POL | TLS
DC Development Control Officer | ENF
APP |
CS |
31 DEC 2001
COPIES TO: | ACK: | FILE:

Howard Norman
Steephill
333 Barkham
Wokingham

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
COPIES TO: | ACK: | FILE:

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 14 December 2001

Location:	331 Barkham Road, Barkham
Proposal:	Proposed erection of replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2001/5277

In response to your consultation dated 23 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals, which includes a conifer to be removed at the front of the site. As part of the proposals the applicant will need to submit details of proposed planting at the front of the site to enhance the area and the Barkham Road which is designated as a Green Route. The landscape details will need to include full species name of trees and shrubs to be planted, size of plant at time of planting and planting densities / numbers.

Catherine Brimble

Catherine Brimble
Landscape Architect

For office use only.
Application number: 12.NOV.2001* 5277

Environmental Services

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	DAVID RECORD AND JANICE TSANG
	address	151 THE GRAMPIANS
	and postcode	SHEPHERD'S BUSH ROAD
		LONDON
		W6 7NB
	Phone number	020 7603 0879
2	Agent's name	MAPLE TIMBER FRAME
	address	UNIT 29 PROGRESS BUSINESS PARK
	and postcode	ORDERS LAND
		KIRKHAM
		PRESTON PR4 2TZ
	Phone number	01772 683370
3	Site	331 BARKHAM ROAD
	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.	WOKINGHAM
		RG41 4DJ
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING DWELLING AND DETACHED GARAGE AND ERECTION OF DWELLING WITH INTEGRAL GARAGE
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 existing and dark stained timber.	RENDER TO WALLS WITH BRICK PLINTH AND PLAIN CLAY TILES
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 ☑

Please turn over

Date: 19 December 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5277

Location: 331, Barkham Road, Wokingham.

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.

Applicant: Mr D Record & Ms J Tsang C/O Maple Timber Frame.

Case Officer: Natalie Brown

The new plans show the following: Site layout shows parking & turning area for 3 cars (including garage). Drawing: 1:500 site layout (received 06 Dec 2001).

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL.

1 C049, R049

2, C122, R122.

3, The driveway shall be a minimum of 6 metres wide at the ~~forming~~ area.

4, C137 (INSERT: dwelling), R137.

5, Notwithstanding the plans submitted; C128, R128.

6, C140 (INSERT: 7 metres), R140.

AC 21/12/01

STEEP HILL
ADDRESS 333 BARKHAM ROAD

PARISH ~~Wokingham~~ BARKHAM

PLOT No.

ORD. SHEET No. SU. 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
618/51	MR. J. PHILLIPS	GARAGE	11.12.51	APP N/A
BR16275	Mr Mrs H Norman	"	11. 3. 81	app NA
15034.	" "	Replacement garage	12. 3 81	NA CA
BRA 7307	"	S/ST HT	9.6.89 13.7.89	REL APP
2001/5380	Mr. & Mrs. Norman			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

TRESCO
ADDRESS 329c BARKHAM ROAD

PARISH ~~Wokingham~~ BARKHAM 1.4.86

PLOT No.

ORD. SHEET No. SU. 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
148/58	MR. V. GREENWOOD	DETACHED BUNGALOW	1.8.58	APP. C/A
BR 2332	MAJOR J. SMITH	S/STOREY EXTENSION	2.4.75	REF. N/A
BR 2738	"	"	3.6.75	REF. N/A
02417	"	"	12.6.75	N/A C/A
[illegible]5086	"	PORCH & W.C.	11.5.78	N/A REF
BR 8175	"	"	22.3.78	APP. N/A
BR 9269	"	"	15.8.78	APP. N/A
09098	"	"	31.8.78	N/A C/A
BR 6727	"	S/STOREY EXTENSION	24.6.77	APP N/A
28970			30.10.87	C/A
BRA 3614	"	LIT. TO BEDROOM	28.9.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2001/5277

Proposal:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Location:
331, 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/2001/5277 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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 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

23 November 2001

Tel: (0118) 974 6451

Date:

My ref: F/2001/5277

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2001/5277
331, Barkham Road, , Wokingham.
Proposed erection of replacement dwelling. Demolition of existing 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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/5277**
331, Barkham Road, , Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Cowan

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

5277

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 JAN 2002	
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	FILE:

FAX & POST

Steephill
333 Barkham Road
Wokingham
Berkshire
RG41 4DJ

29th December 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Attn : Natalie Brown
Development Control Officer

Dear Sirs

Re : Application Number F/2001/5277
Site Address 331 Barkham Road Wokingham
Proposed erection of replacement dwelling. Demolition of existing dwelling

In reply to the revised site plan for the above application, we note that the layout of the proposed development is based on existing fence line. We bring to your attention that the retaining wall line, is not the owned boundary line of 331 Barkham Road.

The owner/developer is required to substantiate their boundary.

As previously stated in our prior letter to yourselves, we are opposed to this development, due to the complete change from a Bungalow to a House, as this will have a detrimental effect to our existing property.

Also a considerable loss of natural sunlight by a mass increasment of roof area and height, the intrusion of a dormer causing loss of privacy for my daughters within their habitual rooms.

Please also note that your letter dated 19.12.01 did not get delivered to ourselves until 28.12.01 this evident to the Christmas Post, therefore the observation date within your letter cannot be substantive.

Yours faithfully

pp H Norman.

H Norman

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5277

Applicant : Mr D Record & Ms J Tsang C/O Maple Timber Frame.

Location : 331, Barkham Road, , Wokingham.
Proposal : Proposed erection of replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 19/12 .....

Date Registered : 12/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 07/01/2002. 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 :

Dixton Pastures. Bat survey req'd.

Planning Issues : I'd see

Application Number: F/2001/5277

Appraisal :

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

Application Number F/2001/5277
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 331 Barkham Road
Wokingham.

APPLICATION NUMBER: F/2001/5277

OFFICER: Elaine Vashi

DATE OF SITE VISIT: F.F.12

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Res
Settlement

3. DESCRIPTION OF SITE/BUILDING

lawn to rear.
Conifers + hedging along boundary.
detached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached
→ 329c = bungalow, pitched roof, gable at front. set away from boundary
x3 windows in side elev (x2 are bigger).
← 333 = 2s detached. x2 windows at 1st floor; set away from boundary.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING currently set back from road, driveway, low wall
front & fence enclosure at sides.

LEVELS

BOUNDARY TREATMENT → 329c approx 1m wall with fence panels on top.
(not all fence panels are present).

OTHERS beyond rear 1.8m fencing with shrubs.
← 333 fencing + conifers.

01772 681350

Fax

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 JAN 2002	
COPIES TO:	ACK:
	FILE:

Maple

Maple Timber Frame
Unit 29
Progress Business Park
Orders Lane, Kirkham
Preston PR4 2TZ
Telephone 01772 683370
Fax 01772 681350

1/2/02
Phoned agent said as not all ob. glazed appr. still unacceptable → ref. he said he would send amended sketch (full hip) by fax for further consideration

To:	N Brown in Planning	**From:**	Graeme
Fax:	0118 974 6484	**Pages:**	3
Phone:	0118 974 6492	**Date:**	16 January 2002
Re:	331 Barkham Road, Wokingham	**CC:**	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• Comments:

We feel that by mirroring the design, much more light will fall on bungalow 329c Barkham Road. We would also like to point out that there are three windows (all obscure) on this bungalow that faces our proposed design. The foremost is a bedroom window, which has another window on the front of the property. The middle one is a bathroom. The remainder is a kitchen window, which also has another window, this time on the rear of the property. Bearing these points in mind, we feel that light is no longer an issue.

It may be worth noting that our client has no objections to moving the design further back on the plot, if you feel this would be beneficial.

Across the road, you have allowed an extension for a bungalow to become a 1½ storey dwelling (we believe the name of this property is 'The Chalet'). Bearing this in mind, we feel that our proposal is in keeping with local policy and actually enhances the area locally.

For reference purposes we have attached the site layout and two elevations (as submitted), which we would like to mirror.

Please ring us tomorrow to discuss this project further.

Regards,

Graeme.

17/1/13 05
need to SV to neighbour to check windows.
SV - 30/1
- one high level window at rear - can't do SV until prob kitchen
- one larger window ob. glazed
- window closer to front elev - not ob. glazed but has net curtain - seemed quite a dark room

Application Number: F/2001/5277 – 331 Barkham Road

Appraisal:

Development
Proposed erection of dwelling, to replace existing bungalow. The site is located within the identified settlement of Barkham within a residential area fronting a green route.

The relevant polices are:
BSP: EN1, LD3
WDLP: WOS3, WBE1, WOS2, WBE12
LALP: LTV1, LBE1, LBE2

1) Impact upon neighbouring properties
The existing dwelling is a bungalow of approximately 5.3m in height. The proposed height is 7.1m. The dwelling would also be increased in width from 8.5m to 11.5m, and be 2.5m closer to the boundary with 329c. When viewed from the front, the property to the right (329c) is a bungalow with windows in its side elevation, which from the plans appear to be sole windows for bedrooms. ON site visit, of the two main windows in the side elevation (there is a smaller window to the rear which appeared to be for a kitchen), one was obscurely glazed and the other was not obscurely glazed but had a net curtain in the window. The property to the left (333) is a two-storey detached dwelling. There are two windows in the first floor side elevation.

It is considered that the proposed dwelling would not cause any significant overlooking. The proposed windows in the side elevation at first floor level facing No. 333 would be a bathroom and could be conditioned to be obscurely glazed so as to remove any potential direct overlooking into windows, likewise, the ground floor utility window in the side elevation facing No. 329c could be obscurely glazed.

Whilst there may be no overlooking, it is considered that the proposed dwelling would be significant overbearing and cause loss of light to the windows of No. 329c, due to the height of the roof and bulk of the roof along the boundary. Concerns with regard to the proposed dwelling were raised with the agent about 'flipping' the dwelling around so it would be handed in design to that originally submitted (so that the catslide type roof would face No. 329c and the half-hip would then face No. 333). It is considered that whilst this change would lessen the impact upon 329c, it would still be overbearing given the increase in height over the existing bungalow and that it would be brought closer to the boundary. The handing of the design could also increase the negative impact upon the residents of No. 333.

Letters of objection were sent in from the residents of No. 333 raising concerns over loss of light to the habitable room windows. They have a pending application (F/2001/....) for a two-storey side extension along the boundary with No. 331, which they say if accepted is the only way that they feel the intrusion of the replacement dwelling would overcome their concerns.

It is considered that the raising of the roof and dormer window could affect light to the windows.

It is therefore recommended that the application be refused on grounds that the dwelling would be overbearing and result in loss of light to habitable room windows of the neighbouring occupiers.

2) Impact upon the character of the streetscene
There is a variety and mix of dwellings along Barkham Road, and whilst the proposed dwelling would be increased in width and fill more of the plot, it would not be out of the character with the relationship between other properties in the street scene.

It is therefore considered that there would be no adverse impact upon the character of the street scene.

The landscape consultation response advised that there should be details submitted for a proposed planting scheme at the front of the site to enhance the area and Barkham Road (which is designated a Green Route)

3) Impact upon highway safety (parking provision)
The proposed dwelling would have 4 bedrooms which requires 3 off-road parking spaces in order to comply with Council parking standards. The proposed scheme would include an integral garage, and parking/turning area. Subject to conditions including that the parking, garaging and turning is retained for that use, that the driveway be 8m (min) at the turning area, the access is surfaced across the entire width for a distance of 7m from the carriage way and that visibility splays are provided, the highway department would have no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

Applicationo	Name & Address
F/2001/5277	Miss Kerri-Jo Norman Steephill 333 Barkham Road WOKINGHAM. RG41 4DJ
F/2001/5277	H. Norman Steephill 333 Barkham Road WOKINGHAM. RG41 4DJ
Application withdrawn	Letters sent 28.02.02

WOKINGHAM UNITARY
Aiming for Excellence

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 14 February 2002
My ref: NB/F/2001/5277

F.A.O. Graeme
Maple Timber Frame
Unit 29
Progress Business Park
Orders Land
Kirkham
Preston
PR4 2TZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Graeme,

APPLICATION: F/2001/5277 – PROPOSED REPLACEMENT DWELLING
SITE: 331 BARKHAM ROAD, BARKHAM

I refer to your letter received on the 5 February 2002 with reference to the above application.

I have reviewed the above application and your proposed mirror imaging of the application.

It would appear that the existing bungalow meets existing guidelines with regard to day lighting and neighbouring windows whilst the proposed replacement dwelling (including the mirrored option) do not.

I would therefore be recommending this application for refusal. If you wish to withdraw this application would you please notify me in writing within 14 days of the date of this letter that you wish the application to be withdrawn; otherwise the application will be determined as it stands. If the application should be withdrawn, you would be able to submit a revised application without payment of an application fee, provided that it is received no later than 11 November 2002 (i.e. within 12 months of the original submission).

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

Natalie Brown
Planning Assistant

* PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 NOV 2001	
Officer: EV	Application No. F/2001/5277

Map No. 82 Site 011

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF REPLACEMENT DWELLING

DEMOLITION OF EXISTING DWELLING

Location: 331 BARKHAM ROAD

Parish: WOKINGHAM (Barkham) Ward: Barkham

23.11.01 TP

Applicant: MR D RECORD & MS J TSANG

Fee (9) Received 190-00 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	PARKING LAYOUT REQUIRED		
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 : 23.11.01 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 ✓ .....
DINTON PASTURES re demolition.

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish ✓ : WOKINGHAM
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:

CONSULT DINTON PASTURES .....
PRE-APP ATTACHED .....
.....

NEIGHBOURS:

S/N + see map .....
.....
+ 331 Barkham Rd (site inside red line) .....
.....
.....
.....
.....
.....
.....

Date: 19 December 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5277

Location: 331, Barkham Road, Wokingham.

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.

Applicant: Mr D Record & Ms J Tsang C/O Maple Timber Frame.

Case Officer: Natalie Brown

The new plans show the following: Site layout shows parking & turning area for 3 cars (including garage). Drawing: 1:500 site layout (received 06 Dec 2001).

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS ✓ | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 9277 (Planaps) / (Ludhouse) | Date Rec. 6 DEC 2001

Location: 331 Barkham Rd

Parish Barkham

Applicant:

Description of attached plans: Site layout shows parking + turning area for 3 cars (inc. garage).

Drawing No's: 1:500 site layout (received 6 DEC 2001)

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: neighbours consulted.

Date for Responses: 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER: NAB 7/12

Consultations Sent by Admin. on: 19.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

Maple Timber Frame of Langley

Maple

Unit 29, Progress Business Park,
Orders Lane, Kirkham PR4 2TZ
telephone: 01772 683370
facsimile: 01772 681350
email: maple.timberframe@virgin.net

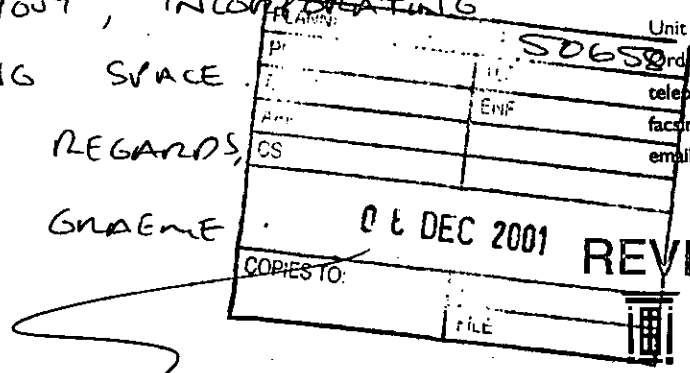
04:12:01 PLEASE FIND ENCLOSED

AMENDED SITE LAYOUT, INCORPORATING

INCREASED PARKING SPACE.

REGARDS,

GRAEME



With Compliments

5277

Natalie Brown

From: Elaine Vashi
Sent: 14 December 2001 08:40
To: Natalie Brown
Subject: FW: Planning Application F/2001/5277 331 Barkham Road Wokingham

-----Original Message-----
From: Andy Glencross
Sent: 30 November 2001 11:11
To: Elaine Vashi
Subject: Planning Application F/2001/5277 331 Barkham Road Wokingham

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 23 November 2001

Application Number: F/2001/5277

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.

Parish: BARKHAM PARISH

Site Address:
331, Barkham Road, , Wokingham.

Applicant:
Mr D Record & Ms J Tsang C/O Maple Timber Frame.

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).

Highways request a revised plan showing parking for 3 vehicles (1 in garage & 2 spaces; 4.8m by 2.4m) and an area for turning clear of these spaces, to enable vehicles to enter & leave the site in a forward gear.

plan received 6/12/01
AC

Signed: _____ **Print name:** AC 23/11/01

ADDRESS 331 BARKHAM ROAD PARISH ~~WOKINGHAM~~ BARKHAM 1.4.86 E

PLOT No. ORD. SHEET No. SU 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/1462/70	MR. I. WILLCOX	DOUBLE GARAGE	29.10.70	APP C/A
1557/73		EXTENSIONS & ALTERATIONS	25.10.73	C/A
41608	MR. TRANG	DORMER & ETC.	26.5.93	C/A
AP93/1664A	MR. TRANG	LOFT CONV	8.7.93	REF APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

For office use only.
Application number: 12.NOV.2001* 5277

Environmental Services

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	DAVID RECORD AND JANICE TSANG 151 THE GRAMPIANS SHEPHERD'S BUSH ROAD LONDON W6 7NB 020 7603 0879
2	Agent's name address and postcode Phone number	MAPLE TIMBER FRAME UNIT 29 PROGRESS BUSINESS PARK ORDERS LAND KIRKHAM PRESTON PR4 2TZ 01772 683370
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.	331 BARKHAM ROAD WOKINGHAM RG41 4DJ
	About the application Give brief details of the proposal for example, two storey side extension.	DEMOLITION OF EXISTING DWELLING AND DETACHED GARAGE AND ERECTION OF DWELLING WITH INTEGRAL GARAGE

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 existing and dark stained timber.	RENDER TO WALLS WITH BRICK PLINTH AND PLAIN CLAY TILES
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 ☑

Please turn over

	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. 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.		
	1:50, 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.~~

OR

Certificate B

I certify that;
● None of the land forms part of an agricultural holding & 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 as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
WING KEUNG TSANG AND MONA WAN MEI TSANG	331 BARKHAM ROAD WOKINGHAM	19 OCTOBER 2001

Your signature: GR Record

on behalf of DAVID RECORD * JANICE TSANG.

Date 07:11:01

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