APPLICATION NO:
F/2001/5278

LOCATION:
339 Barkham Road, Wokingham.

APPLICANT:
Mr & Mrs Standing C/O I W Evison

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **17/12/2001**
End of consultation: 21/12/2001
APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Joanna Medler**

APPROVED

No objs 10/01/02 SV

J88

DO

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Standing
C/O I W Evison
110 Florence Road
Parkstone
Poole
Dorset

Application Number: F/2001/5278

Parish: **BARKHAM**

Location: **339, Barkham Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

Anna Cronin
Head of Planning & Transportation
Date: 03/01/2002

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/2001/5278

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
339, 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/2001/5278 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler 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

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

Tel: (0118) 974 6502

Date: **23 November 2001**

My ref: F/2001/5278

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/2001/5278
339, Barkham Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Joanna Medler** on **(0118) 974 6502.**

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5278**
339, Barkham Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

Environmental Services

For office use only.
Application number 12.NOV.2001* 5278

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 STANDING 559 BARKHAM RD WOKINGHAM
2	Agent's Name Address and postcode Phone number	I. W. EVISON 110 HOLGATE RD PRESTONS POOLE 01202 246845
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 applicant.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY
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.	Brick to match house. GLASS. Translucent polycarbonate to roof
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: 3
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 I.W. Evison for the Standing

Date 5th Nov 01

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

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5278

Applicant : Mr & Mrs Standing C/O I W Evison.

Location : 339, Barkham Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01

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 :

NO comments / responses

Planning Issues :

Neighbouring Properties : BSP - LO3
WDLP - WBE1, WO53
SEALP - SBE1, SBE2

Streetscene : BSP - LO3
WDLP - WBE1, WO53
SEALP - SBE1, SBE2

Application Number: F/2001/5278

Appraisal :

① Development: The proposed development is for a single storey rear extension to the dwelling to form a conservatory. The proposed conservatory will be 4.5m in length, and 4.24m in width. It will be to the rear of the property with the garage to the side, and lounge to the back. Projecting approximately 0.85m beyond the rear wall of the garage.

② Impact upon neighbouring properties: The proposed conservatory is set some 7-9m back from the neighbouring properties of NO. 341, and NO. 337. The proposed conservatory will have a minimal impact to NO. 341, as there are existing buildings which will obstruct the view of the conservatory. Due to the distance, and boundary treatment between NO. 339 and NO. 337 only a brief view of the proposed conservatory will be seen. The boundary to NO. 339 consists of panel fencing, and planting approximately 1.5-1.75m in height, with some more mature planting dotted rand boundary. Therefore due to the location and distance of the proposed conservatory to the neighbouring properties, no adverse impact will occur.

③ Impact upon streetscene: Due to the location of the proposed conservatory, there will be no adverse impact upon the streetscene as the proposal is not visible from the road.

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

Application Number F/2001/5278
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission - 5 years
2	C014	R014	External finishes to match

RECORD OF SITE VISIT

SITE ADDRESS: 339 Barkham Road Wokingham.

APPLICATION NUMBER: F/2001/5278

OFFICER: Joanna Medler

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Chalet style properties - 2 storeys - detached

3. DESCRIPTION OF SITE/BUILDING 2 Storey detached dwelling - long plot

4. RELATIONSHIP TO ADJOINING PROPERTIES No.'s 337 and 341 are set between 7-9m away from the proposed conservatory. No. 341 is ~~is~~ not visible from rear garden of No. 339 due to existing buildings - No. 337 ~~is~~ also obtained so that conservatory will only just be seen

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT - fencing, planting - approx 1.5-1.75m in height

OTHERS /

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: JKM	Application No. P 2001 5278

Map No. 82 Site 0.07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 339 BARKHAM ROAD

Parish: ~~WOKINGHAM~~ Barkham Ward: Barkham. 23.11.01 JB

Applicant: MR | MRS STANDING

Fee (11) Received 95-00 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			
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 .....

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:

..... No pre apps .....
.....
.....

NEIGHBOURS:

..... S/N + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 12.NOV.2001 * 5278

Householder planning application form

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	Address and postcode	559 BARKHAM RD WOKINGHAM
	Phone number	
2	Agent's Name	I. W. EVISON
	Address and postcode	110 FLORENCE RD PARKSTONE
		POOLE
	Phone number	01202 246845
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3544 Crystal Mark
Clarity approved by Plain English Campaign

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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 I.W. Evison for Mr Standing

Date 5th Nov 01

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

LITTLECOT
ADDRESS 339 BARKHAM ROAD

PARISH ~~Wok/Lutthant~~ BARKHAM 1-4-86

PLOT No.

ORD. SHEET No. SU. 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
358/71	MR R. WEBB	O/ADD S/STORY EXTENSION	15.4.71	N/A C/A
PD/562/71	"	"	30.9.71	APP. N/A
36083	MR MRS BASTEN	1ST FLOOR EXT.	3-8-90	C/A
BRA 9540	"	DORMER EXT.	19.9.90	APP
F/2000/1050	Mr & Mrs R C Fifield	Side Dormer Ext	08.05.00	APP
FP/2000/0685	"	Dormer roof ext	26.5.00	App.

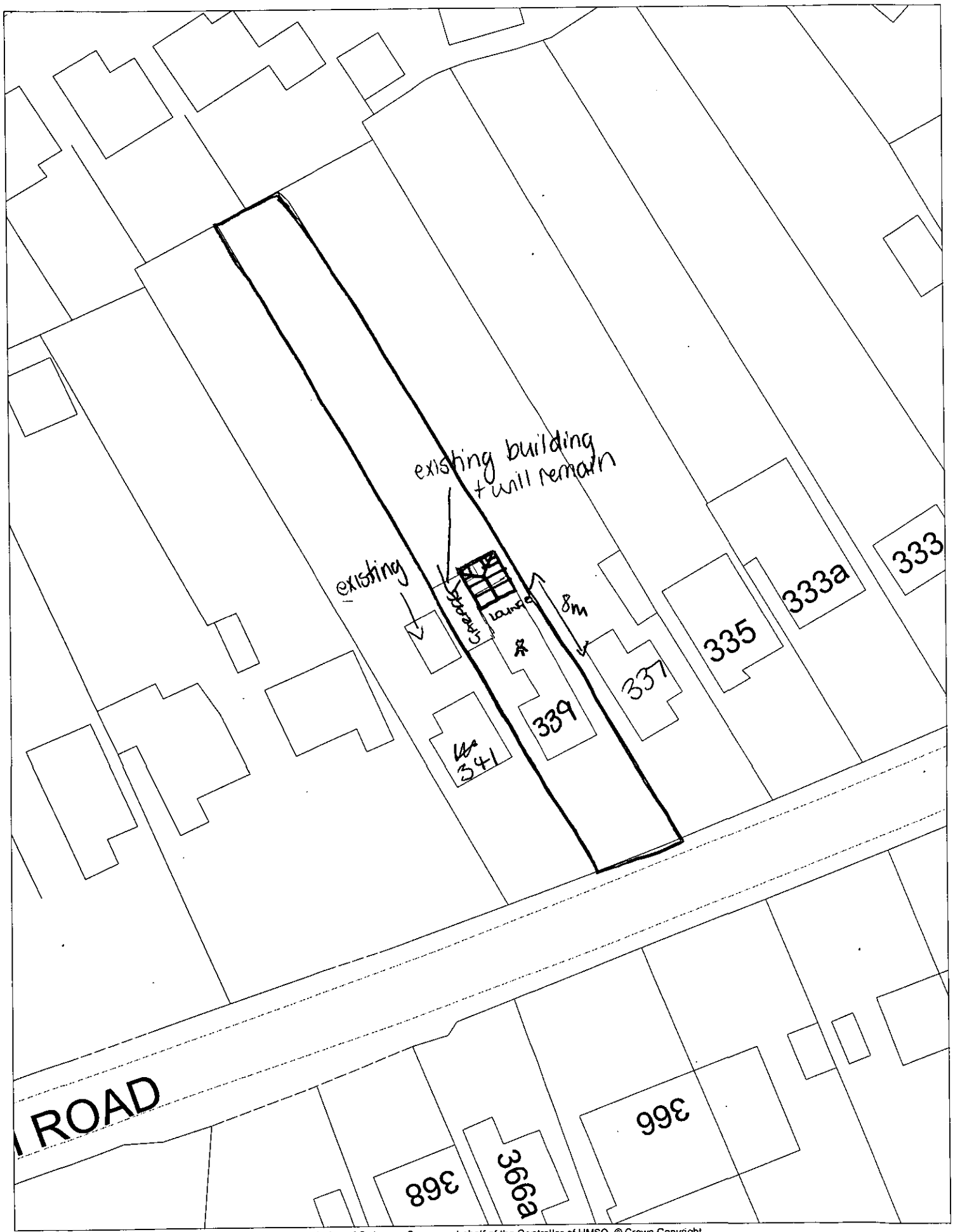
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001

Scale: 1 : 500

N
W E
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Development Control Section, Environmental Services, Wokingham District Council.
19 November 2001

Scale: 1 : 1250

N
W E
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12.NOV.2001 5278

Site Plan, Scale: 1 to 2500

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Date: 5 November 2001

N
W E
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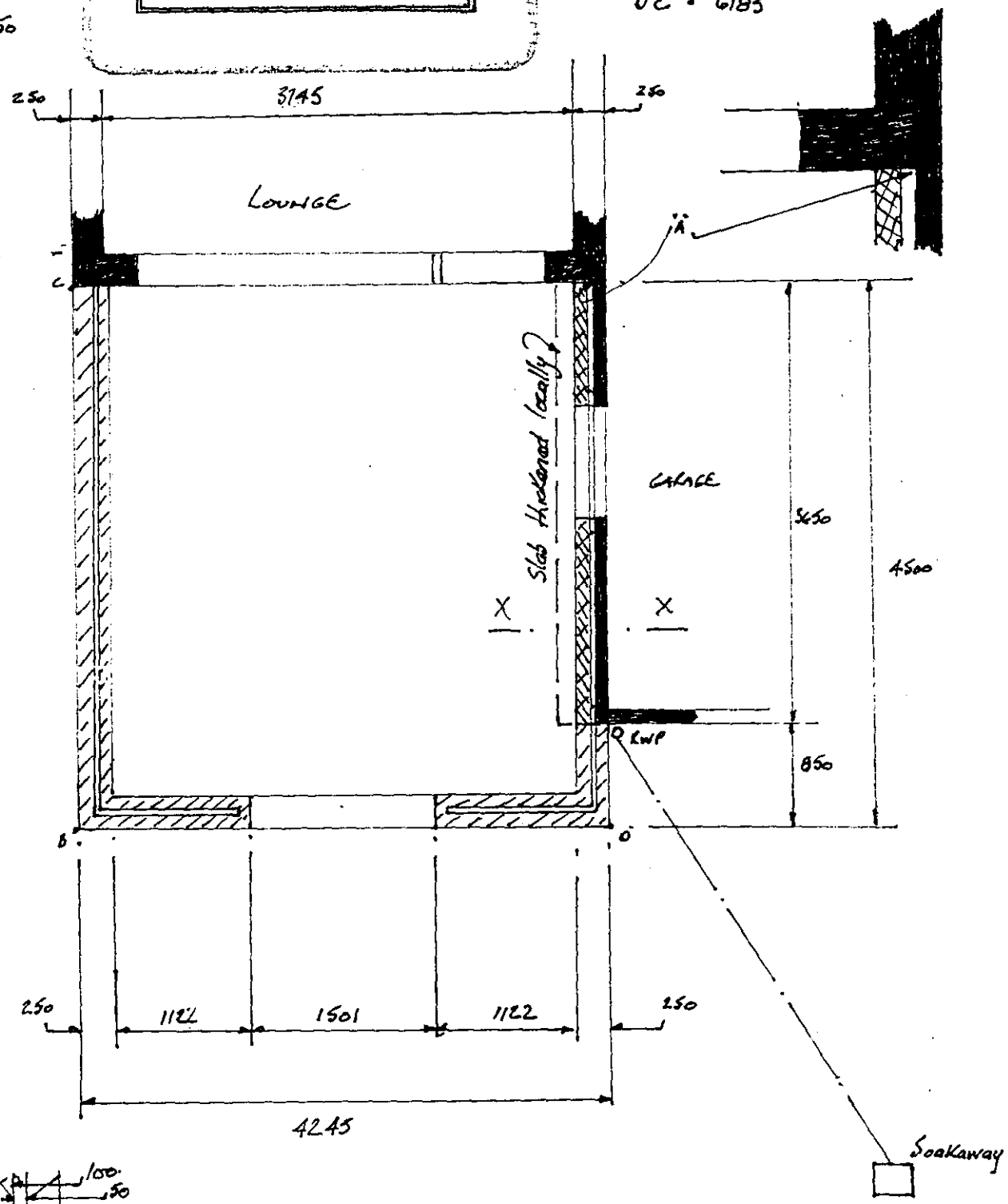
APPROVED

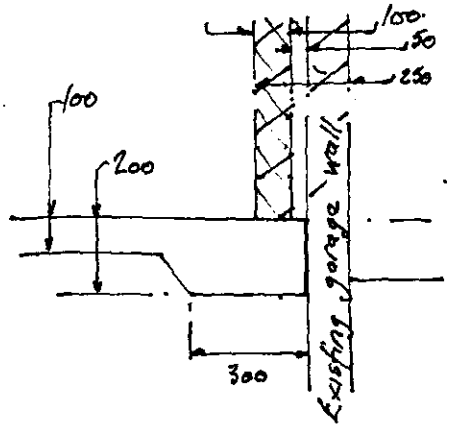
12.NOV.2001 * 5278

FLOOR PLAN

1:50

Diagonals
AB = 6118
DC = 6185





250 wall built to 600 above DPC

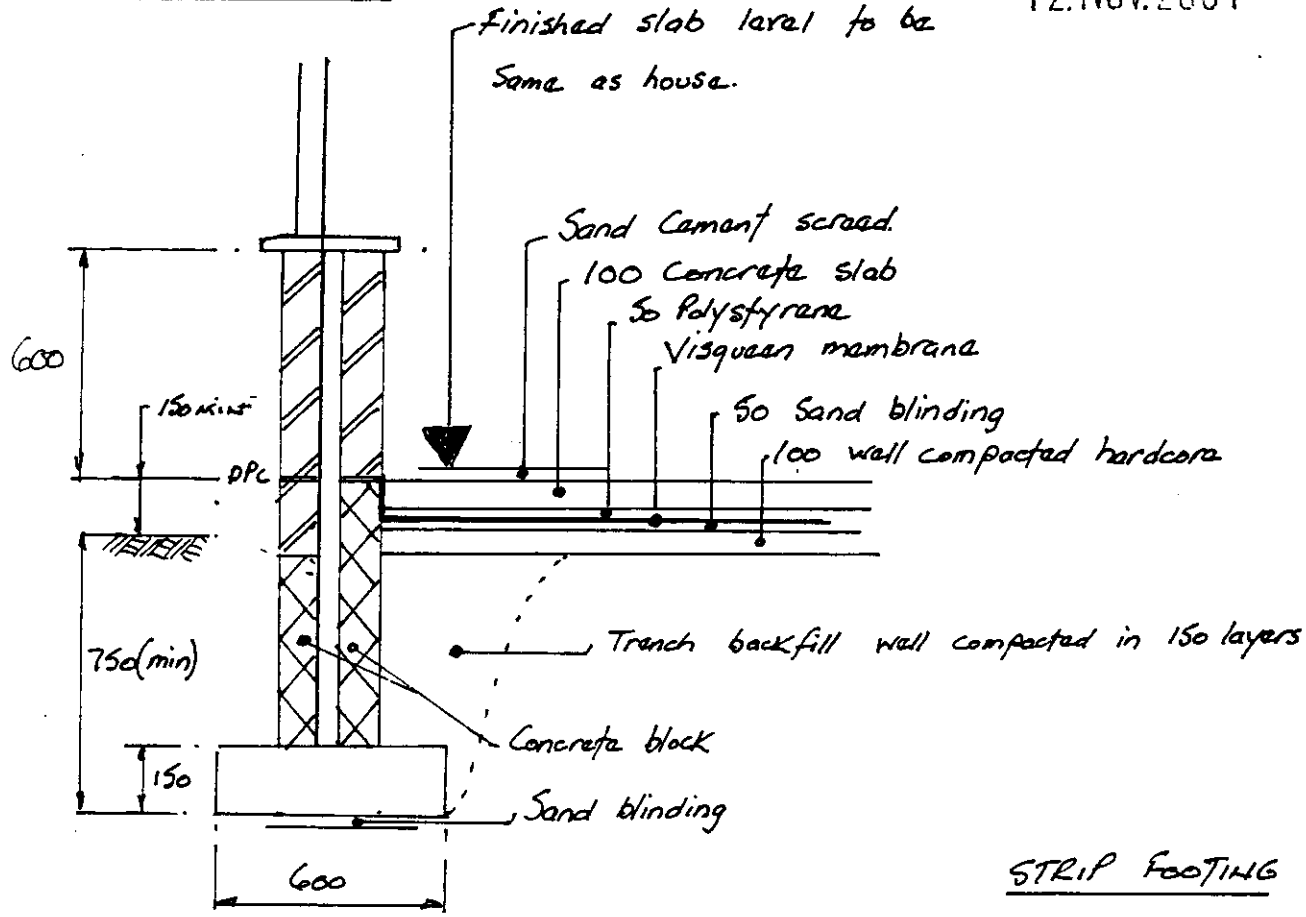
Existing brickwork

100 wall built to 2030 above DPC
to support box gutter. (See section X-X)

SECTION X-X

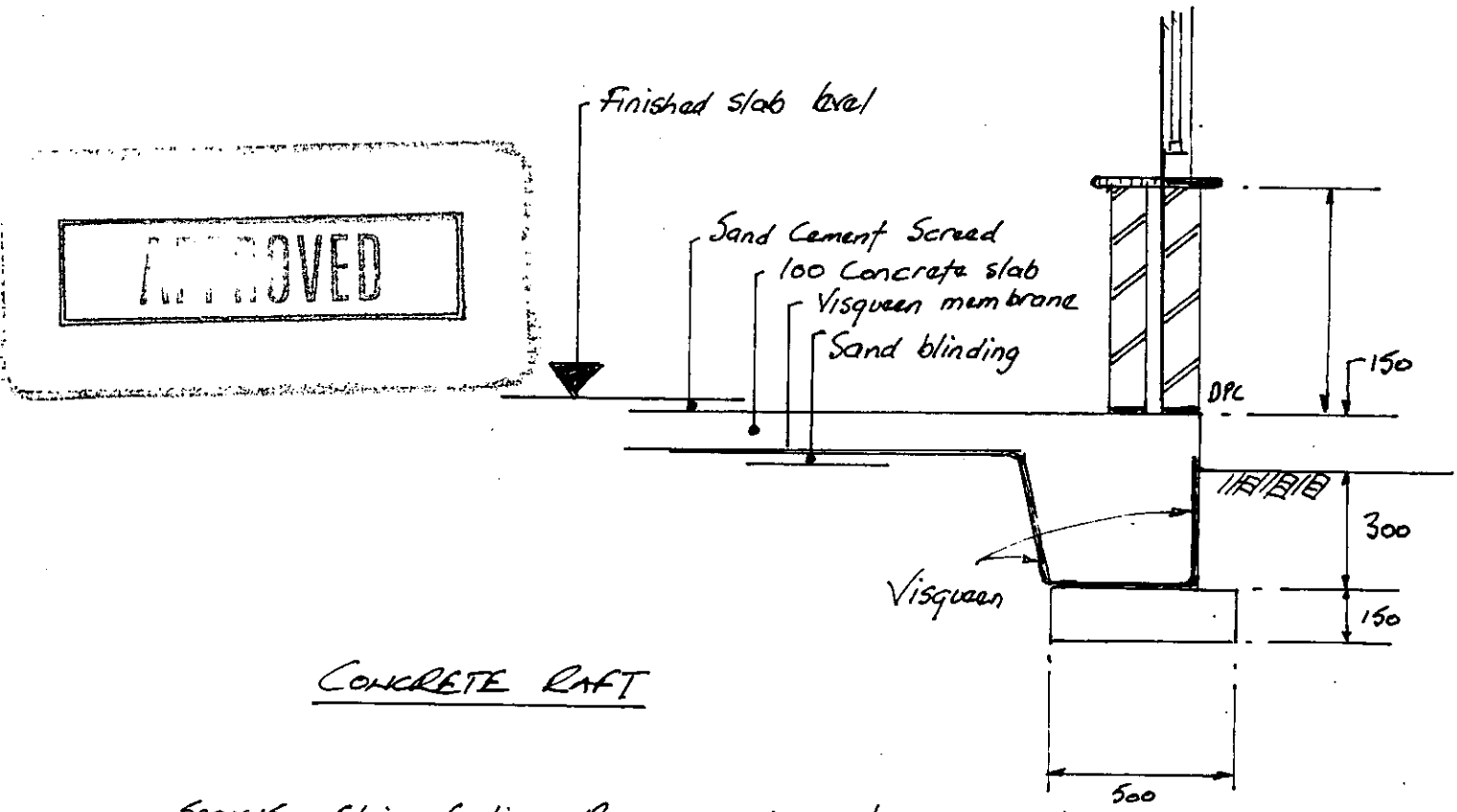
FOUNDATIONS

12.NOV.2001* 5278



STRIP FOOTING

APPROVED



CONCRETE RAFT

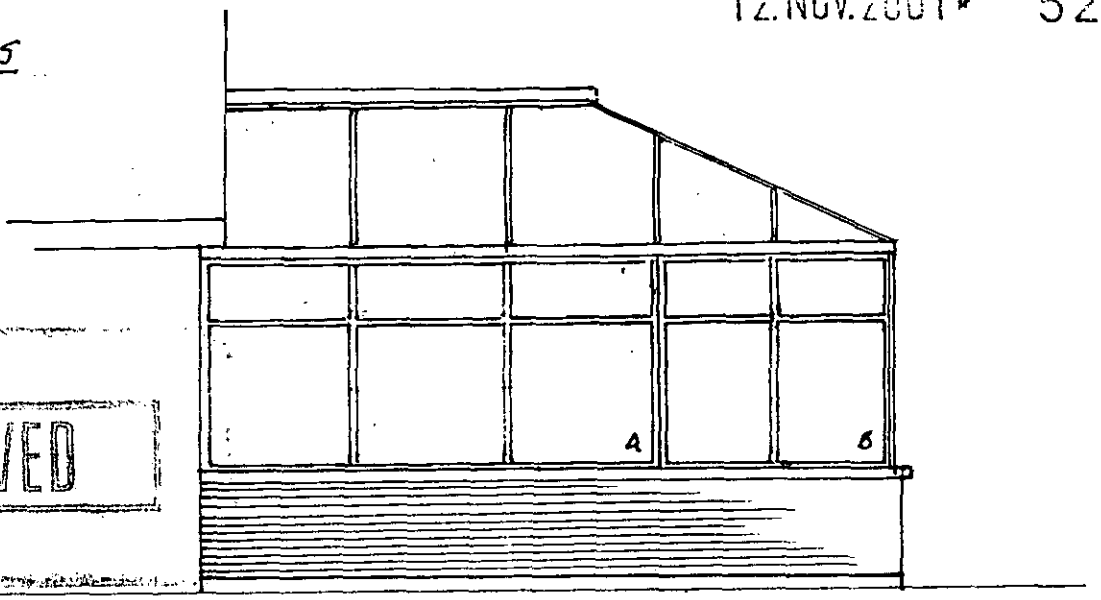
500x150 Strip footing 12 NEWTON mixed & installed on site

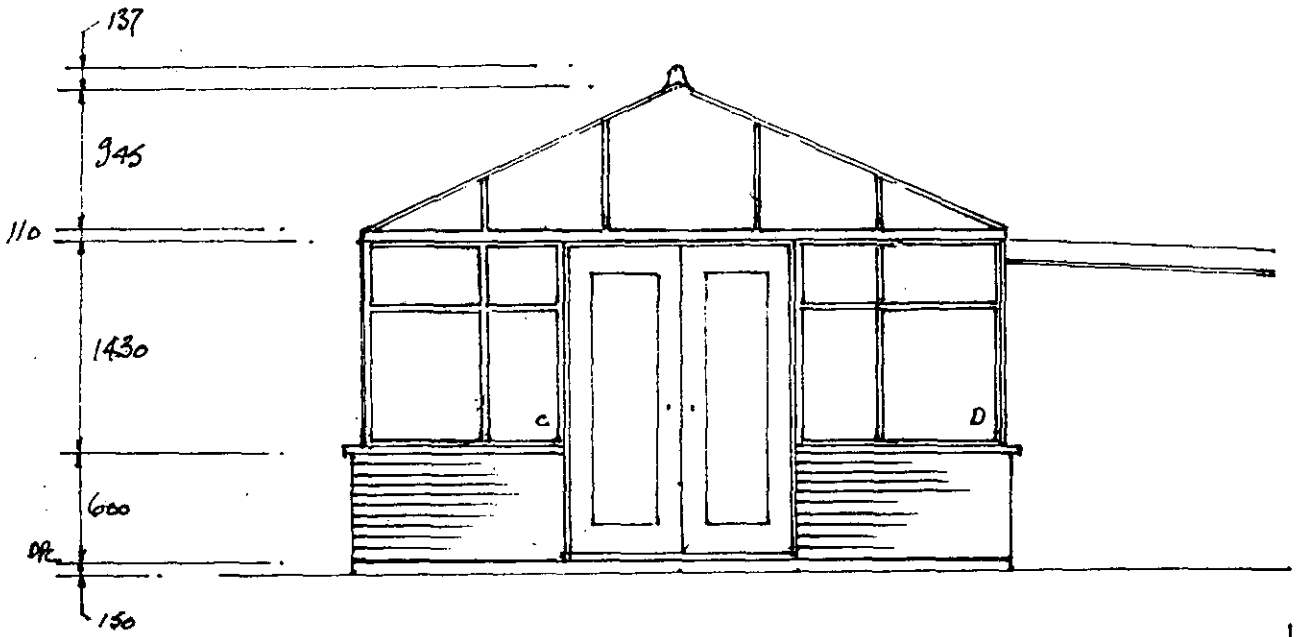
Overlying raft in 20 NEWTON Ready mixed 25 slump with retarder

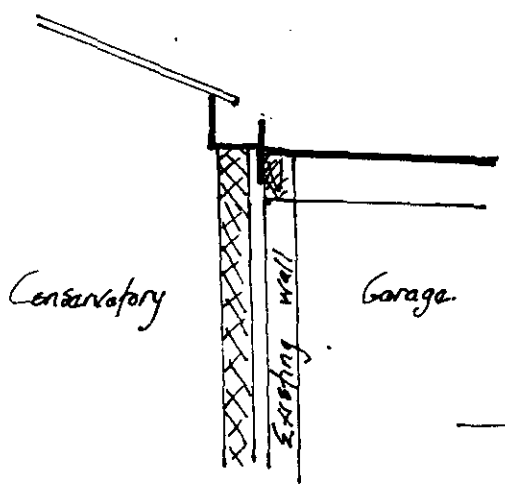
12.NOV.2001 * 5278

ELEVATIONS

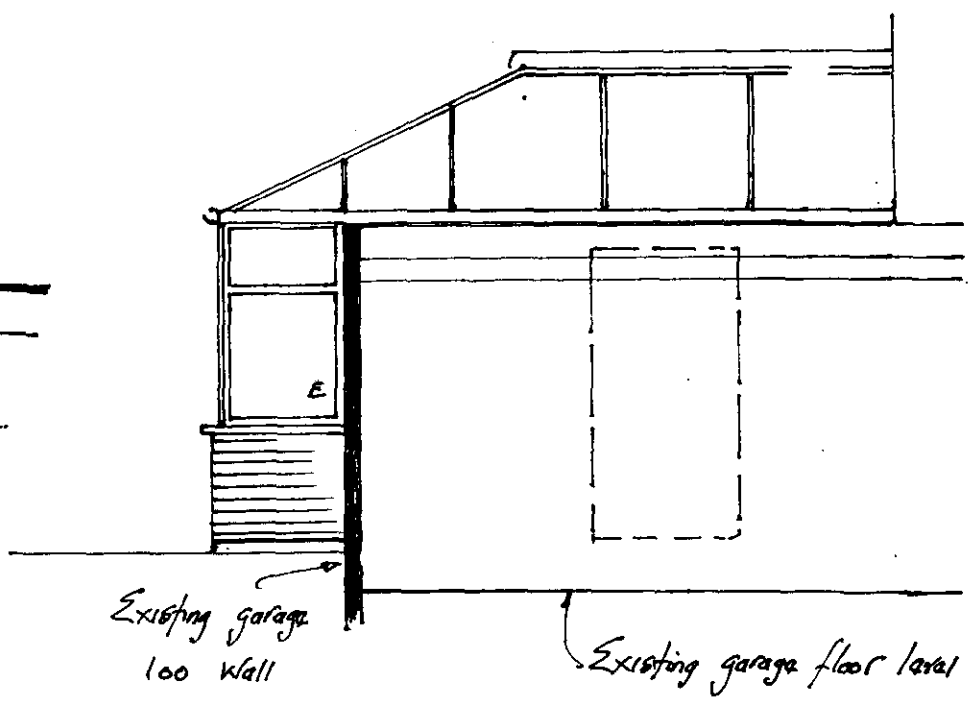
APPROVED







SECTION THRO
GARAGE / CONSERVATORY
JUNCTION



SECTIONAL ELEVATION

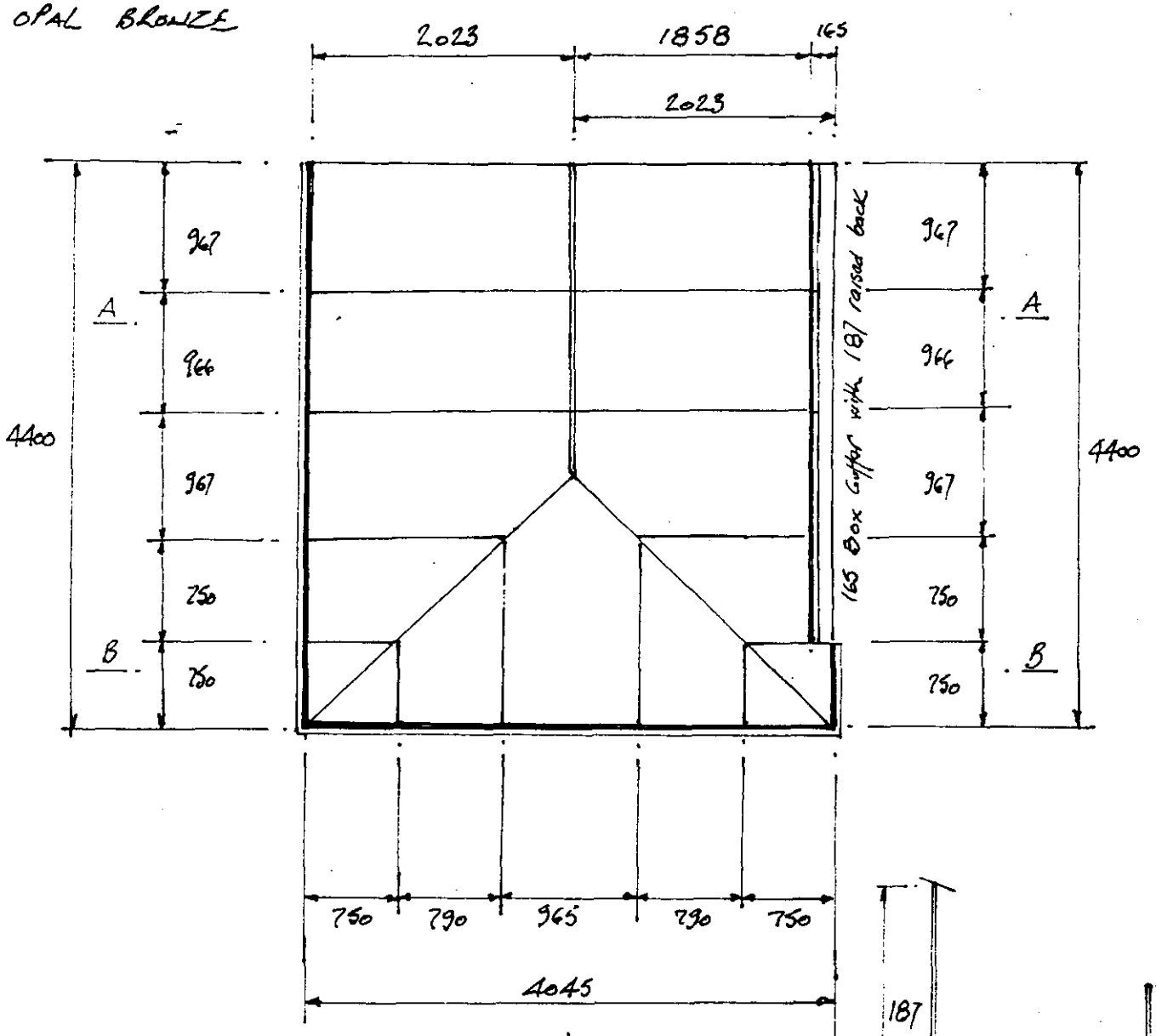
APPROVED 12.NOV.2001 * 5278

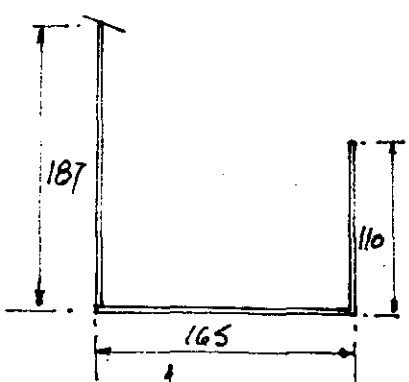
Roof PLAN

25° PITCH

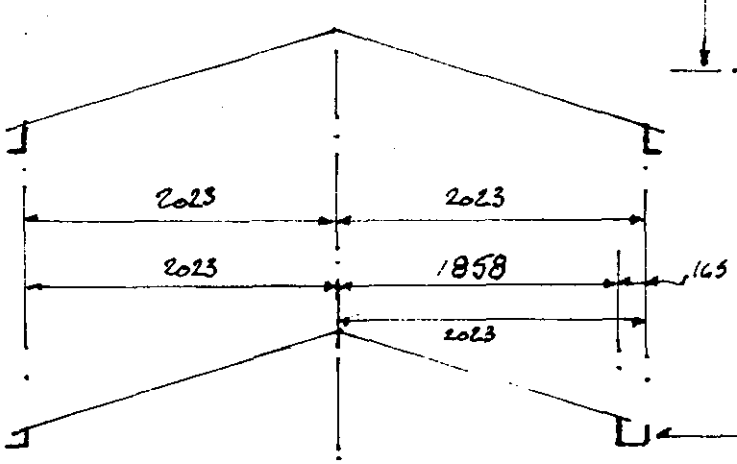
25mm POLYCARBONATE

OPAL BRONZE





SECTION B-B



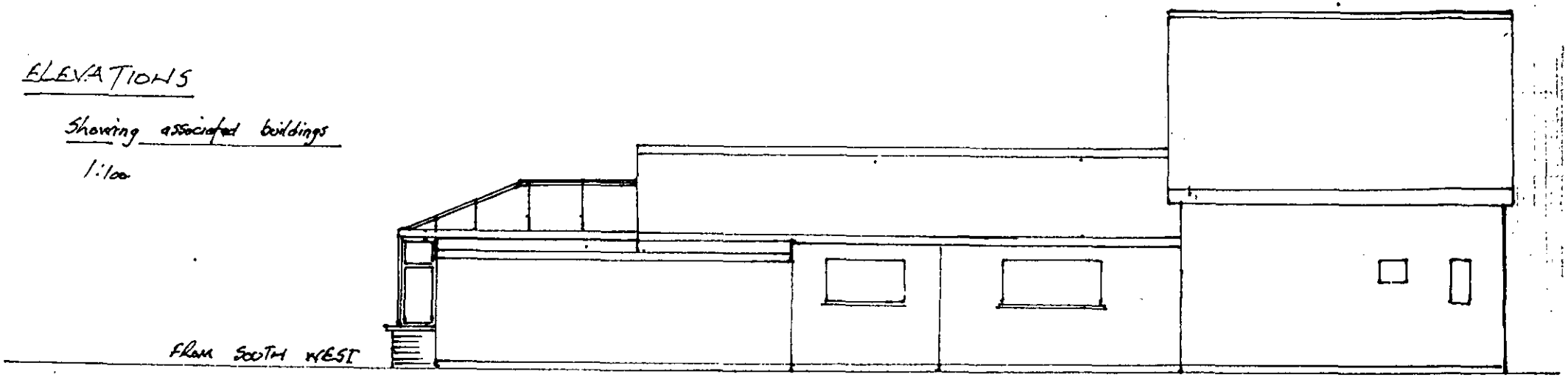
SECTION A-A

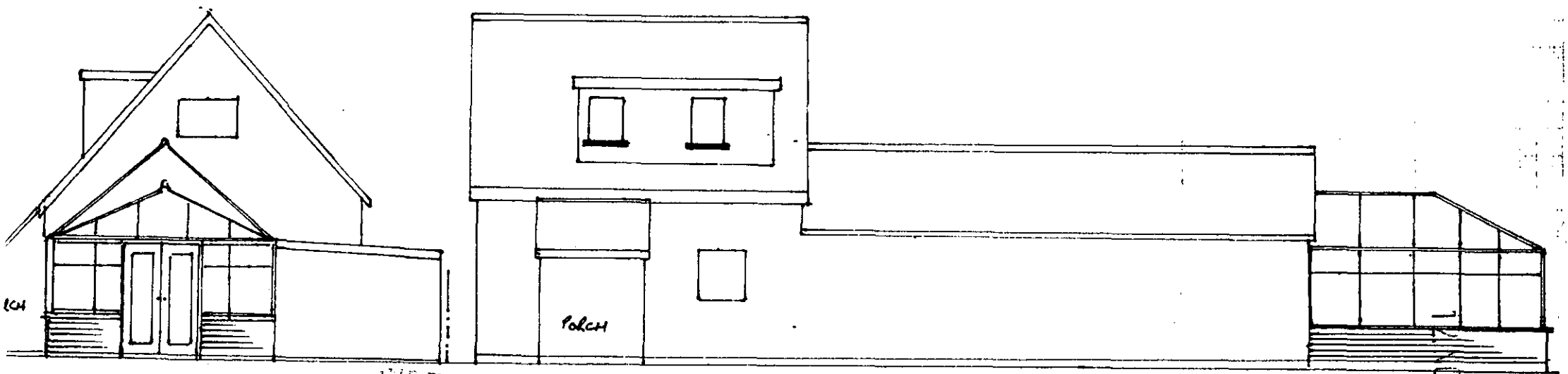
RAISED BACK BOX GUTTER

ELEVATIONS

Showing associated buildings

1:100



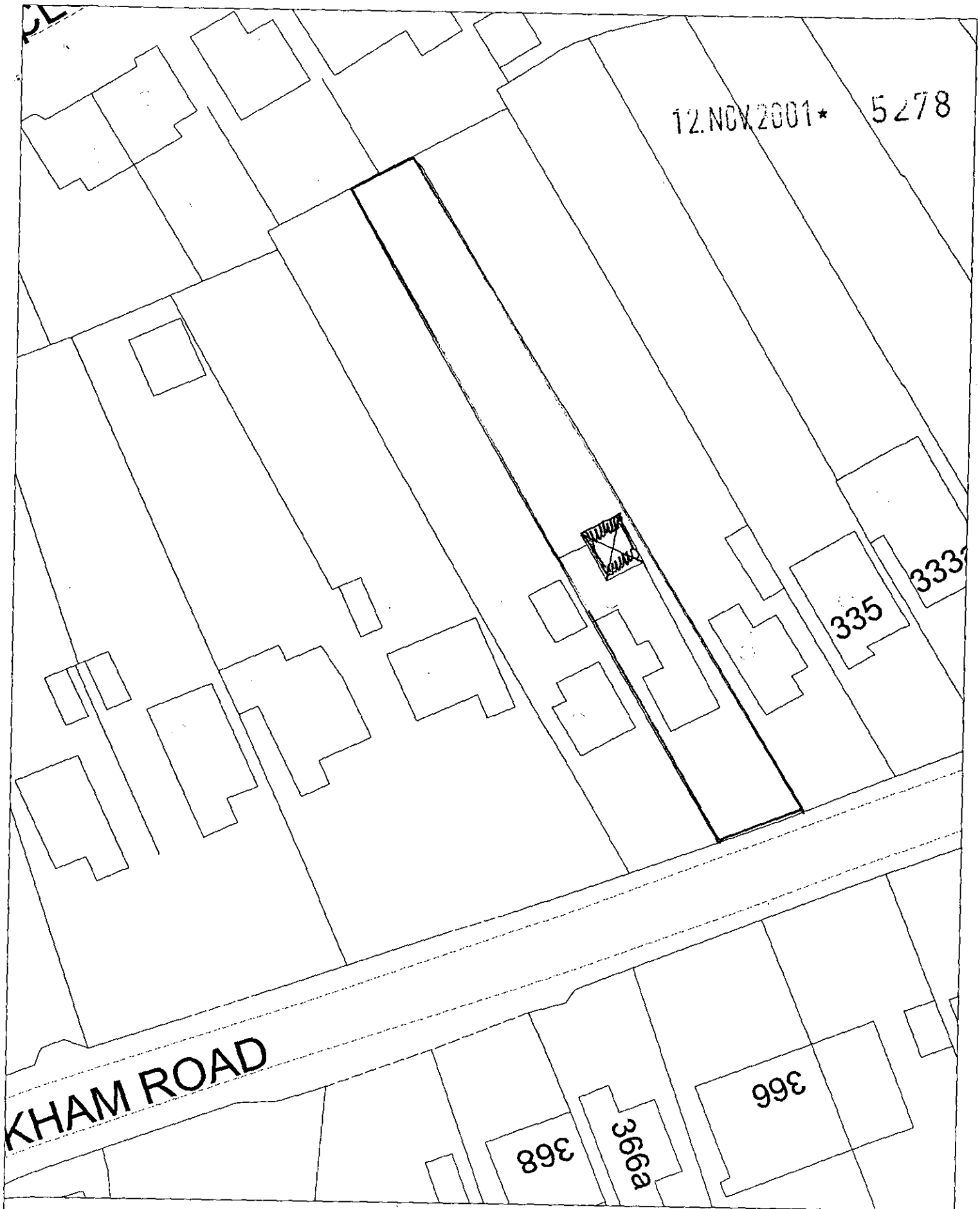


FROM NORTH WEST

FROM NORTH EAST

CONSERVATORY NOT VISIBLE FROM SOUTH EAST (FRONT ELEVATION)

12 NOV 2001 * 5278



Site Plan, Scale: 1 to 500

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Date: 5 November 2001

N
W E
S



12 NOV 2001

Site Plan, Scale: 1 to 2500

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