[redacted]

4

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2869

LOCATION:
20 Barker Close, Arborfield Reading.

APPLICANT:
Miss Ter-Horst C/O Peter H Watkins

PROPOSAL:
Proposed two storey side and single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **25/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss Ter-Horst
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/2869

Parish: **ARBORFIELD**

Location: **20, Barker Close, Arborfield, Reading.**

Proposal: **Proposed two storey side and single storey rear extensions 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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 residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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 EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2869 GA
BUILDING CONTROL NUMBER.	FP 2000/1309 Martin
~~APPLICANT~~/AGENT	Peter H Watkins
ADDRESS OF SITE	20 Baker Close ARBORFIELD
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext +S/S

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20179A	PW 20179
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/1/01	

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 COPY**********

Tel: 0118 974 6442

Date: **01 December 2000**

My ref: F/2000/2869

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/2000/2869
20, Barker Close, Arborfield, Reading.
Proposed two storey side and single storey rear extensions 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2869**
20, Barker Close, Arborfield, Reading.
Proposed two storey side and single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

Received by Wokingham District Council

Application No: F/2000/2869

Proposal:
Proposed two storey side and single storey rear extensions to dwelling.

Location:
20, Barker Close, Arborfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

01 December 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2869

Applicant: Miss Ter-Horst C/O Peter H Watkins.

Location: 20 Barker Close, Arborfield, Reading.

Proposal: Proposed two storey side and single storey rear extensions to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		07/12/00

Date of Neighbour Notifications : 01/12/00

Date of Site Visit : 14/12/00

Date Registered : 28/11/2000

Earliest Date for Decision : 25/12/2000

Latest Consultation Date/Site Notice Expiry Date : 25/12/2000
04/01/01 (GA)

This application will have expired on: 23/01/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

Environment Agency - has no objection - there is a landfill site 130 metres distant, in view of the distance landfill gas is unlikely to present a risk.
ARBORFIELD & NEWLAND PARISH COUNCIL – NO OBJECTION.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2869

Appraisal :

The application property is a modern semi-detached house which has only recently been built and forms part of an estate that is currently under construction.

The application proposes a two storey side extension to be built on the unattached side of the dwelling, between this and the unattached neighbour no.18.

The design of the proposal is in character with the existing dwelling. The two storey element is subservient in elevation and roof line and would not result in a terracing effect. A 1.0 metre gap between extension and boundary would be maintained. Therefore no harm to the street scene.

The two storey element would be built within the building line of the neighbouring property and therefore no overbearing impact would result. No.18 has no habitable room windows to its flank, therefore no material loss of light would result.

The single storey rear extension with pitched and hipped roof would project 3.6 metres from the rear elevation. The extension would stop short of the attached boundary by just over 2.0 metres, and a 1.0 metre gap would be maintained on the unattached side. Therefore no harm to neighbour amenity.

The application complies with parking standards.

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

Application Number: F/2000/2869
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
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
5	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2	N07		ACCESS CONSTRUCTION (AGENCY)
3	N06		WITHIN CURTILAGE

4/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 20 Barker Close, Arborfield, Reading.

APPLICATION NUMBER: F/2000/2869

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising modern two storey houses.

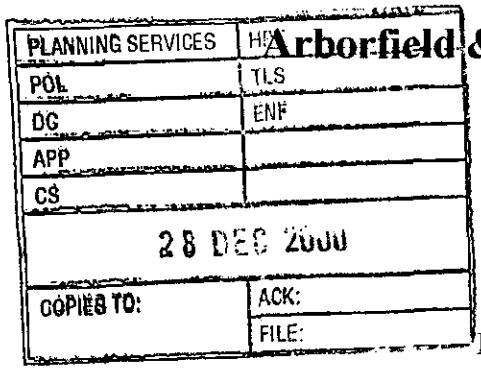
3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.18 to the west and no.22 attached to the east - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Single garage with one space to front.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing
OTHERS	None





Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

23rd December 2000

Mr George Allpress
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Allpress

Reference: Planning Application F/2000/2869, 20 Barker Close, Arborfield

The Councillors did not object to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 01 December 2000

Application Number: F/2000/2869

Proposal: Proposed two storey side and single storey rear extensions to dwelling.

Parish: ARBORFIELD PARISH

Site Address:
20, Barker Close, Arborfield, Reading.

Applicant:
Miss Ter-Horst C/O Peter H Watkins.

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).

C04, R04.
C22, R22.

Signed: _____ **Print name:** Adam Coggins 5/12/00.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 01 December 2000

Application Number: F/2000/2869

Proposal: Proposed two storey side and single storey rear extensions to dwelling.

Parish: ARBORFIELD PARISH

Site Address:
20, Barker Close, Arborfield, Reading.

Applicant:
Miss Ter-Horst C/O Peter H Watkins.

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).

C04, R04.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 5/12/00.

Our ref: SP\2000\2828
Your ref: F/2000/2869

Date: 11th December 2000

ENVIRONMENT AGENCY 37751

App
CS
14 DEC 2000
COPIES TO: ACK: FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: George Allpress
Dear Sir,

PROPOSED ERECTION OF TWO STOREY AND SINGLE STOREY REAR EXTENSIONS TO DWELLING AT 20 BARKER CLOSE, ARBORFIELD, READING

Thank you for your letter dated 1st December 2000 which was received on the 6th December 2000. You are asked to quote the following reference in any correspondence: SU76NE/2/7. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
130 metres	Whitehall Brickworks, Arborfield

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

Sarah Paxman
Development Planning Officer

Cc. Peter H Watkins, 48 Broomfield Roasd, Tilehurst RG30 6AK

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2869 relates.

Address of site 20 BARKER CLOSE

ARBORFIELD, READING RG2 9NR

Signed [signature]

Date 7-12-2000

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~16 NOV 2000~~ Valid 28 NOV 2000

Officer: GA	Application No. F/2000/2869

Map No. 17. Site 0:03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: & SINGLE STOREY REAR
(F.) PROPOSED TWO STOREY SIDE EXTENSIONS TO DWELLING

Location: 20 BARKER CLOSE

Parish: ARBORFIELD Ward: ARBORFIELD 1.12.00

Applicant: MISS TER-HORST
Joint cheque with B/control.

Fee 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	If address is Barker Close, the site plan is inaccurate (turning shown on plan is adj. to No 22)	21/11	✓ 28/11
3	Forms unsigned	Address incorrect? – on forms & location plan	21/11	✓ still not same as on plan
4	Correct S 66 certificate			
5	Elevation plans	Side elevation (garage side) shows a door only – floor plan ~~shows door + WC window~~	21/11	✓ 28/11
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 : 1.12.00 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 Archangstead
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill Site consultation ✓

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/NT 8, 11, 18, 22 Barker Close, Arborfield ✓

M/S. C-HURST

BARKER CLOSE

IS CORRECT —

LOCATION PLAN HAS

TWO NAMED ROADS

AND IS WHAT IS THERE —

27.11.07

Environmental Services

For office use only.
Application number: 28.NOV.2000* 2869

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	MISS. TER-HORST
	Address and postcode	20 BAKER CLOSE ALBOLFIELD
	Phone number	9762070
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST READING
	Phone number	9423696
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.	20 BAKER CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & CLAY TILES TO MATCH
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.	£95-00	
	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 Miss Ter-Horst

Date 14-11-2000

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

1933

ADDRESS 20 BARKER CLOSE **PARISH** ARBORFIELD

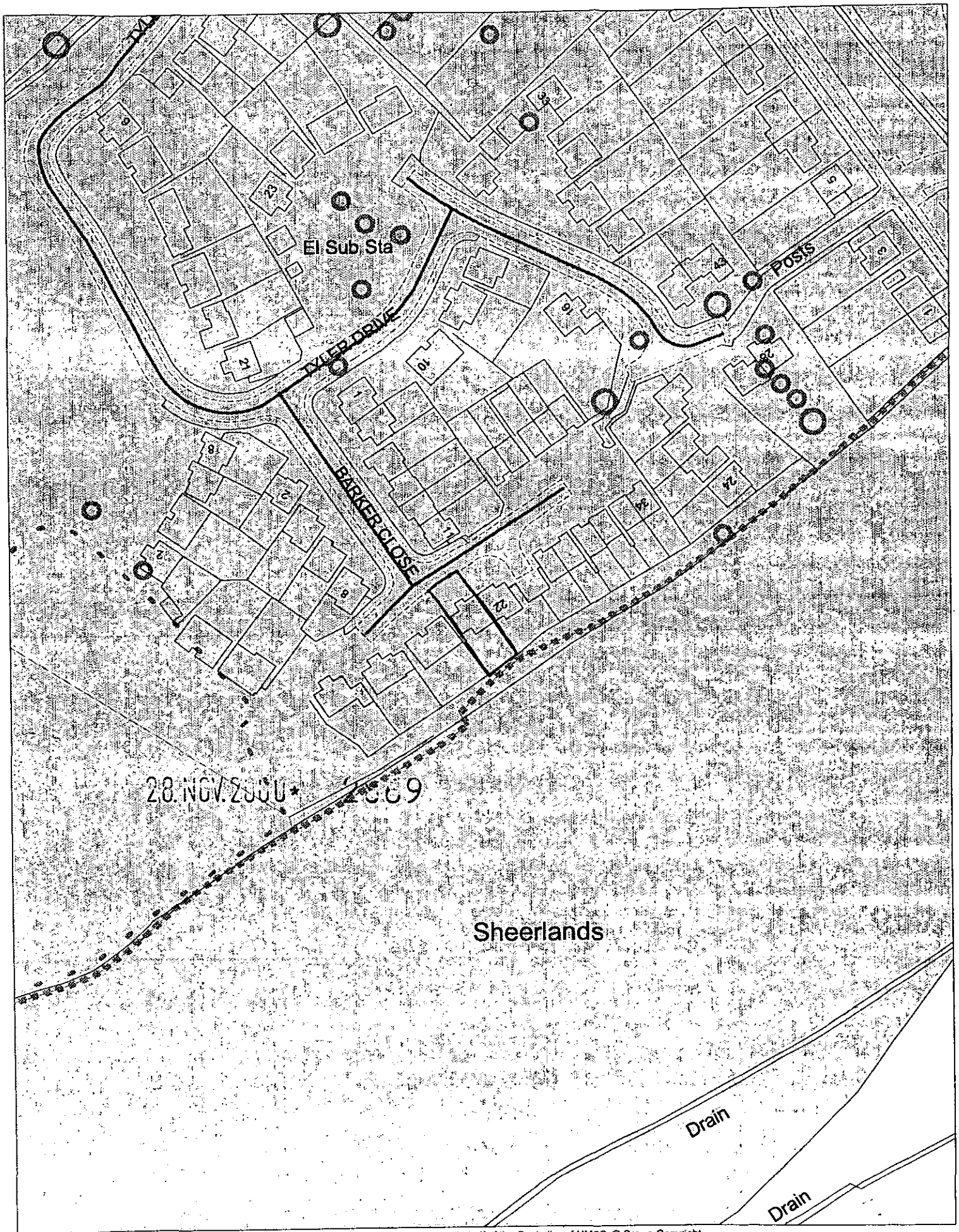
PLOT No. 50 **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64429/A	PERSIMMON HOMES	DEM. ERECTION OF 63 DWELLINGS ETC 1 SEMI-DET. HOUSE & GARAGE	25.4.97	REF.

MINISTRY DECISION 64429 - APPEAL ALLOWED - 8.1.98

SPECIAL ORDERS



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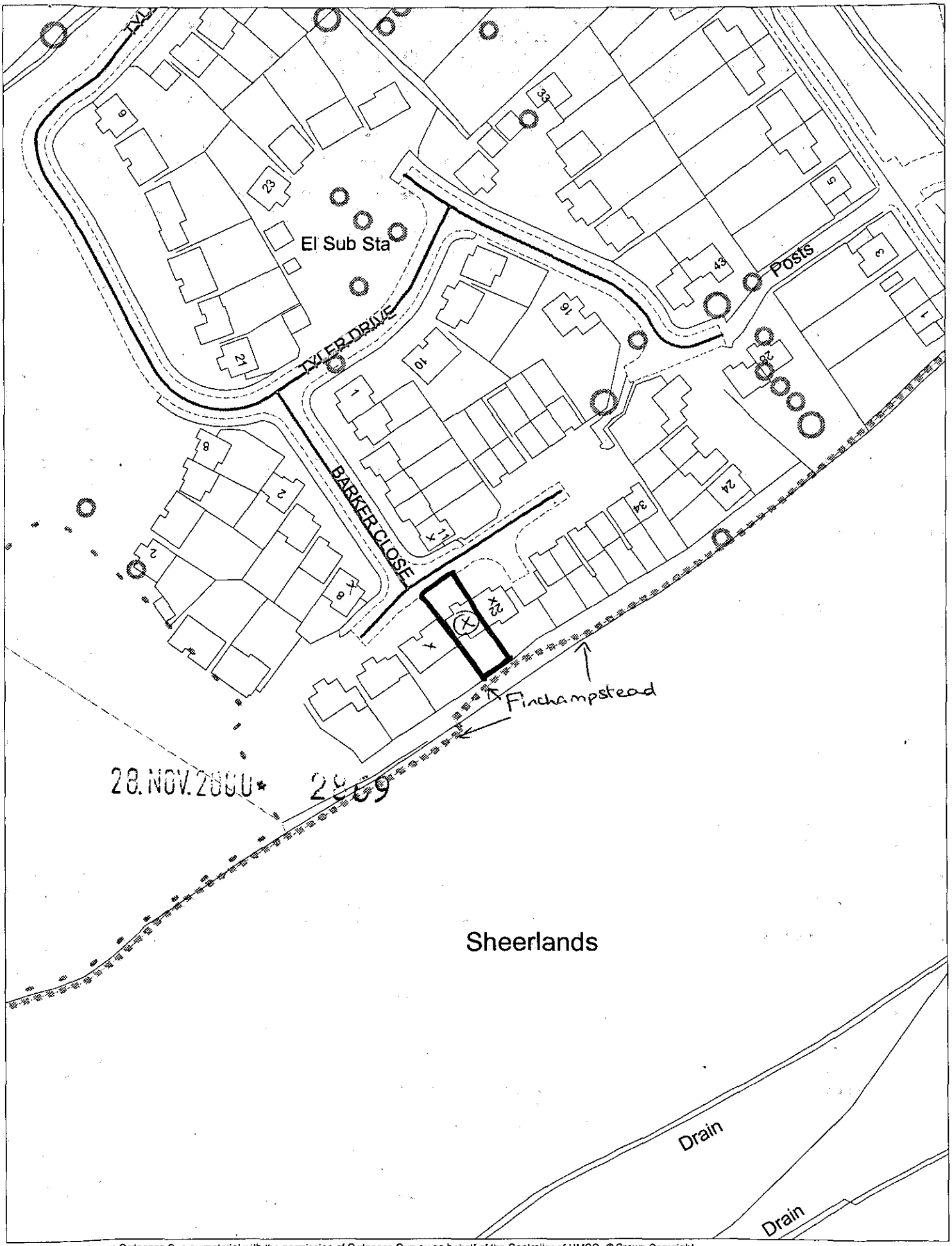
Development Control Section, Environmental Services, Wokingham District Council.
21 November 2000

Scale: 1 : 1250

N W E S



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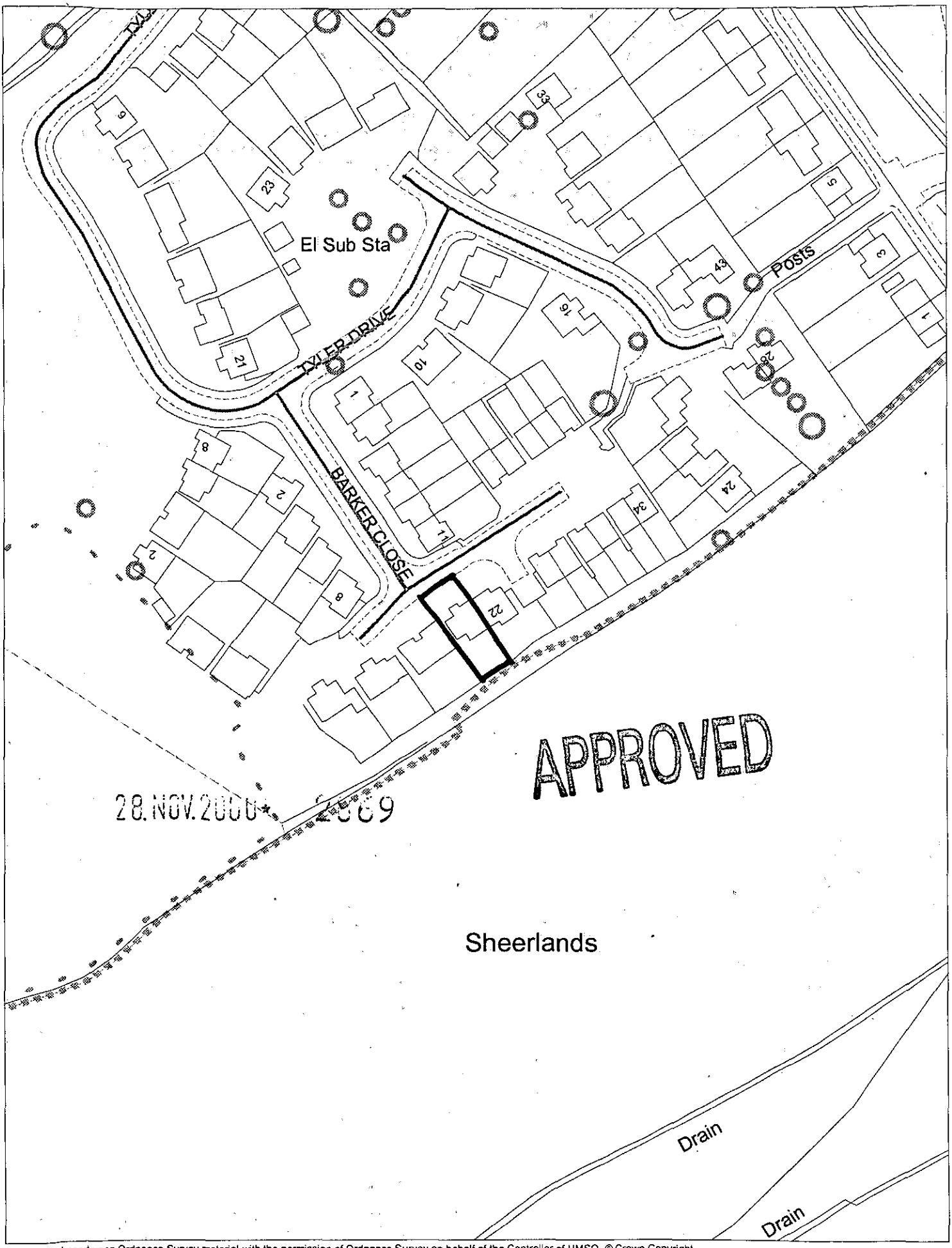
Development Control Section, Environmental Services, Wokingham District Council.
21 November 2000 Scale: 1 : 1250



APPROVED

28.NOV.2000 42869

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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2000

Scale: 1 : 1250

N W E S