SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1707

LOCATION:
White Cottage Barkham Street, Barkham Wokingham.

APPLICANT:
Mr & Mrs I C Overton C/O Mr R Skinner

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

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 03/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I C Overton
C/O Mr R Skinner
25 Oxenden Road
Tongham
FARNHAM
Surrey GU10 1AR

Application Number: F/2000/1707

Parish: **BARKHAM**

Location: **White Cottage, Barkham Street, Barkham, 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 19/07/2000

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/2000/1707

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

Location:
White Cottage, Barkham Street, 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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

19 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1707

Applicant : Mr & Mrs I C Overton C/O Mr R Skinner.

Location : White Cottage, Barkham Street, Barkham, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/6/2000

Date of Neighbour Notifications : 19/6/00

Date of Site Visit : 27/06/2000

Date Registered : 08/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 03/08/2000. 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 :

Neighbours: No comments received

Barkham Parish Council: No comments received

Planning Issues : (Area of Special character) WHE6 - WHE8

Green Gap / Wedges

Rural Area

1) Impact on neighbouring properties

2) Impact on street scene / rural impact.

17/07/2000

Application Number: F/2000/1707

Appraisal:

1) Impact on neighbouring properties.

The proposed development is for a single storey rear extension to dwelling to form a conservatory.

It will be 3.6 metres wide and protrude from the rear elevation by 3.6 metres. The proposed eaves height of the pitched roof will be 2.3 metres with a ridge height of 3.1 metres. A 1.8 metre high close-boarded fence bound the entire rear garden.

Due to the proposed position of the conservatory, it will not cause any overlooking, overshadowing or be overbearing to neighbouring properties, therefore no detrimental impact.

2) Impact on street scene /visual impact.

Materials proposed will match existing. The roof of the conservatory will be seen from the public footpath which runs along the southern perimeter of the plot, but will have no significant visual impact.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2000/1707
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: White Cottage
Barkham Street Barkham Wokingham.

APPLICATION NUMBER: F/2000/1707

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/06/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS Open fields + countryside / agricultural
Detached country houses / cottages along a busy main road (a public footpath runs along southern boundary) Farm / riding stables.

3. DESCRIPTION OF SITE/BUILDING A 2 storey, modernised, detached house, set in its own plot large garden at rear + side, white render / pebbledash, white UPVC windows + doors, grey slate roof, black fascia b' + guttering, detached double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES — None

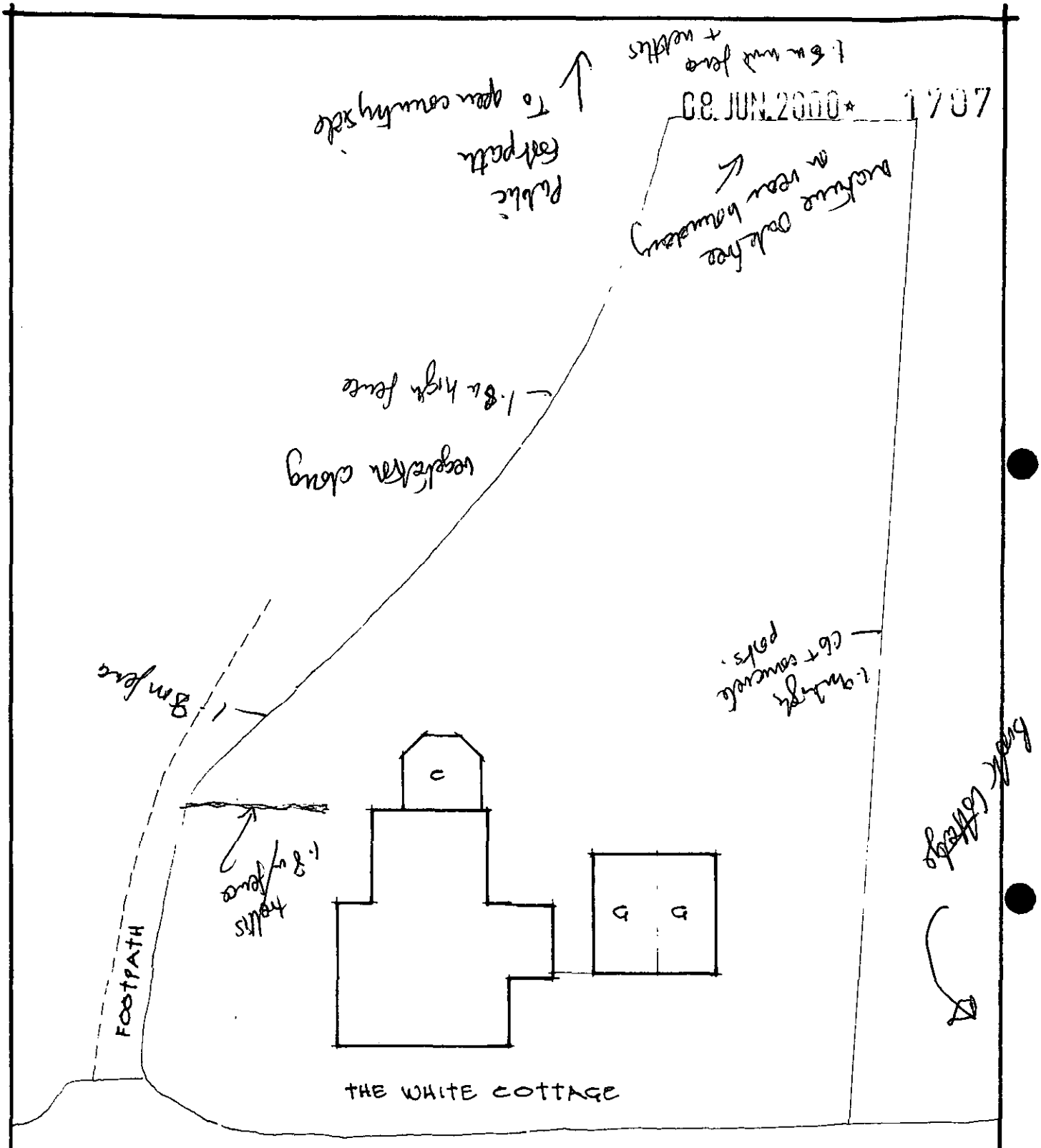
ACCESS/PARKING — As existing at front double detached garages + driveway

LEVELS — No change

BOUNDARY TREATMENT — Brick cottage, 1.9m high cb. fence.

OTHERS — Rear boundary + side b'wlk public footpath 1.6 wire fence + 1.8m cb fence a 1.8m high cb fence at the side.

NB No impact on street scene VA of area.



1:250 block plan

Proposed conservatory at The White Cottage, Barkham Street, Barkham, Wokingham. RG40 4PJ

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

Tel: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1707

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/1707
White Cottage, Barkham Street, Barkham, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1707**
White Cottage, Barkham Street, Barkham, 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 Miller

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: AT	Application No. F/2000/1707

Map No. 90 Site 0:09

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: THE WHITE COTTAGE BARKHAM STREET.

Parish: BARKHAM Ward: Barkham 19.6.2000

Applicant: MR | MRS OVERTON

Fee Received 95-00 (4) 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 : 19.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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:

SIN + BROOK COTTAGE } BARKHAM STREET
BARKHAM SQUARE }

ADDRESS White Cottage PARISH Barkham

PLOT No. Barkham Street ORD. SHEET No.

BUILDER R/12/61 O/16/66

Plan No. BR2495	Applicant	Description of Development	Date of Decision	Decision
BR 6354	Mr + Mrs R C Barrett	2 storey ext	12.4.77	APP N
06295	"	"	12.5.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - 5/54/R - Overton - 11/5/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.JUN.2000* 1707

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. & Mrs. I.C. OVERTON,
	Address and postcode	THE WHITE COTTAGE BARKHAM STREET BARKHAM RG40 4PJ
	Phone number	760430
2	Agent's Name	Mr. R. SKINNER,
	Address and postcode	25, OXENDEN ROAD, TONGHAM, FARNHAM, SURREY. GU10 1AR
	Phone number	
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.	THE WHITE COTTAGE, BARKHAM STREET, BARKHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF CONSERVATORY AT REAR OF HOUSE
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.	TINTED POLYCARBONATE ROOF WHITE PLASTIC FRAMING PAINTED BRICKWORK TO MATCH EX
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: 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.

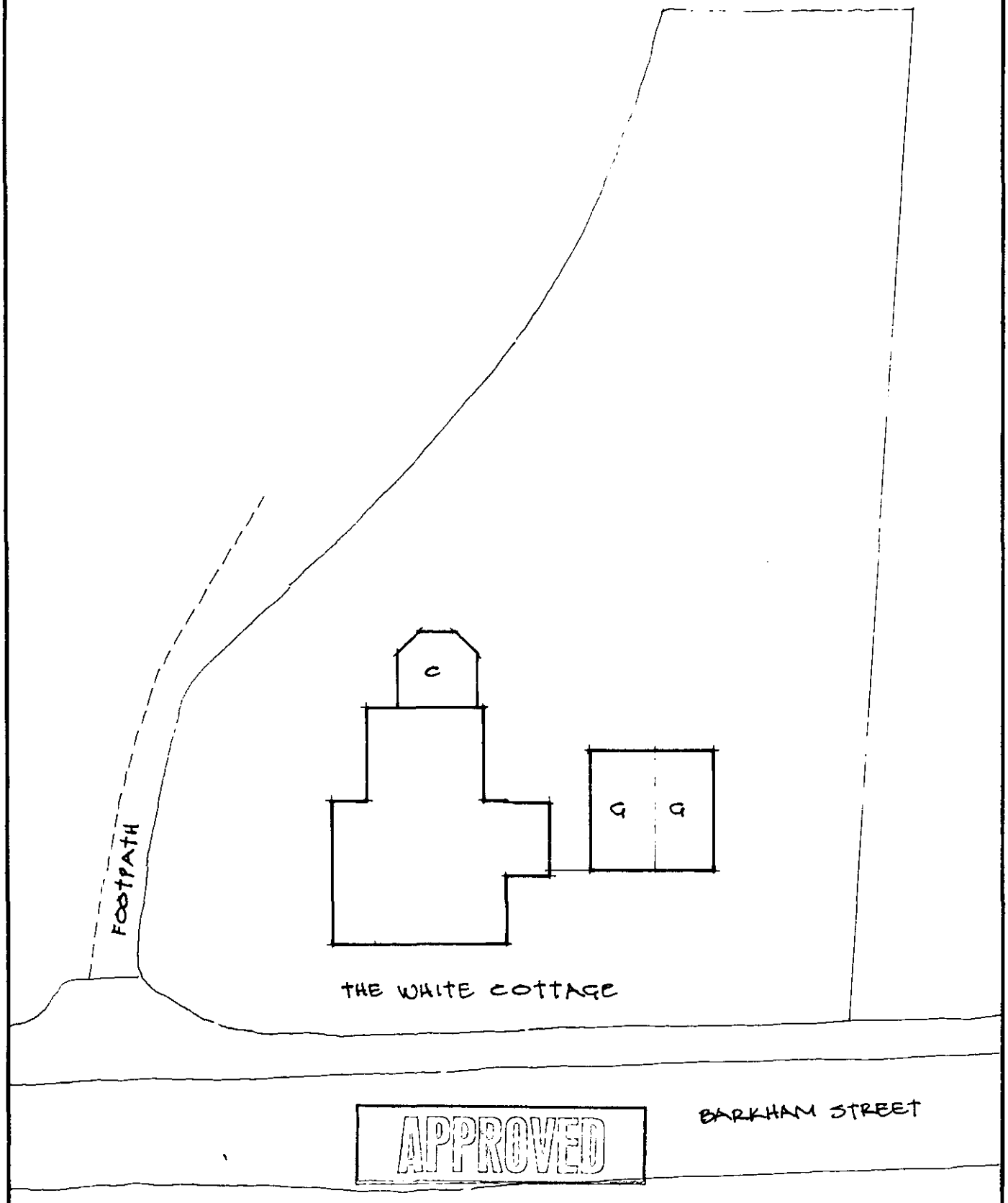
Your signature: R. Overton

on behalf of Mr. & Mrs. I. C. OVERTON

Date 5.6.2000

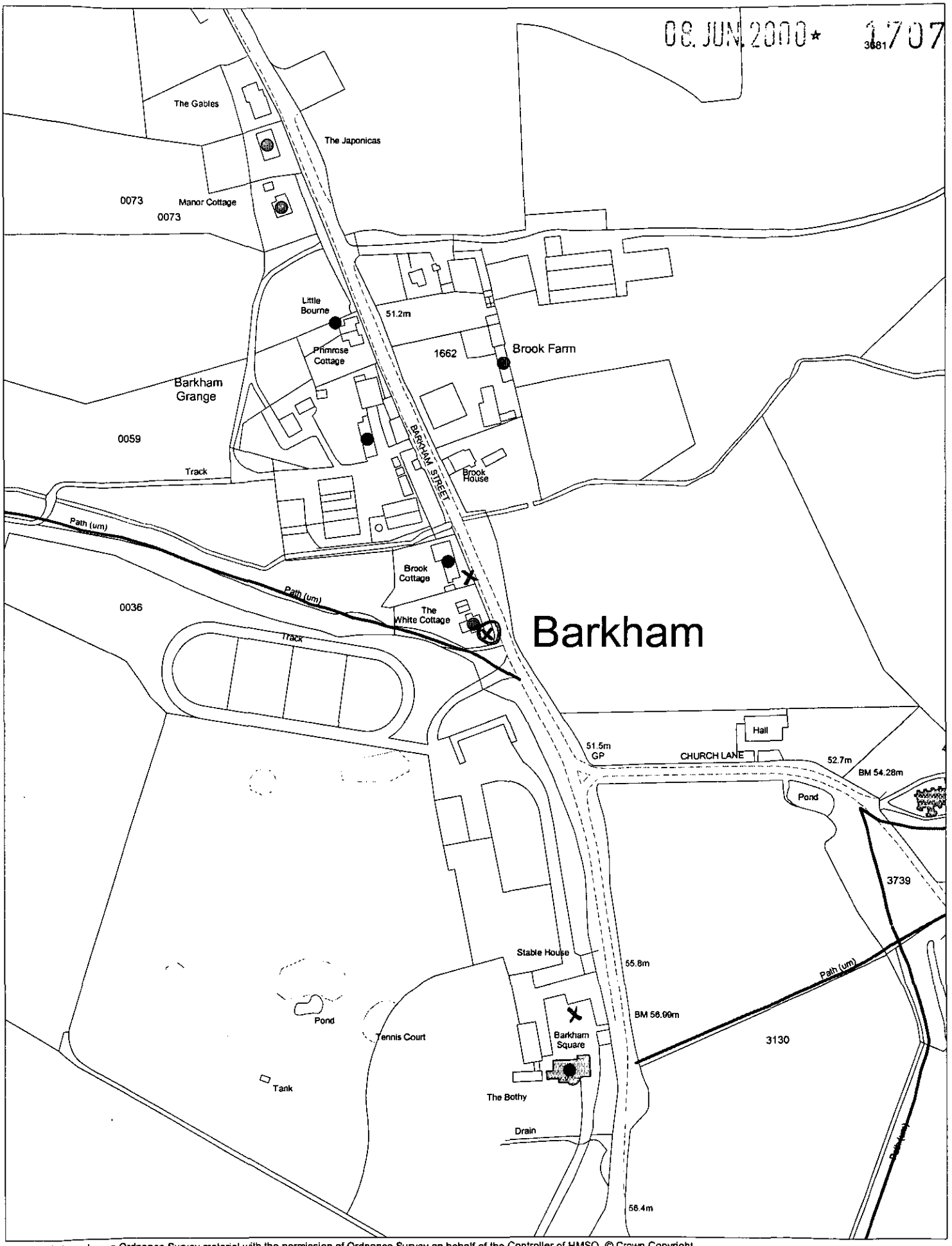
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

08. JUN. 2000* 1767



1:250 block plan

Proposed conservatory at The White Cottage, Barkham Street, Barkham, Wokingham. RG40 4PJ



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Development Control Section, Environmental Services, Wokingham District Council.

13 June 2000

Scale: 1 : 2500

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