APPLICATION NO:
F/2000/1782

LOCATION:
57 Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr A Stevens C/O J White

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

EARLIEST DATE FOR DECISION: **22/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
14/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Stevens
C/O J White
Poachers Pocket
Knights Lane
Ball Hill Newbury
Berkshire
RG20 ONW

Application Number: F/2000/1782

Parish: **FINCHAMPSTEAD**

Location: **57, Barkham Ride, Finchampstead, 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: 26/07/2000

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/2000/1782

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

Location:
57, Barkham Ride, Finchampstead, 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 22/07/2000. 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

28 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1782

Applicant : Mr A Stevens C/O J White.

Location : 57, Barkham Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 11/7/2000

Date Registered : 19/06/2000

Earliest Date for Decision : 22/07/2000

Latest Consultation Date/Site Notice Expiry Date : 22/07/2000

This application will have expired on: 14/08/2000. 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: None received

Parish Council : No Objections

Planning Issues : (identified settlement)

1) Impact on neighbours

2) Impact on street scene

24/7/00

Application Number: F/2000/1782

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to the rear elevation of a 2 storey detached house to form a conservatory. It will be constructed with brick to below window level.

It will be 5.3 metres wide and protrude from the rear elevation via the living room by 3.25 metres. The proposed eaves height of the pitched roof will be 2.4 metres with a ridge height of 3.6 metres. The plot is bounded by a 1.8 metre high fencing.

No.59, to the south east, single storey detached bungalow, positioned 4 metres away from the proposal behind a 1.8 metre high fence. Main windows face rear garden, no windows in flank elevation. Due to the orientation and distance away the occupants of this property will not be overlooked or overshadowed.

No.55a, to the north west, 2 storey detached house, extended to the rear by approximately 4.5 m with a single storey conservatory. Due to the position and distance away behind a 1.8 m fence the occupants of this property will not be affected - no adverse impact.

Rear boundary consists of a 1.8m high fence and dense foliage backing onto garages.

2) Impact on street scene /visual impact.

The materials will match the existing house. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house walls and boundary treatments), therefore no impact upon visual amenity of the area - considered acceptable.

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

Application Number F/2000/1782
Conditions/~~Reasons for Refusal~~

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

John Murden
26/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 57 Barkham Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1782

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/08

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence panel

2. DESCRIPTION OF SURROUNDINGS Different designs + styles.
Residential, busy main road, 2 storey detached + bungalows, housing, all with own garages / driveways spacious gardens.

3. DESCRIPTION OF SITE/BUILDING (Dormers in roof slope)
Mock Tudor panelling/cream colour rendered, Redish clay tile roof
2 storey, detached dormer house previously extended + modernised, double garages, orange brick, brown stained/painted windows + doors, barge boards/fascia + brown wood grain UPVC at rear, with grey guttering at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing

LEVELS — 180 mm lower at No 59.

BOUNDARY TREATMENT — No. 59, 1.8m fence on boundary

OTHERS — No windows in flank elevation
house footprint is slightly different to plan
L' shaped, No overlooking.
— No 55a extended to rear with a single storey conservatory extended from rear of house by 4.5m approx. — behind a 1.8m fence — rear boundary foliage / fence + garages.



Site Plan, Scale: 1 to 500

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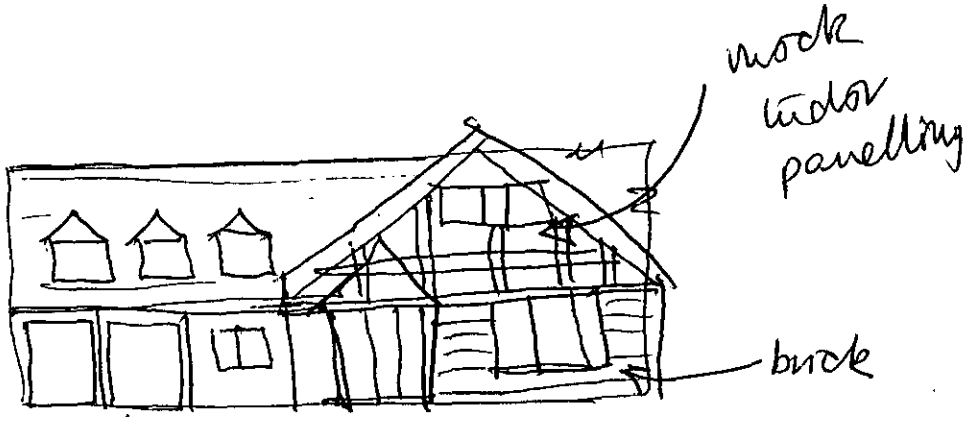
Date: 12 June 2000


mock
tudor
panelling
brick

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

Tel: 0118 974 6441

Date: **28 June 2000**

My ref: F/2000/1782

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1782
57, Barkham Ride, Finchampstead, 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/2000/1782**
57, Barkham Ride, Finchampstead, 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 Cundy

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

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

Tel: 0118 974 6441

Date: **28 June 2000**

My ref: F/2000/1782

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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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Application Number: F/2000/1782
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1782**
57, Barkham Ride, Finchampstead, 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 Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUN 2000	
Officer: AT	Application No. F/2000/1782.

Map No. 98 **Site** 0.10

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: 57 BARKHAM RIDE

Parish: Finchampstead Wokingham Without

Ward: Finch North. 28.6.2000

Applicant: MR A STEVENS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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	other side elevation		
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 : 28.6.2000 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.

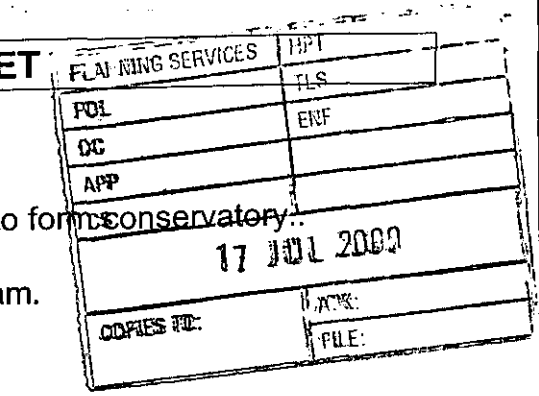
NEIGHBOURS:

S/N + 55a, 59, 72, 74 + 76 BARKHAM RIDE

1-4 Moors Court, Ditchfield Land (odd & even)

FROM: Andrew Thorley

DATE: 28 June 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1782

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

Site Address: 57, Barkham Ride, Finchampstead, Wokingham.

Applicant: Mr A Stevens C/O J White.

Your observations are required in respect of this application **by 22/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk To Finchampstead Parish/Town Council.

DATE:

Date: 04 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1782

Location: 57, Barkham Ride, Finchampstead, Wokingham.

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

Applicant: Mr A Stevens C/O J White.

Case Officer: Andrew Thorley

The new plans show the following: Side elevation of proposed conservatory (west elevation). Drawing no 1306 00W.

Comments are required by 14/07/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

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

App No. F/2000/1782(Planaps) / (Ludhouse) Date Rec. 03/07/2000

Location: 57, Barkham Ride,

Parish Finchampstead

Applicant: Mr. A. Stevens.

Description of attached plans Side Elevation of proposed conservatory (west elevation)

Drawing No's: 1306 00 W

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: _____

_____ 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 AT

Consultations Sent by Admin. on 04.07.PS

Yellow - Part One Copy
Green - Officer's Copy

Please submit other side elevation plans.

ATTN ANDREW THORLEY
PLANNING

6 copies of missing elevation enclosed.
Ref: F/2000/1782

With Compliments Agent



ADDRESS 57 BARKHAM RIDE PC. 020 31057 PARISH ~~BARKHAM~~ FINCHAMPST. 1.4.86

PLOT No.

BUILDER

ORD. SHEET No. SU 7965(98)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22301	MR. I. PARKES	ALTS. & EXT.	20.9.84	N/A CM
BR 23594	"	EXT. & DBLE. GARAGE	19.10.84	APP N/A
22301 ?				
FP93/1996	A. STEVENS	INT. ALTS.	1.11.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Porch - Mr. Stevens - 16/4/99

DRAINAGE 21/7/99

091074

Environmental Services

For office use only.
Application number: 19.JUN.2000* 1782

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. A. STEVENS 57 BARKHAM RIDE WOKINGHAM RG40 4HA
	Agent's Name Address and postcode Phone number	J. WHITE POACHERS POCKET KNIGHTS LANE BALL HILL NEWBURY RG20 0NN 01635/254757
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.	57 BARKHAM RIDE WOKINGHAM
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.	RED BRICK BASE / BRONZE WOODGRAIN UPVC FRAMES
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: N/A	Proposed: N/A
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

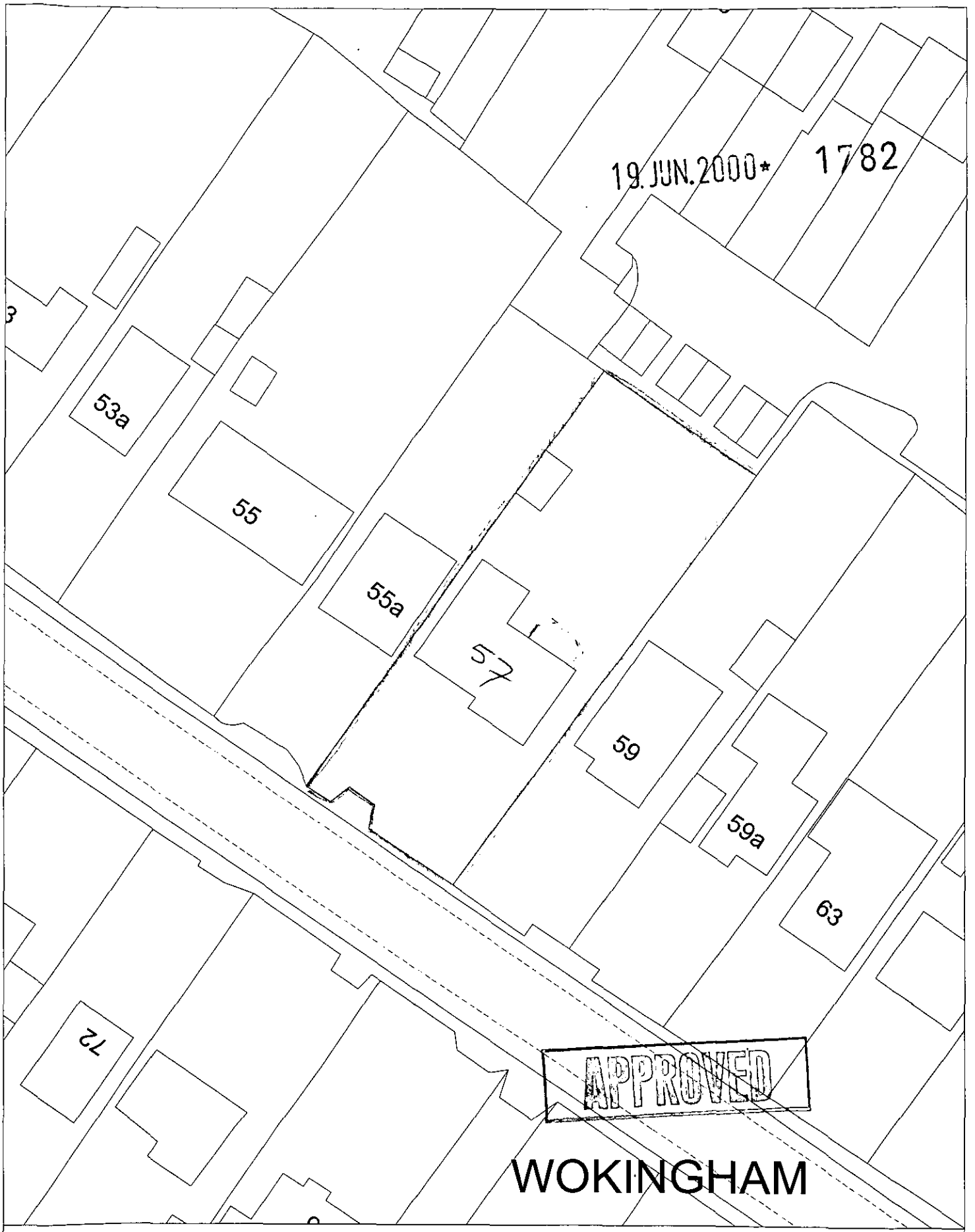
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of A. STEVENS.

Date 15/6/00

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



Site Plan, Scale: 1 to 500

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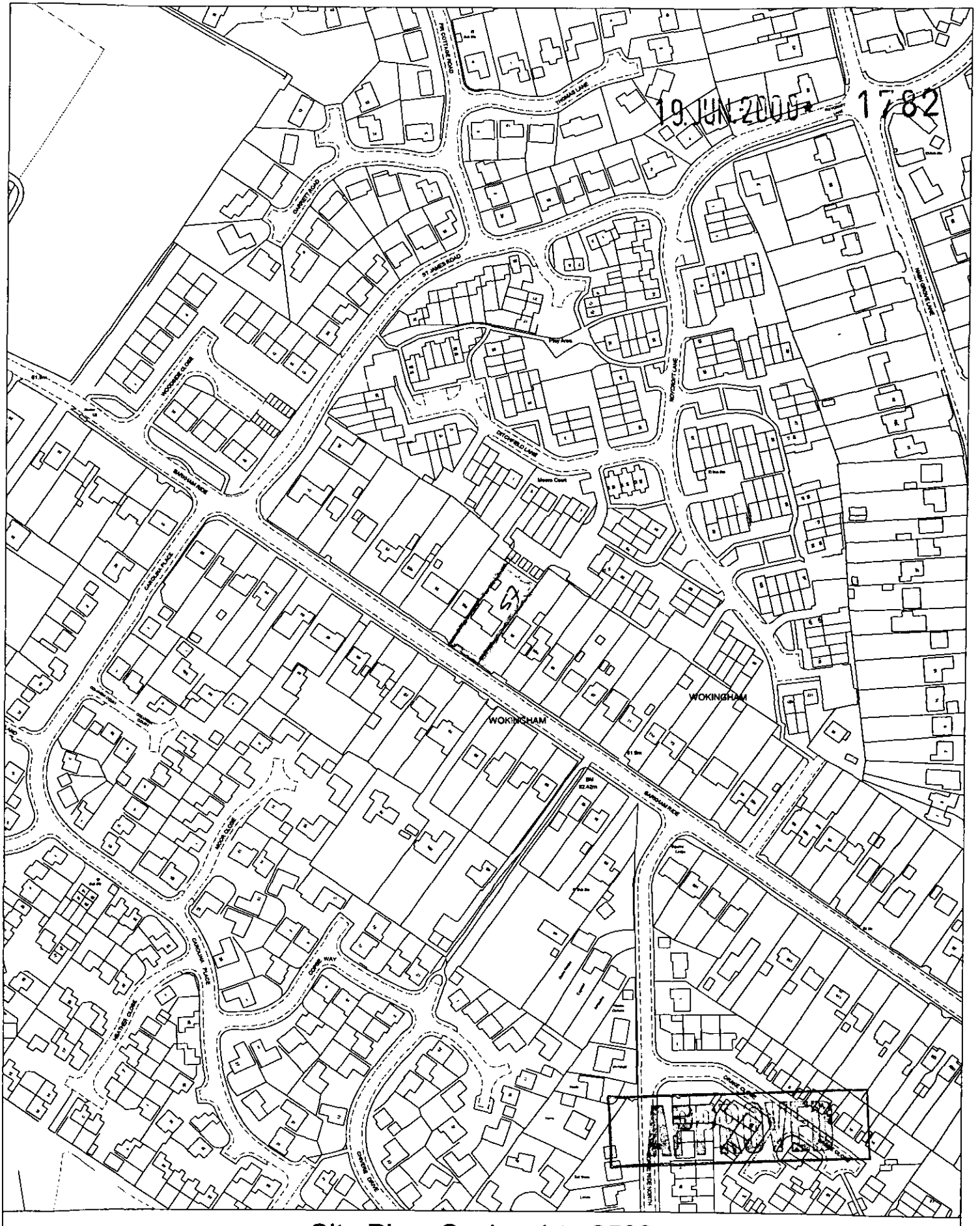
Date: 12 June 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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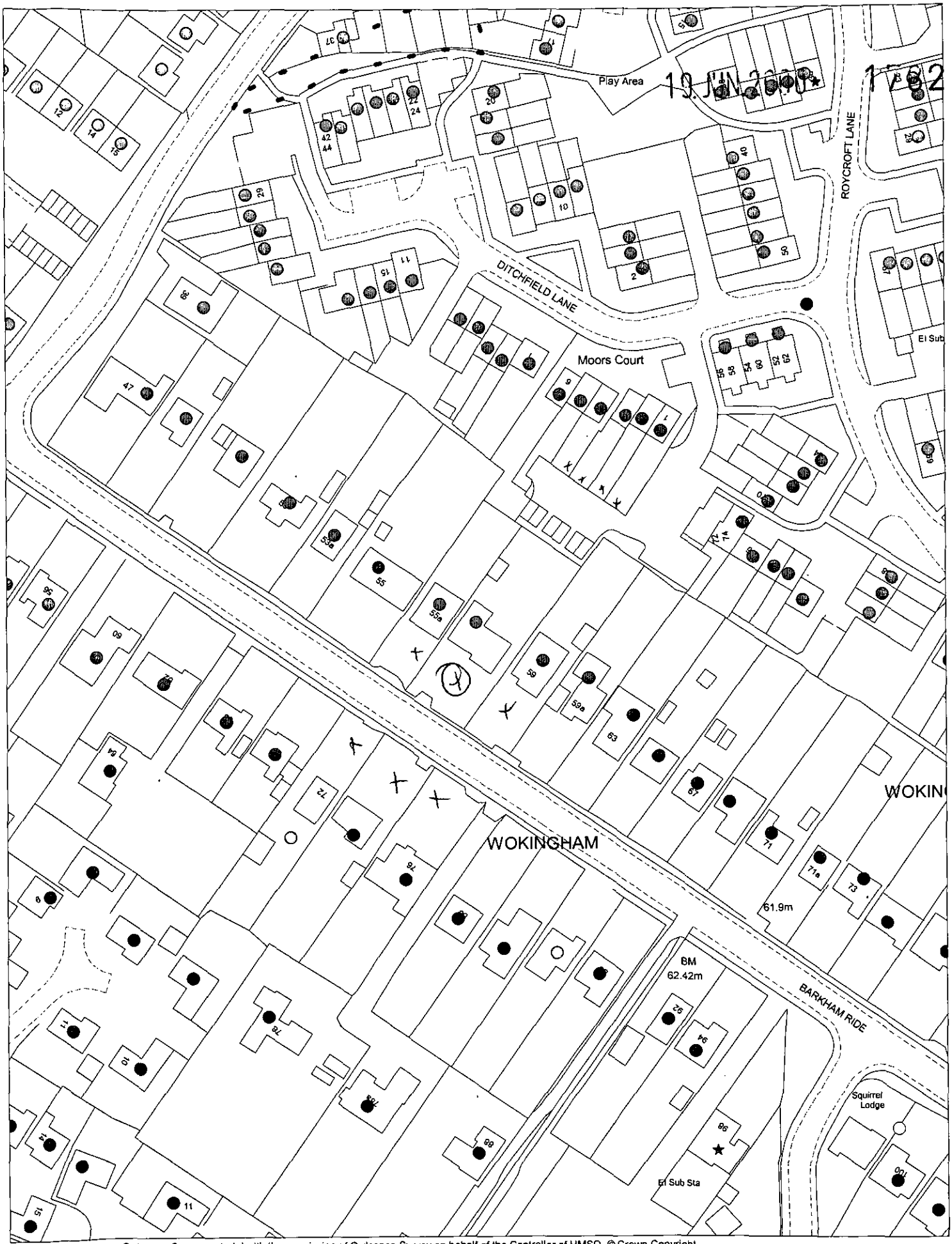
Date: 12 June 2000

N
W E
S



19 JUN 2000

1582

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Development Control Section, Environmental Services, Wokingham District Council.

20 June 2000

Scale: 1 : 1250

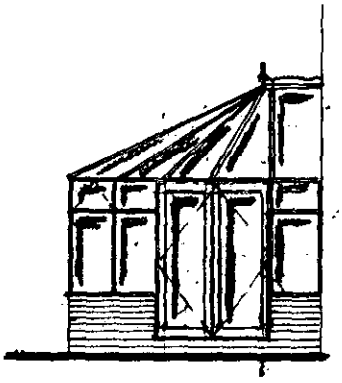
N
W E
S

DRG Nº 13 06 00 W

ADDENDUM 30/6/00

ADDITIONAL PLAN

7782



Side Elevation

APPROVED

PROPOSED CONSERVATORY
AT 57 BARKHAM RIDE
WOKINGHAM
SCALE: 1:100