APPLICATION NO:
F/2001/5157

LOCATION:
20 Barker Close, Arborfield Reading.

APPLICANT:
Ms Ter Horst C/O Peter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)

EARLIEST DATE FOR DECISION: **01/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D1 267

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5157

Parish: **ARBORFIELD**

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

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)**

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 permitted 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.

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.

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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE21 and 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.

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

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.

Tel: 0118 974 6441

Date: **07 November 2001**

My ref: F/2001/5157

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/2001/5157
20, Barker Close, Arborfield, Reading.
Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)

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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5157**
20, Barker Close, Arborfield, Reading.
Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

Received by Wokingham District Council

Application No: F/2001/5157

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)

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 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/2001/5157 to enable the library staff to locate the correct information.

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 01/12/2001. 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

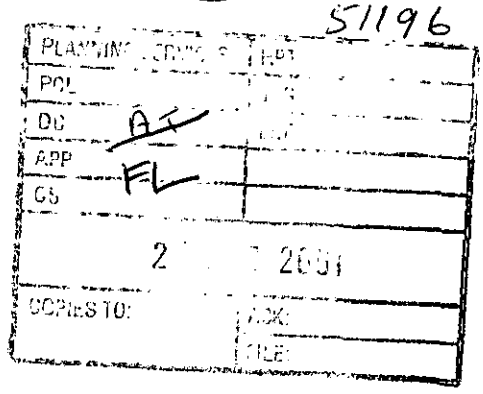
07 November 2001

Francis

ENVIRONMENT AGENCY

Our Ref : SP/2001/004843-1/1
Your Ref : f/2001/5157

51196



Date : 20 December 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

POPOSAL: EXT. TO DWELLING
LOCATION: 20 BARKER CLOSE, ARBORFIELD, READING

Thank you for your letter dated 7 November 2001, received on 12 November 2001. Please quote the following reference in any correspondence: **SU76NE/2/7.**

ADVICE TO PLANNING AUTHORITY

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

Grid reference	Distance from site	Landfill name	Details
SU763652	Wokingham	Whitehall Brick House	Medium Risk (R2)

In view of the distance from the site, (130m), it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Water Consevation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the Peter H. Watkins. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

pp **SARAH PAXMAN**
Development Planning Officer

CC: Peter H Watkins

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Francis Loo

WORK SHEET FOR : ~~Andrew Thorley~~

Application Number : F/2001/5157

Applicant : Ms Ter Horst C/O Peter H Watkins.

Location : 20, Barker Close, Arborfield, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)

Site Notice Displayed ? :

YES	NO	DATE
✓		4 Jan 02

but taken down after a week.

Date of Neighbour Notifications : .....

Date of Site Visit : 4 Jan 02

Date Registered : 05/11/2001

Earliest Date for Decision : 01/12/2001

Latest Consultation Date/Site Notice Expiry Date : 01/12/2001

This application will have expired on: 31/12/2001. 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 :

Arborfield & New Parish Council } no objection

Highways : Parking and Turning.

Environment Agency } unlikely that Landfill gas will present a risk to this proposal.

Planning Issues :

SBE1, SBE2

WBE21 WBE1.

Application Number: F/2001/5157 **Officer : Francis Leo**
20 Barker Close Arborfield Reading

Appraisal :

Development
For a part single storey front extension, part 2 storey side extension, a single storey rear extension and change of use of existing garage to comprise store room, utility room and WC. The proposal is an amendment to application no 2000/2869 approved on 4th January 2001 for a 2 storey side extension and single storey rear extension.

The 4th January approval comprised a large single storey rear extension approximately 5.7m in width and 3.65m in depth. The present proposal shows a reduced single storey rear extension measuring 3.1m in width and 1.75m in depth, a considerable reduction. The proposal also includes a small single storey front extension measuring 2.75m in width and 800mm in depth with a mono pitched roof to a height of 3.1m at the highest part.

The site is a semi- detached property located within Aborfield Garrison.

Impact upon neighbouring properties
The 2 storey side extension and a large single storey rear extension was previous approved. The issue here is the front single storey rear extension attached to the former garage and change of use of garage space. The single storey extension is small and the front wall is in alignment with the front wall of the main 2 storey building. Because of its small size and position in front of the garage it would have no adverse impact upon the neighbouring properties.

The existing property has 3 bedrooms requiring 2 parking spaces. The site has a front garden measuring 7m x 10m adequate for parking 2 cars. Change of use of existing garage is considered acceptable because the application conforms to Councils parking standards and the applicant would reposition existing garage doors to the new single storey extension hence the front elevation would appear the same as before.

Impact upon the character of the area
The Close has varied styles of architectural designs, the proposal would therefore fit in with the street scene and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5157
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R1001	
2	C044	C044	
3	C122	R122	
3.	C044	R044	on the side elevations of the extensions. . .

Informative for approvals

1. N16

~~LODDON AREA LOCAL PLAN POLICIES:~~ LAL0 3BE1 LBE2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~ ~~SBE1, SBE2~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE21, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

2. N07
3. N06

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 10.01.02

RECORD OF SITE VISIT

SITE ADDRESS: 20 Barker Close Arborfield, Reading.	OFFICER: FRANCIS LEO
APPLICATION NUMBER: F/2001/5157	DATE OF SITE VISIT: 4 Jan 02

1. **SITE/STATUTORY NOTICE DISPLAYED ?** Yes but taken down after 4 weeks

2. **DESCRIPTION OF SURROUNDINGS** 2 storey semi-detached properties in the close in varied architectural designs. Open plan aspect to the front. garage to the side or integral in some cases.

3. **DESCRIPTION OF SITE/BUILDINGS** 2 storey-semi detached property with integral garage high pitched roof. large space to the front. PP granted for 2 storey side and large rear extension but not built. ~~the~~

4. **RELATIONSHIP TO ADJOINING PROPERTIES**
No 20 the other half of a semi-di has a 2 storey side extn and front dormer wdw. Gap of 2m bet nos 18 and 20.

5. **SITE CONSTRAINTS**

TREES	none affecting development
ACCESS/PARKING	adequate space in front.
LEVELS	none
BOUNDARY TREATMENT	~~The~~ At the rear 1.8m high timber fence. to east and west boundaries.
OTHERS	

Arborfield & Newland Parish Council

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

PLANNING SERVICES
PCL
DC
APP
CS
9 DEC 2008
COPIES TO:
ACK
FILE:

4th December 2001

Frances

Mr Andrew Thorley
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Mr Thorley

Reference: F/2001/5157, 20 Barker Close, Amendment to consent 2000/2869

We have no objections to the proposal.

Yours sincerely

Mrs Bolton
Clerk to the Council

Tel. 0118 974 6441(Direct Line)
E-mail:

Date. 12 November, 2001

My ref. AJT/F/2001/5157

Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr. P. Watkins
48, Broomfield Road
Tilehurst,
Reading,
RG30 6AL

Dear Mr. P. Watkins,

RE: TWO STOREY SIDE EXTENSION PLUS SINGLE STOREY REAR EXTENSION – 20, BARKER CLOSE, ARBORFIELD.

I refer to your planning application received on the 5th November 2001.

Our Highway section, require an additional plan (at least to 1/200 scale) showing the parking layout for two (2) vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions as follows:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

ANDREW THORLEY
Case Officer

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 07 November 2001

Application Number: F/2001/5157

Proposal: Proposed two storey side extension to dwelling and single storey rear extension (amendment to consent 2000/2869)

Parish: ARBORFIELD PARISH

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

Applicant:
Ms 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).

Signed: _____ **Print name:** AE 12/11/01

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 2 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~09 OCT 2001~~ Valid 05 NOV 2001
Officer: AT	Application No. F/2001/5157

Map No. 97.. Site ..0.03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED . TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION (AMENDMENT TO CONSENT 2000/2869.)

Location: 20 BARKER CLOSE

Parish: ARBORFIELD Ward: ARBORFIELD

Applicant: MS TER-HORST

Fee Received DO-00 Resubmission fee paid on 2869. 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		23/10	✓ 5/11
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Floor plan does not match side elevation.	23/10	✓ 5/11
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 : 7/11 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 Finchampstead .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency 250m landfill. 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:

.....
.....
.....

NEIGHBOURS:

5/N + see map.

Environmental Services

For office use only
Application number 05.NOV.2001 • 5157

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	M/S TER-HORST
	Address and postcode	120 BARKER CLOSE ARBORFIELD
	Phone number	976270
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BLOOMFIELD ROAD TILEHURST RG30 6AC
	Phone number	942396
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 BARKER CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTN (REVISED)
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.	CLAY TILES & BRICK 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.	✓ RE-SUBMISSION	
	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 M/S. TER-HORST

Date 7-10-2001

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.**

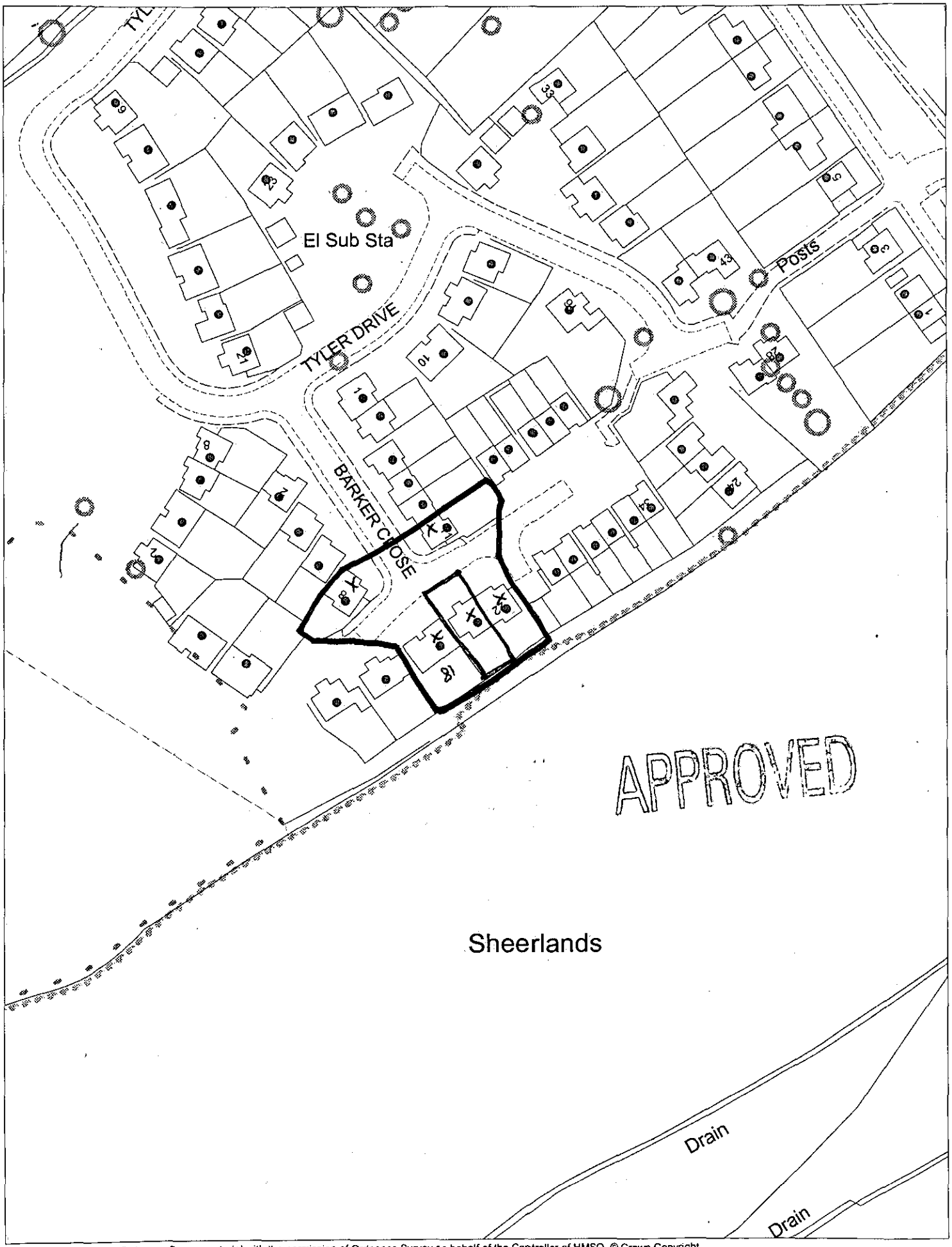
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64429/F	PERSIMMON HOMES	DEM. ERECTION OF 63 DWELLINGS ETC 1 SEMI-DET. HOUSE & GARAGE	25.4.97	REF
C/64429/14A	"	D. & C. - CONDITION - Appl of Archaeological Report	12.10.99	APP
F/2000/2869	Mrs Terhorst	2/st side & S/st R ext	04.01.01	APP

MINISTRY DECISION 64429 - APPEAL ALLOWED - 8.1.98

SPECIAL ORDERS

05.NOV.2001 • 5157



APPROVED

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Development Control Section, Environmental Services, Wokingham District Council.
18 October 2001

Scale: 1 : 1250

N
W E
S