SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0548

LOCATION:
281 Barkham Road, Wokingham.

APPLICANT:
Mr & Mrs East C/O 4th Dimension Architectura Design

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

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs East
C/O 4th Dimension Architectural Design
Sydenham House
95 High Street
CROWTHORNE
Berkshire
RG45 7AD

Application Number: F/2000/0548

Parish: **WOKINGHAM**

Location: **281 Barkham Road, Wokingham**

Proposal: **Proposed two storey side & rear extension to dwelling and single storey side extension**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, turning and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 28 March 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0548	BP
BUILDING CONTROL NUMBER	FP2000/0416 Mandi	
~~APPLICANT~~/AGENT	4th Dimension Arch Design	
ADDRESS OF SITE	281 Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext 3/s side ext. first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5004/08B	5004/08A
FLOOR PLANS	5004/06B 5004/07A	5004/06A 5004/07

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? seen basia - OK.	BC - side garage door added + no restrictive condition	
DATE	5/4/00	

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	

Application Number F/2000/0548
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'WORKS'
3.	SC23	SR06	'parking, turning & garaging'

RECORD OF SITE VISIT

SITE ADDRESS: 281 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/0548

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 21.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 6.3.00

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential - mainly detached dwellings along Barkham Rd. Variety of styles and designs. Green route (WOAD)

3. DESCRIPTION OF SITE/BUILDING

Extended 3 bedroomed house on northern side of Barkham Rd, east of its junction with Sandy Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES	Some distance from extn.
ACCESS/PARKING	refer to plan
LEVELS	levels rise from front to rear. Lawn/rear garden approx 0.5m higher than patio area.
BOUNDARY TREATMENT	1.8m CB fence to rear and 2m CB fence to sides. Line of cypress trees along boundary with 279A.
OTHERS	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0548

Applicant : Mr & Mrs East C/O 4th Dimension Architectural Design.

Location : 281 , Barkham Road, , Wokingham.
Proposal : Proposed two storey side & rear extension to dwelling and single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		6.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 21.2.2000

Date Registered : 07/02/2000

Earliest Date for Decision : 11/03/2000

Latest Consultation Date/Site Notice Expiry Date : 11/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

- Highways - no objection subject to condition re: parking, turning and garaging.
- Town Council - no objection
- Letters of representation - none received

Planning Issues :

Site located within settlement boundary of Barkham Hill as defined by SEALP and WDLP.

PROPOSAL:

Demolition of existing garage and adj. open fronted car port and erection of 2 storey side extension and new garage (single storey) and s/s rear extn. and 2 storey rear extn.

RELEVANT PLANNING HISTORY

99/70685/F 2 storey side, 2 rear extns. and s/s rear extn., (similar to current proposal) approved 18.1.2000

Application Number: F/2000/0548

Appraisal :

COMPARISON TO PROPOSAL APPROVED UNDER 99/70685/F

Almost identical proposal recently approved under appln. 99/70685/F not yet implemented. Only difference is that under current proposal open fronted car port to side would be demolished and rebuilt in same position but height would match single extension to rear. Existing is 3m high proposed would be 4.4m.

IMPACT ON STREETSCENE/VISUAL AMENITY OF AREA

Policies SBE1/2 of SEALP and WBE1 of WDLP

Considerations as on previous appln. 99/70685/F. Visually current proposal is considered to be an improvement as garage would be same height as extension to rear.

IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Pdicies SBE1/2 of SEALP and WBE1 of WDLP

Considerations as on previous appln. 99/70685/F. Garage to side would still remain single storey. Increase in height (1.3m) although visible from rear of 279A Barkham Rd. would not adversely affect the amenities of the occupiers of that property. Would be still set in 2m from boundary.

HIGHWAYS :

Adequate on site parking. No highway objection raised.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box) conditions as on 99/70685/F.

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0548**

281 , Barkham Road, , Wokingham.

Proposed two storey side & rear extension to dwelling and single storey side extension.

Transfer: Yes ☐ No ☑

Reason for Transfer:

No representations received by me

Signed: C Hudson Date: 20.3.00

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	CT
POL	TLS
DC	ENF
APP	
CS	
22 MAR 2000	
COPIES TO:	ACK:
	FILE:

Tel: 0118 974 6450

Date: 16.3.00

My ref: F/2000/0548

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

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: F/2000/0548
281 , Barkham Road, , Wokingham.
Proposed two storey side & rear extension to dwelling and single storey side extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.3.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0548**
281 , Barkham Road, , Wokingham.
Proposed two storey side & rear extension to dwelling and single storey side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 16.3.00

My ref: F/2000/0548

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/0548
281 , Barkham Road, , Wokingham.
Proposed two storey side & rear extension to dwelling and single storey side extension.

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This form must be received no later than 27.3.00

Yours faithfully

Chris Old
Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0548**
281 , Barkham Road, , Wokingham.
Proposed two storey side & rear extension to dwelling and single storey side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 16.3.00

My ref: F/2000/0548

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0548
281 , Barkham Road, , Wokingham.
Proposed two storey side & rear extension to dwelling and single storey side extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0548**
281 , Barkham Road, , Wokingham.
Proposed two storey side & rear extension to dwelling and single storey side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
01 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: ~~Natalie Brown~~ BP

Application Number: F/2000/0548

Proposal: Proposed two storey side & rear extension to ~~dwelling and single storey side~~ extension.

Site Address: 281 Barkham Road, Wokingham

Applicant: Mr & Mrs East c/o 4th Dimension Architectural design

Your observations are required in respect of this application by **11/03/2000**

Objections:

No Objections

SIGNED: _____ **DATE: 28 February 2000**

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 16 February 2000

Application Number: F/2000/0548

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

Site Address:
281 , Barkham Road, , Wokingham.

Applicant:
Mr & Mrs East C/O 4th Dimension Architectural Design.

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).

Sc 23 - PARKING, TURNING & GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

1-3-00

Received by Wokingham District Council

Application No: F/2000/0548

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

Location:
281 , 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 07 FEB 2000	Map No. 82 Site 0120
Officer: BP / Application No. F/2000/0548	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: 281 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons 16.2.2000

Applicant: MR/MRS EAST

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

Enforcement Section (3) 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 : 16.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... Pre-app attached .....

NEIGHBOURS: S/N + 6, 8, 10, 12 The Shires

07.FEB.2000* 0548

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5004

29 January, 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSION: 281 Barkham Road, Wokingham

Please find enclosed six copies of our drawings 5004/ 01/ 02/ 06A/ 07 & 08A illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

ADDRESS 281 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. OLD PROPERTY ORD. SHEET No. SU.7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44835	MR. R. EAST	DORMER EXTS.	26.9.95	C/A
95/60926/F				
FP95/3973	MR & MRS. "	RENEWAL ROOF FINISH/	1.12.95	APP
		NEW DORMERS + INT. ALTS		
FP97/6486	"	INT. ALTS.	9.6.97	APP
99/706854	Mra Mrs East	2st s/R extn. + s/st side extn.	18.01.00	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Extension - Mr. Hart - 2.8.99

DRAINAGE

091074

07.FEB.2000* 0548

1305 **ENVIRONMENTAL SERVICES**

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR + MRS EAST
	ADDRESS	281 BARKHAM ROAD
		WOKINGHAM
		BERKS
	POST CODE	TEL.NO
	AGENT'S NAME	4th DIMENSION ARCHITECTURAL DESIGN
	ADDRESS	9th HIGH ST.
		CROWTHORNE
		BERKS
	POST CODE	RG 45 7AD TEL.NO 761727
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	281 BARKHAM RD
		WOKINGHAM.
		BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	2 STOREY EXTENSION TO
		SIDE + REAR.
		S/S EXTENSION TO SIDE.
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RENDER TO MATCH EXTG
		PLAIN TILES TO MATCH EXTG.
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 4
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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

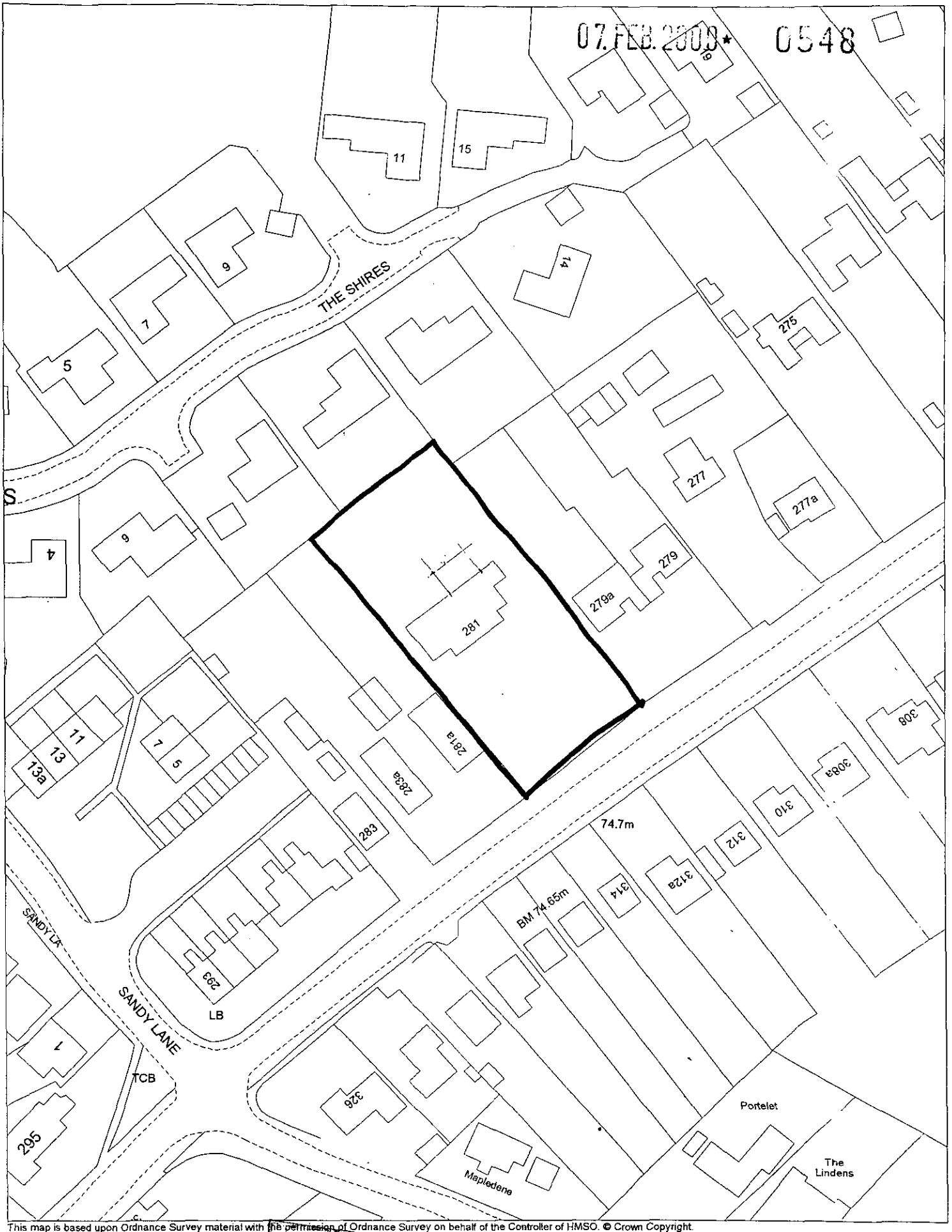
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED A H DAWSON ARCHITECTURAL DESIGN ON BEHALF OF MR + MRS EAST

DATE 29/01/2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.
27 August 1999

Scale: 1 : 1000

APPROVED

07.FEB.2000* 0548



Site Plan, Scale: 1 to 1250

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Date: 10 February 2000

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