APPLICATION NO:
F/2002/5748

LOCATION:
318 Barkham Road, Wokingham.

APPLICANT:
S Kearney Esq C/O R G Butler And Associates

PROPOSAL:
Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)

EARLIEST DATE FOR DECISION: **22/02/2002**
28 day expiry. 26/2/02
APPLICATION WILL HAVE EXPIRED ON:
21/03/2002

CASE OFFICER: **Francis Leo**

I.d. APPROVED

856

RALEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Kearney
C/O R G Butler and Associates
11 Strathmore Drive
Charvil
Berkshire
RG10 9QT

Application Number: F/2002/5748

Parish: **WOKINGHAM**

Location: **318, Barkham Road, Wokingham.**

Proposal: **Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)**

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 first floor side elevations of the extension 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.

Condition
5. Prior to first occupation of the extensions hereby approved, the driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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. In the interests of highway safety and to ensure compliance with Local Plan Standards.

Informative
1. 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
2. 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.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

fee NIL

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5748 Frances Lee.
BUILDING CONTROL NUMBER.	FP 2002/2592 South
APPLICANT/AGENT	R G Butler + Assoc.
ADDRESS OF SITE	318 Barkham Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side ext + front exts (amendment to consent F/2001/3589)

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	451/1A	451/1A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/8/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 FEB 2002	
COPIES TO	W.K. ✓
	FILE.

Mr D.J. Wilson
8 Columbia Court
Finchampstead
Wokingham
Berks
RG40 4PE
Tel:0118 973 3921
Mobile:07836 242501

14th February 2002

Your Ref: Francis Leo F/2002/5748

Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR
Att. Francis Leo

Dear Sirs

RE: 318 BARKHAM ROAD WOKINGHAM , APPLICATION NUMBER F/2001/3589.

Dear Sirs,

As the owner of the adjacent property, 320 Barkham Road, Wokingham, I would make the following comment in reference to the above application.

It is my opinion that the proposed erection of a side extension extending to the front of the property adjacent to the boundary of my property will severely restrict the natural light to the windows of my living area and would appear to be extremely close to the boundary and my bungalow.

As I have just commenced a refurbishment of my property with a view to occupation, I must therefore raise my objections to this application being granted.

Yours faithfully

D.J.Wilson

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 29 January 2002

Application Number: F/2002/5748

Proposal: Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)

Parish: WOKINGHAM TOWN

Site Address:
318, Barkham Road, , Wokingham.

Applicant:
S Kearney Esq C/O R G Butler And Associates.

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).

1/ Driveway must be widened to 7.2 metres (minimum) and the associated crossing extended to accommodate this.

R: 1HSRC.

2/ C122, R122.

NOT

Signed: _____ **Print name:** ADAM 30/1/02

Received by Wokingham District Council

Application No: F/2002/5748

Proposal:
Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)

Location:
318, 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 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/2002/5748 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/02/2002. 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

29 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5748
CASE OFFICER: Francis Leo

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6502

Date: **29 January 2002**

My ref: F/2002/5748

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/5748
318, Barkham Road, , Wokingham.
Proposed two storey side/ rear extension to dwelling.
(Amendment to consent F/2001/3589)

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5748**
318, Barkham Road, , Wokingham.
Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6502

Date: **29 January 2002**

My ref: F/2002/5748

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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/2002/5748
318, Barkham Road, , Wokingham.
Proposed two storey side/ rear extension to dwelling.
(Amendment to consent F/2001/3589)

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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5748**
318, Barkham Road, , Wokingham.
Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6502

Date: **29 January 2002**

My ref: F/2002/5748

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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/2002/5748
318, Barkham Road, , Wokingham.
Proposed two storey side/ rear extension to dwelling.
(Amendment to consent F/2001/3589)

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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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5748**
318, Barkham Road, , Wokingham.
Proposed two storey side/ rear extension to dwelling. (Amendment to consent F/2001/3589)

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5748

Applicant : S Kearney Esq C/O R G Butler And Associates.

Location : 318, Barkham Road, , Wokingham.
Proposal : Proposed two storey side/ rear extension to dwelling.
(Amendment to consent F/2001/3589)

Site Notice Displayed ? :

YES	NO	DATE
	✓	18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/2/02

Date Registered : 24/01/2002

Earliest Date for Decision : 22/02/2002

Latest Consultation Date/Site Notice Expiry Date : 22/02/2002

This application will have expired on: 21/03/2002. 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 :

Highway : approval with condition plus one informative

Adjoining Owner : Proposal will severely restrict natural light to windows of living area and would be close to the boundary / bungalow.

Planning Issues :

SEALP : SBE1, SBE2

WDLP : WOS3, WBE1

BSP : EN1

Application Number: F/2002/5748 **Officer : Francis Leo**
318 Barkham Road, Wokingham

Appraisal :

Development
Proposed two storey side/rear extension to dwelling (Amendment to consent F/2001/3589)
The difference between this proposal and the scheme approved in May 2001 is a small single storey rear extension measuring 3.5m in width x 1.01m in depth x 3.8m in height at the highest part of the lean-to roof and is situated near to the north-eastern side of the dwelling.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The rear building line of the adjoining property no 316, on the north-eastern side, extends beyond the rear building line of application site by some 6m and it also has a conservatory added recently going further beyond. There are no windows to the flank wall facing application site and the boundary fence between the two properties is 1.8m high. In view of the above it is felt the proposal would have no adverse impact upon the adjoining property at no 316.

The adjoining owner at no 320 has objected to the application on grounds that it would severely restrict natural light to windows of living area and would be close to the boundary/bungalow. Since the proposed single storey extension is along the opposite side ie the north-eastern side it would have no detrimental impact upon no 320. As for the two storey extension, its impact on no 320 was assessed and approved in May 2001, application F/2001/3589.

Impact upon the character of the area
The proposal is at the rear and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5748

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/5748
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C122	R122	
4			Driveway must be widened to 7.2m (min) and the associated crossing extended to accommodate it.
			Reason:
			In the interest of highway safety and convenience.
			identical to those on F/2001/3589

Informative for approvals (1)	N07
N16	
(2) ~~LODDON AREA LOCAL PLAN POLICIES:~~	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1.
~~MINERALS LOCAL PLAN POLICIES:~~	

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

Date: 12.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 318 Barkham Road.	**OFFICER: FRANCIS LEO**
APPLICATION NUMBER: F/202/5748	**DATE OF SITE VISIT:** 18/2/02

and 26/2/02 because of objection from No320

1. SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS up to no 318 is 2 storey dwellings. Victorian / Edwardian character. The character of the street is varied. From 320 onwards the style changes to mock type bungalows.

3. DESCRIPTION OF SITE /BUILDINGS
2 storey dwelling with a small and narrow side extension leading to a large rear extension. Long front and rear gardens. A 2 storey extension was approved in May 2001 (F/2021/3589).

4. RELATIONSHIP TO ADJOINING PROPERTIES The nearest affected property is at no 316. But this property has a 6m 2 storey rear extension and a conservatory beyond. The timber fence in between is 1·8m high.

5. SITE CONTRAINTS

TREES	trees at rear of garden and bushes
ACCESS/PARKING	space at front
LEVELS	—
BOUNDARY TREATMENT	1·8m high timber fence and 3m high hedge.
OTHERS	

Application Number : F/2002/5748	Map No : 82
Case Officer : FL	Site A[illegible] : 0
Valid Date : 24 JAN 2002	Re[illegible] 24.01.02.

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed two storey side/ rear extension to dwelling. (Amendment to F/2001/3589)

Location : 318, Barkham Road, , Wokingham. 29.1.02 D.

Parish : WK Ward : EVE

Applicant : S Kearney Esq C/O R G Butler And Associates.

Fee Required: £95 Fee Received: £95

Additional: ..... or Refund: 95.00

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ *Yes* ☐ *No*

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS 29.1.02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|N + see map.

.....

No pre-apps

Environmental Services

For office use only.
Application number: 24 JAN 2002 5748

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	S. KEARNEY Esq 318 BARKHAM ROAD WOKINGHAM RG41 4DA
	Agent's Name Address and postcode Phone number	RG BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040
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.	318 BARKHAM ROAD WOKINGHAM RG41 4DA
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY SIDE AND SINGLE STOREY SIDE AND REAR EXTENSIONS TO DWELLING PLUS SINGLE STOREY FRONT 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.	BRICKS AND TILES TO MATCH EXISTING
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: 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 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 G Butler.

on behalf of S. KEARNEY

Date 23-01-02

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

ADDRESS 318 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.7468 ~~82~~

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 16125	MR. M. JARVIS	STUDIO & LOUNGE EXT.	30.1.81	REG. N/A
BR 16445	"	"	31.3.81	APP. N/A
24312	"	S/ST. EXTENSION	7.10.85	N/A C/A
37967		"	2.8.91	C/A
BRA 10621	MR & MRS VERNON	S/ST. EXT.	22.8.91	APP
F/2001/3589	S Kearney	2/st side & S/st side + rear ext & S/st front ext	04.05.01	C/A

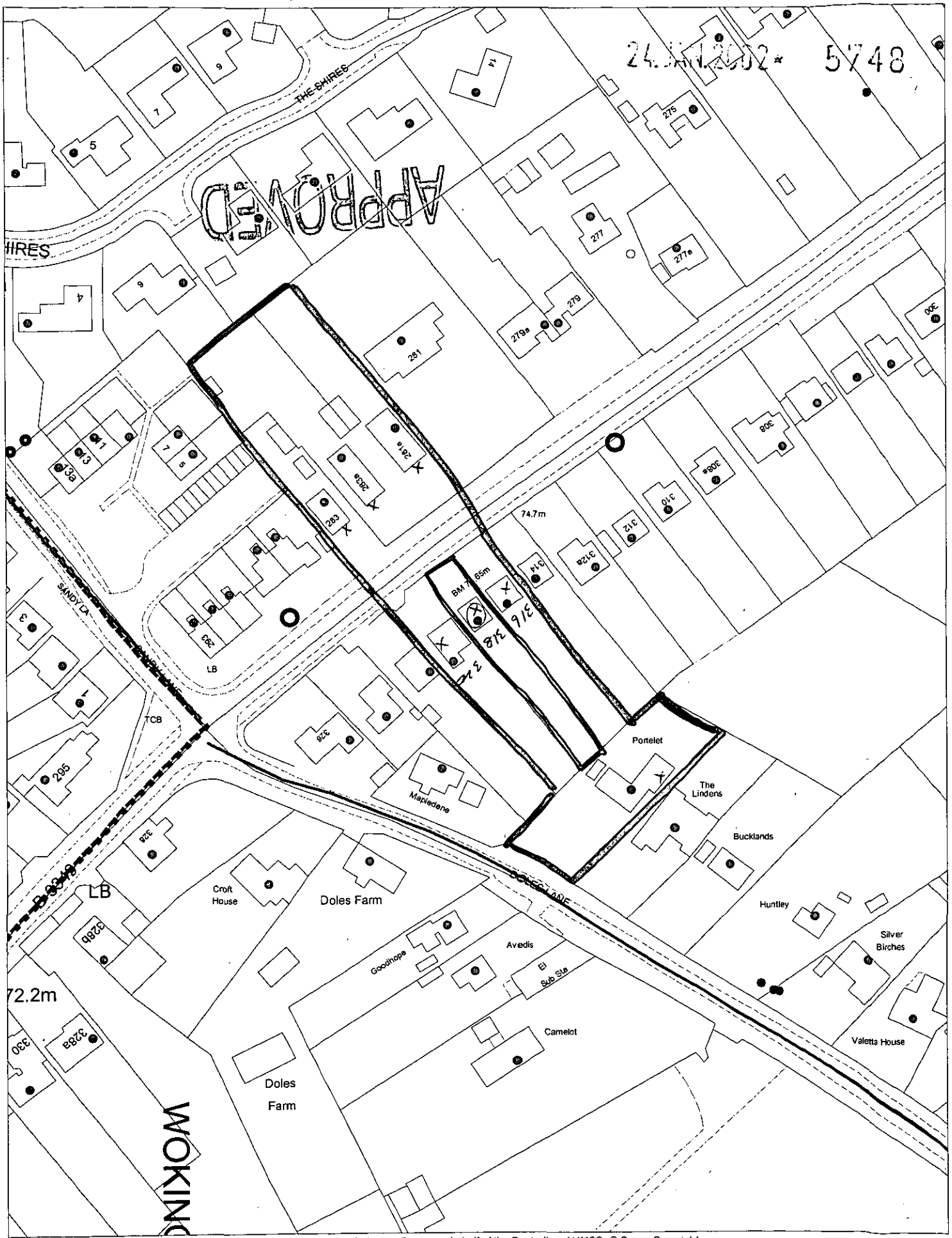
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
28 January 2002

Scale: 1 : 1250

N
W E
S