APPLICATION NO:
F/2001/5330

LOCATION:
72 Barkham Road, Wokingham.

APPLICANT:
Mr D Fisher C/O West London Estates Ltd

PROPOSAL:
Proposed provision of double gates in boundary fence plus amendment to consent 96/64066/F

EARLIEST DATE FOR DECISION: **23/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Emy Circuit**

APPROVED

444

03

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2001/5330 EXC

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Fisher
C/O West London Estates Ltd
2B Prospect Street
Caversham
Reading
Berkshire
RG4 8JG

Application Number: F/2001/5330

Parish: **WOKINGHAM**

Location: **72, Barkham Road, Wokingham.**

Proposal: **Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).**

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. The building(s) shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority:
Hansons Wildern Red brick and Redland Heathland Autumn tile.

Condition
3. The bathroom and wc windows in the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
5. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access measured from the carriageway edge.

Condition
7. No vehicular gates shall be erected on the northern or eastern boundary of the site.

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 safeguard the visual amenities of neighbouring properties and the locality.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
7. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised site layout plan, drawing number 959-06A submitted to the Local Planning Authority on 21st January 2002, showing the omission of vehicular gates and changes to fencing alignment and does not approve the proposals as originally submitted.

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. 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 STV1, STV6, SH1, SBE1, SBE2, SBE5, ST3, SBE8 and SBE9.
Deposit Draft Wokingham District Local Plan Policies WOS2, WH1, WBE1, WOS3, WT7, WBE10 and WBE11.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5330 EXC
BUILDING CONTROL NUMBER	AP 2001/1521
~~APPLICANT~~/AGENT	West London Estates Ltd.
ADDRESS OF SITE	72 Barkham Road WOKINGHAM
DESCRIPTION OF PROPOSED WORK	erection of detached dwelling + garage (amendment to consent 96/64066/F)

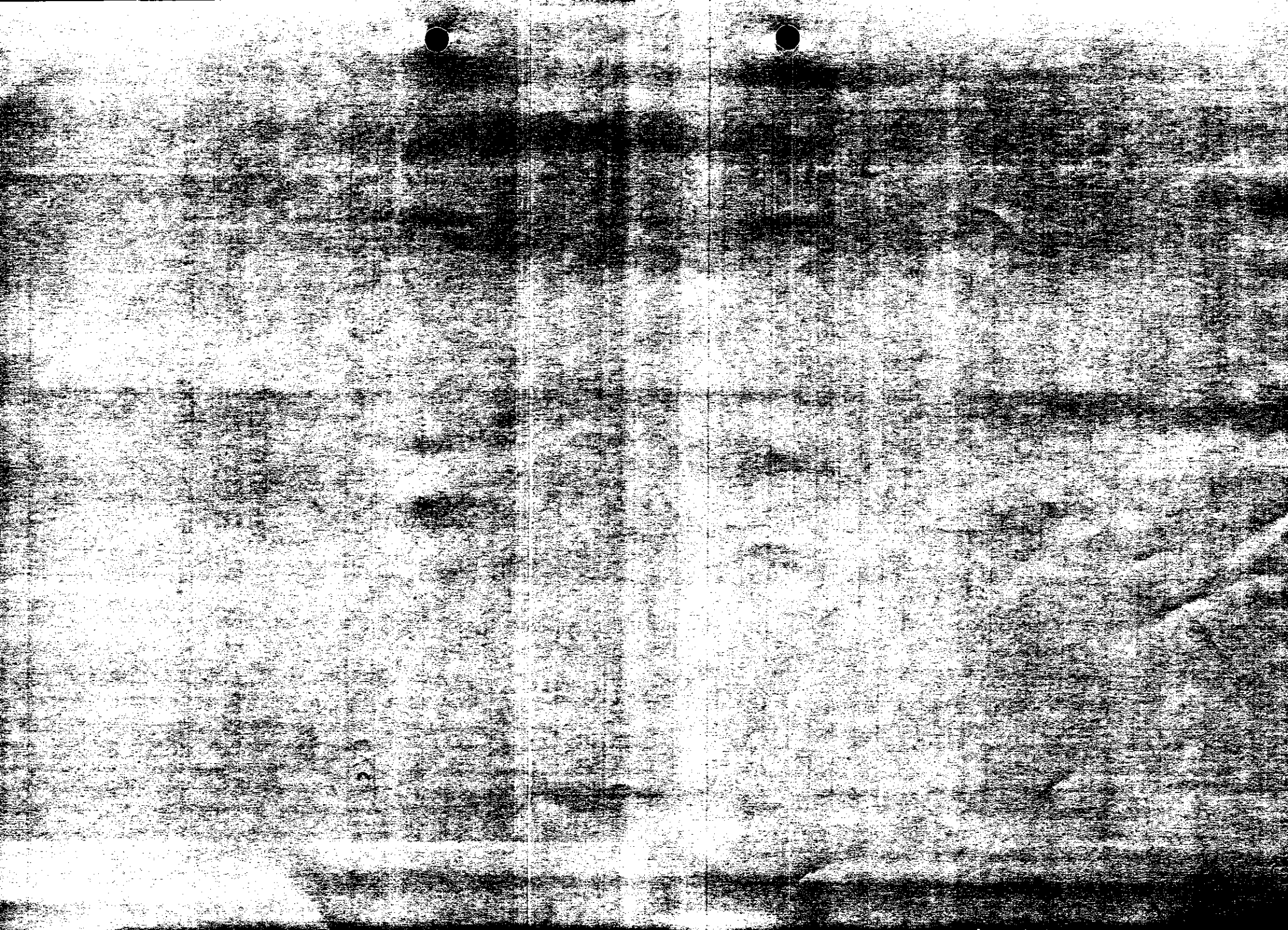
DRAWING NUMBERS Romans **BC** **DC** West London Estates

BLOCK PLAN	A99/034-10	959-06A
ELEVATIONS	A99/034-01	959-01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	5/6/02.	

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

COMMENCED ON SITE	12/11/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 March 2002
My ref: EXC/F/2001/5330/4
Your ref:

Richard J Neale
West London Estates Ltd
2B Prospect Street
READING
RG4 8JG

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 Mr Neale

ERECTION OF DETACHED DWELLING AT 72 BARKHAM ROAD, WOKINGHAM – SUBMISSION OF DETAILS OF BOUNDARY TREATMENT TO COMPLY WITH CONDITION 4 OF PLANNING PERMISSION F/2001/5330

I write regarding the details of boundary treatments, submitted to comply with condition 4 of planning permission F/2001/5330. I confirm that the details set out in your letter of 14 February 2002, Drawing No 959-06C and your email of 21 February are considered acceptable.

If you require any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

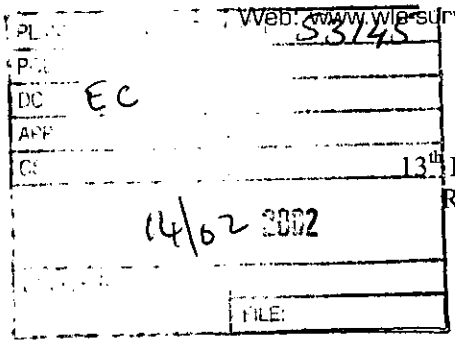
WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk



Ms Emy Circuit
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1BN

13th February 2002
RJN/lw/959-31

Dear Emy,

Re: Erection of Detached Dwelling at 72 Barkham Road, Wokingham

Following our telephone conversation 12th February, I now enclose Site Plan drawing 959-06C revised in accordance with our discussions to show a 1m high close-boarded fence at the front boundary, returning to the left hand boundary alongside the front garden, to provide vision space.

I have also removed the gates to the existing vehicular access from Barkham Road, as suggested, and noted that the right hand and rear boundaries are 1.8m high close-boarded fencing.

I understand that gates can be provided to the Barkham Road boundary but must be set back 5m.

I look forward to receiving your approval as soon as possible.

Yours sincerely,

pp Kwaisch.

Richard J Neale
WEST LONDON ESTATES LTD

20/2 & email letter re fence ar front (adjoyneighbour).

Cc: *David Fisher*

constructionline

RICS

Registered in England No. 3785895
Managing Director: RICHARD J NEALE, FRICS, FB.ENG.
Registered Office: 62-64 New Road, Basingstoke, Hants. RG21 7PW

QMS ISO 9001 REGISTERED FIRM

Emy Circuit

From: Lesley Warwick [lesley@wle-surveyors.co.uk]
Sent: 21 February 2002 15:24
To: emy.circuit@wokingham.gov.uk
Subject: 72 Barkham Road, Wokingham

I confirm that the boundary fence between the two properties' front gardens, that is to say to the right of No. 72, is an existing 1800mm high close-boarded fence which was erected by Dave Fisher when he first bought the site.

Regards
Richard Neale

ADDRESS 72 BARKHAM ROAD PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU.8068 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64066/F	MR. D. FISHER	REPL. DWELLING/GARAGE	26.11.96	C/
DN 96/0691		DEM. OF DWELLING		
97/65269/F	APPEAL " (AMEND TO 64066)	REPL. DWELLING	2.5.97	REF
XP97/6064	"	DET. HOUSE	21.3.97	C/APPD
97/66301/F	Mr. D. Fisher APPEAL	Erec. of Det. Hse.	17.10.97	REF
99/69255/F	Mr. D. Fisher	"	7.6.99	C/

DATE OF COMPLETION

MINISTRY DECISION 96/64066/F - APPEAL DISMISSED - 9.10.97 97/65269 - APPEAL DISMISSED -

~~SPECIAL ORDERS~~ 66301 - APPEAL DISMISSED - 5.3.98

DRAINAGE

091074

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5330

Applicant : Mr D Fisher C/O West London Estates Ltd.

Location : 72, Barkham Road, , Wokingham.
Proposal : Proposed provision of double gates in boundary fence plus amendment to consent 96/64066/F

Site Notice Displayed ? :	YES	NO	DATE
		✓	4/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 4/12/01

Date Registered : 28/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 23/01/2002. 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 :

Highways - Object to gates.
Environment Agency - no comments
Landscape - if access not approved requests details of trees.
Environmental Health - no objections.

Planning Issues :

Impact of amendments on character and amenities + Highways.

F/2001/5330
72 Barkham Road

History:

The application site is located in a primarily residential area, within the Identified Settlement of Wokingham. To the east of the site is the access to the Bucks Copse Council Depot.

1996 - planning permission granted for a replacement dwelling with garage at rear of site (96/64066/F)
1997 – amendment to 64066, including garage at front of property refused due to prominence of garage and decision upheld at appeal (65269)
1997 - detached dwelling with integral garage in two-storey front wing, projecting forward of main property refused due to prominence (66301)
1999 - approval of dwelling with single integral garage projecting forward a smaller distance

Work on the footings has now commenced but prior to this the site had been cleared and was quite overgrown. The proposal was initially advertised as being for provision of gates in the boundary fence and an (unspecified) amendment to the original consent for a replacement dwelling (64066) but it transpired that condition 4 of Planning permission 64066 required submission of boundary treatment, while some of the amendments proposed would require consent. Hence, the description was altered and the application re-advertised.

Appraisal:

The principle of erection of a replacement dwelling on the site has been established by the previous consent and the main consideration is the impact of the proposed amendments on the character and amenities of the surrounding area and highway issues.

Changes to the internal layout are proposed at ground- and first-floor level. Although the size and position of rooms would vary, the accommodation would remain the same except for the inclusion of two additional bathrooms on the first-floor.

Proposed external changes, highlighted in green on drawing No 959/01, are as follows:

- changes in the shape/proportions of the windows in the front and rear elevations – this would have no significant impact in terms of overlooking of neighbouring properties or the appearance of the property
- in the east elevation, at first-floor level, omission of the secondary bedroom window and insertion of an obscure glazed bathroom window would result in less overlooking of 68 & 70 Barkham Road (the flank/front of the neighbouring properties is a minim um of 12 metres from the site boundary).
- east side elevation at ground-floor level, omission of the secondary dining room window, substitution of a door rather than a window to the utility room and its relocation would not be significant in terms of neighbours or the street scene
- insertion of three additional windows in the west side elevation; two secondary living room windows at ground-floor and an en suite bathroom window at first-floor level – The siting of the new dwelling would be such that it would be level with the front of 74 Barkham Road and set back at the rear. No 74 has no side windows so there would be no overlooking issue, provided the bathroom window was obscure glazed.

- Relocation of the chimney, increase in width of the lower part of it and increase in height – this would have no significant impact on the appearance of the building or the neighbouring property, 74 Barkham Road
- It also appears that there would be a 0.4 metre increase in the height of the building – the lower part of the ridge would increase form 7metres to 7.4 metres and the higher part would increase from 8.2 to 8.6 metres. The area is characterised by properties of varying designs and a 0.4 metre variation in the height would not cause the new property to be unduly prominent.

The siting of the garage would also be revised – it would be slightly further from the site boundaries but the change is not so great as to have a significant impact.

NB length of site on site layout plan for 64066 is shorter than 1:1250 OS indicates but this has been corrected on the current application. The conservatory is not indicated on the elevations but as this has already been approved under the previous consent and no revisions are proposed additional drawings have not been requested.

Recommendation: conditional approval

Application Number F/2001/5330
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Hansons
2	C013	R013	"Wilden Red bricks and Redland Heathland Autumn tile
3	C045	R045	Bathroom and WC delete "elevation of the" + whole of 2nd sentence
4	C017	R017	boundary treatment.
5	C049	R049	
6	C140	R140	condition - delete " for a distance of x metres"
7		R127	No vehicular gates shall be erected on the northern or eastern boundary of the site.
INFORMATIVES			
1	N02		Site layout plan, drawing No 959-06A 21 January 2002, omission of vehicular gates and changes to fencing alignment.
2	N07		

Informative for approvals	
3	N16
~~LODDON AREA LOCAL PLAN POLICIES:~~	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	ST1, ST6, SH1, SBE1, SBE2, SBE5, ST3, SBE8, SBE9
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WH1, WBE1, WOS3, WT7, WBE10, WBE11
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV. H
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 72 Barkham Road Wokingham.

APPLICATION NUMBER: F/2001/5330

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS residential, depot at rear

3. DESCRIPTION OF SITE/BUILDING
cleared, footings in place

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 70/rel + 2 storey + windows facing site
No 74 2sr no side windows, monopitch rear extn + highest part to boundary apx – 1.8m fence + at rear, others site fencing only.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 8/2/02

My ref: F/2001/5330

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/2001/5330
72, Barkham Road, , Wokingham.
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5330**
72, Barkham Road, , Wokingham.
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor 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 6479

Date: 8/2/02

My ref: F/2001/5330

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/2001/5330
72, Barkham Road, , Wokingham.
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5330**
72, Barkham Road, , Wokingham.
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor 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 6479

Date: 8/2/02

My ref: F/2001/5330

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5330
72, Barkham Road, , Wokingham.
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5330**
72, Barkham Road, , Wokingham.
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Marinos

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

Date: 29 January 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5330

Location: 72, Barkham Road, Wokingham.

Proposal: Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Applicant: Mr D Fisher C/O West London Estates Ltd.

Case Officer: Emy Circuit

The new plans show the following: Changes to parking/boundary fence. Drawing no: 959-06A.

Comments are required by 06/02/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1/ CO49, RO49.

2/ Entire area shown for parking is to be surfaced with a hard bound material. R140.

3/ No gates.

NO7.

ADAM 30/01/02.

Date: 29 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5330

Location: 72, Barkham Road, Wokingham.

Proposal: Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Applicant: Mr D Fisher C/O West London Estates Ltd.

Case Officer: Emy Circuit

The new plans show the following: Changes to parking/boundary fence. Drawing no: 959-06A.

Comments are required by 06/02/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/5330 (Planaps) / (Ludhouse) Date Rec. 21 Jan '02

Location: 72 Barkham Road

Parish Wokingham

Applicant:

Description of attached plans changes to parking / boundary fence

Drawing No's: 959-06A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Property - Daniel Cowin

		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 7 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 EXL.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2001/5330 (Planaps) / (Ludhouse) Date Rec. 21 Jan '02

Location: 72 Barkham Road

Parish Wokingham

Applicant:

Description of attached plans changes to parking / boundary fence

Drawing No's: 959-06A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Property - Daniel Cronin

		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 7 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 EXL.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Appl. ~~2001/5330~~

WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk

PLANNING SERVICES	HPT 52019
POL	TLS
DC EXC	EDF
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	FILE:

21 JAN 2002

Ms Emy Circuit
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1BN

17th January 2002
RJN/lw/959-24

Dear Emy,

Re: Erection of Detached Dwelling at 72 Barkham Road, Wokingham

Following your telephone call 16th January, I now enclose West London Estates Ltd cheque for £95 as this is an amendment to an existing consent to a new property and not to an existing dwelling.

Condition of Original Planning Consent

I enclose a copy of our Site Plan, drawing 959-06a showing 1.8m high close-boarded fencing on concrete posts to the side boundary and, in accordance with your request, 1m high close-boarded fencing on concrete posts to the front boundary with gate.

I understand your Highways will not allow gates on the boundary line and that they require an area to pull off the road. I have therefore modified the boundary fence position with a pedestrian gate to the rear garden next to the garage and trust that this is acceptable to you.

Yours sincerely,

Richard

Richard J Neale
WEST LONDON ESTATES LTD

Cc: David Fisher
Cornerstone Construction

constructionline

RICS

Registered in England No. 3785895
Managing Director: RICHARD J NEALE, FRICS, FB.ENG.
Registered Office: 62-64 New Road, Basingstoke, Hants. RG21 7PW

QMS ISO 9001 REGISTERED FIRM

Date: 16 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5330

Location: 72, Barkham Road, Wokingham.

Proposal: Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Applicant: Mr D Fisher C/O West London Estates Ltd.

Case Officer: Emy Circuit

The new plans show the following: Changes to elevations and resiting of garage (shown on previous site plan). Drawing no 959/01.

Comments are required by 06/02/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

1970

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

App No. F/2001/5330 (Planaps) / (Ludhouse) Date Rec. 28 November 2001

Location: 72 Barkham Road

Parish Wokingham

Applicant: Mr D Fisher

Description of attached plans changes to elevations and resiting of garage (shown on previous site plan)

Drawing No's: 959/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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: As original

Date for Responses 21 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice (Y) / N

New Description ~~Changes to elev~~ Erection of detached dwelling and garage (amendment to 96/64066(F))

CASE OFFICER Exc.

Consultations Sent by Admin. on 16.01.02.

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2001/5330

Proposal:
Proposed erection of detached dwelling and garage (amendment to consent 96/64066/F).

Location:
72, 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/2001/5330 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2002. 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

16 January 2002

Appl. 2001/5330

WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk

PLANNING SERVICES	HPI
RDI	TLS
DC	EFF
CS	
COPIES TO:	ACK:
	FILE:

21 JAN 2002

Ms Emy Circuit
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1BN

17th January 2002
RJN/lw/959-24

Dear Emy,

Re: Erection of Detached Dwelling at 72 Barkham Road, Wokingham

Following your telephone call 16th January, I now enclose West London Estates Ltd cheque for £95 as this is an amendment to an existing consent to a new property and not to an existing dwelling.

Condition of Original Planning Consent

I enclose a copy of our Site Plan, drawing 959-06a showing 1.8m high close-boarded fencing on concrete posts to the side boundary and, in accordance with your request, 1m high close-boarded fencing on concrete posts to the front boundary with gate.

I understand your Highways will not allow gates on the boundary line and that they require an area to pull off the road. I have therefore modified the boundary fence position with a pedestrian gate to the rear garden next to the garage and trust that this is acceptable to you.

Yours sincerely,

Richard

Richard J Neale
WEST LONDON ESTATES LTD

Cc: *David Fisher*
Cornerstone Construction

Emy for file
5330
additional £95-00 paid.
∴ total £190-00

21 JAN 2002

constructionline

RICS

Registered in England No. 3785895
Managing Director: RICHARD J NEALE, FRICS, FB.ENG.
Registered Office: 62-64 New Road, Basingstoke, Hants. RG21 7PW

QMS ISO 9001 REGISTERED FIRM

Emy Circuit

From: John Mullaney
Sent: 03 December 2001 15:10
To: Emy Circuit
Subject: 72 Barkham Road, Wokingham F/2001/5330-PROVISION OF DOUBLE GATES IN BOUNDARY

I have no environmental health objections to this proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 12 December 2001

Location:	72 Barkham Road, Wokingham
Proposal:	Proposed provision of double gates in boundary fence plus amendment to consent 96/64066/F
Application Number:	F/2001/5330

In response to your consultation dated 29 November 2001 for the above application, the landscape comments are as follows:

If the applicant has already acquired consent for the access into the site then I have no objection to the proposals. However if access has not been given consent then I cannot comment further on the application until the trees within the site have been accurately plotted on the plan

Catherine Brimble

Catherine Brimble
Landscape Architect

Our Ref : SP/2001/004988-1/2
Your Ref : F/2001/5330

ENVIRONMENT AGENCY

Date : 10 December 2001

PLANNING SERVICES	HPT 50887
POL	TLS
DC EC	ENF
APP	
CS	
13 DEC 2001	
COPIES TO:	ACK:
	FILE:

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

Dear E Circuit

PROPOSED PROVISION OF DOUBLE GATES IN BOUNDARY FENCE PLUS AMENDMENT TO CONSENT 96/64066/F AT 72 BARKHAM ROAD, WOKINGHAM
Ø
Thank you for your letter dated 29th November 2001, received on 04th December 2001.

There are no comments on this proposal from The Environment Agency - Thames Region.

If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 29 November 2001

Application Number: F/2001/5330

Proposal: Proposed provision of double gates in boundary fence plus amendment to consent 96/64066/F

Parish: WOKINGHAM TOWN

Site Address:
72, Barkham Road, , Wokingham.

Applicant:
Mr D Fisher C/O West London Estates Ltd.

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).

The gates cannot be setback the required distance of 5 metres from the edge of the highway and therefore vehicles are unable to be driven off the highway before the gates are opened.

NOTE TO PO: It doesn't appear that the proposed garage is in the same position as originally approved on app no. 64066. Plus the boundary also seems to be different.

Signed: _____ **Print name:** AC 30/11/01

Received by Wokingham District Council

Application No: F/2001/5330

Proposal:
Proposed provision of double gates in boundary fence plus amendment to consent 96/64066/F

Location:
72, 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/2001/5330 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/12/2001. 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

29 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~30 OCT 2001~~	Valid 28 NOV 2001
Officer: EXC	Application No. F/2001/5330	

Map No. 75B Site 0.05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED PROVISION OF DOUBLE GATES IN BOUNDARY FENCE PLUS ~~[illegible]~~ AMENDMENTS TO CONSENT 96/64066/F

Location: 72 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons 29.11.01 B

Applicant: MR D FISHER

Fee (3) Received 95-00 Required ~~[illegible]~~ ? ~~Budget~~ ? 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	No red line	✓ 13/11	✓ 28/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Garage: should be shown on block plan (A 99/034-10A)	✓ 13/11	✓ "
3	Forms unsigned	Not signed or dated	✓ 13/11	✓ "
(4)	Correct S 66 certificate	Not supplied	✓ 13/11	✓ "
5	Elevation plans	elevation of gates & fence	✓	✓ "
6	Floor plans	~~[illegible] should be included on elevations (drawing 95 etc)~~ ~~+ garage floor plans & elevations required~~		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Note: Some of the old plans included with this application are different from the newer plans. Applicant should ~~delete the ones which no longer~~ apply!!	✓ 13/11	✓ "

Minor amenendments should be separate

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.11.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ← 250m Landfill Site Consultations → Environment Agency ✓
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 : .....
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 : .....

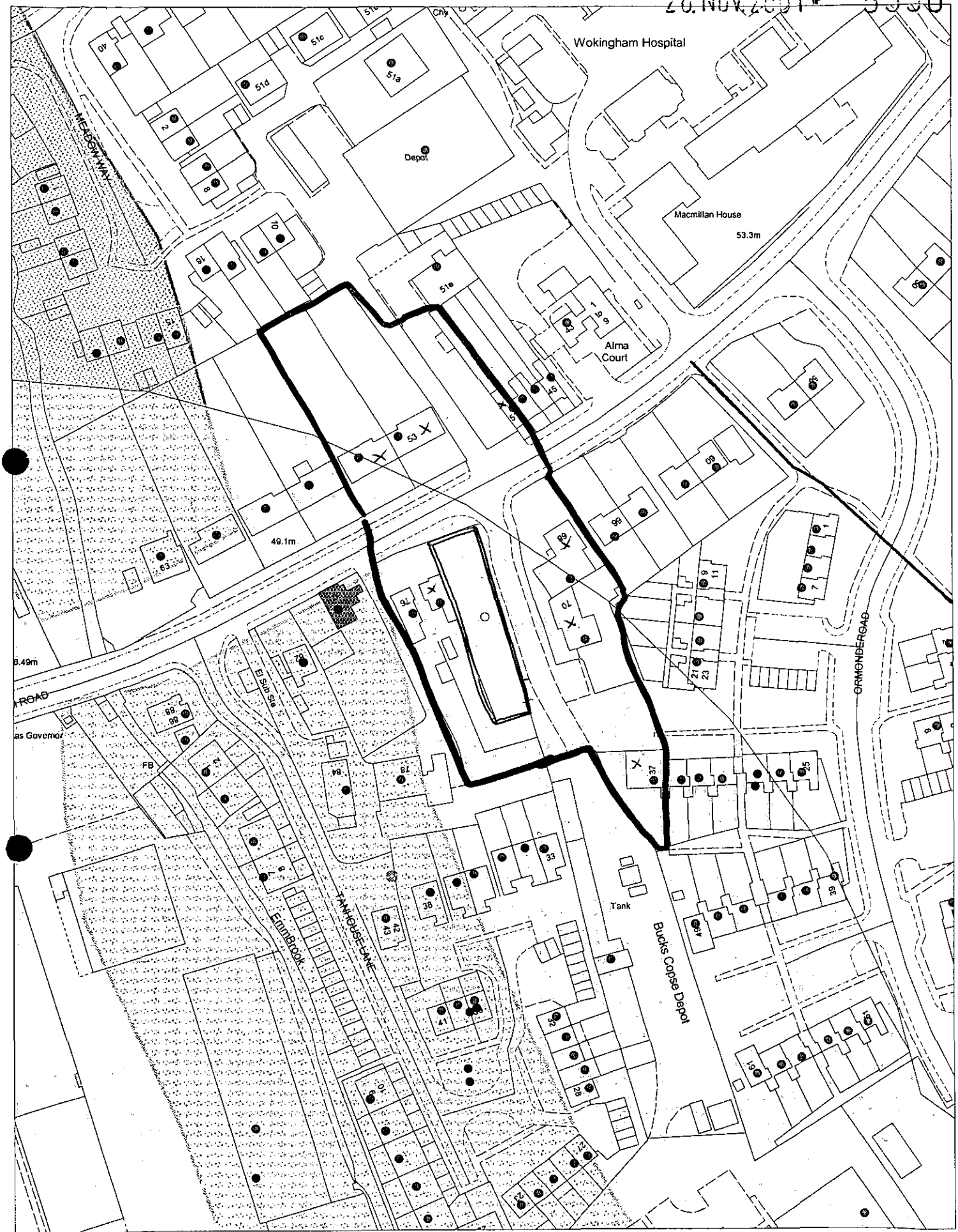
OTHERS:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... 2x S/N + See map .....
.....
.....
.....
.....
.....
.....
.....
.....

28 NOV 2001 5350



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Development Control Section, Environmental Services, Wokingham District Council.
8 November 2001 Scale: 1 : 1250

N
W E
S

CD

WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk

50575

04 DEC 2001

FILE

3rd December 2001
RJN/lw/959-19

Mrs C Dodsworth
Development Control / Building Control Liaison Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Madam,

Re: Detached Dwelling at 72 Barkham Road, Wokingham

I refer to your letter dated 27th November and confirm that the house being constructed has a valid Planning Permission.

The only item of work for which Planning Consent has not been granted is the modification to the rear boundary. fence and gates to the garage, which will not be started until we receive your Planning Permission.

Yours faithfully,

Richard J Neale
WEST LONDON ESTATES LTD

Cc: David Fisher

constructionline

ISO 9001 REGISTERED FIRM

RICS

Tel. 0118 974 6443 (Direct Line)

Date. 27 November, 2001

My ref. CD/FP2000/1521

28.NOV.2001* 5550

Mr D Fisher
C/oMr R Neale
West London Estates
28 Prospect Street
Caversham
READING
Berkshire
RG4 8JG

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir,

DETACHED DWELLING AT 72 BARKHAM ROAD, WOKINGHAM

I have been informed that construction work has commenced on site, and I am writing to remind you that a valid planning application for the most recent proposal has not been submitted. Any unapproved building work on site will be undertaken at the owner's own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk

28 NOV 2001

Mrs C Hurst
Technical Assistant, Development Control Admin
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

27th November 2001
RJN/lw/959-18

28.NOV.2001* 5350

Dear Madam,

Re: 72 Barkham Road, Wokingham

I refer to your letter received 15th November and now return the application as follows :

- Location Plans with site outlined in red (10A)
- Block Plan
- Application form signed and dated
- Section 66 Certificate signed and dated
- 6 no. copies of elevations of fence and gate

The Planning Application is for the re-positioning of the boundary fence and gates next to the garage.

The house building has already been started so the fee is £95 only – there is only one dwelling house.

The drawings are issued for minor amendments.

Yours faithfully,

Richard J Neale
WEST LONDON ESTATES LTD

Encs.

Cc: David Fisher

constructionline

RICS

Registered in England No. 3785895
Managing Director: RICHARD J NEALE, FRICS, FB.ENG.
Registered Office: 62-64 New Road, Basingstoke, Hants. RG21 7PW

QMS ISO 9001 REGISTERED FIRM

WEST LONDON ESTATES LTD
2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000 Fax: 0118 946 4001
e-mail: wle@ukgateway.net

Chartered Building Surveyors

28.NOV.2001* 5050

29th October 2001
RJN/lw/959-10

Ms Emy Circuit
Planning Officer
Wokingham District Council
Shute End
Wokingham RG40

Dear Ms Circuit

Re: Erection of Detached Dwelling at 72 Barkham Road, Wokingham

Under Planning Reference 96/640/66/F, Planning Permission granted 26th November 1996, and Christine Dodsworth's letter to Romans on 20th February 2001, there are slight discrepancies between the Planning Permission drawings and the Building Regulations drawings submitted by Romans.

Romans are now dis-instructed and West London Estates Ltd are dealing with this project.

I enclose herewith 4 no. copies of West London Estates' drawings and 4 no. copies of the original Planning Permission drawings and I have highlighted on the West London Estates' drawings the minor differences to windows, front door and chimney stack position that Christine Dodsworth highlighted in her letter referred to above.

I believe that all of these can be dealt with as a minor amendment and would be pleased to receive your written confirmation.

Whilst writing, I also submit herewith a Planning Application to revise the boundary fence at the rear of the property next to the double garage, on the basis that the owner of the property would like to secure the site on the boundary line agreed with your Daniel J Cowin and have the gates to the garage also on the boundary line.

I look forward to hearing from you as soon as possible as you are aware that we have commenced construction.

Yours sincerely,

Richard J Neale
WEST LONDON ESTATES LTD

Cc: David Fisher
Cornerstone Construction

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

28.NOV.2001* 5550

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . D FISHER . . . . . .

Date . . . . . 22/1/07 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

28.NOV.2001 * 5350

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR D. FISHER
	ADDRESS	8 FOREST ROAD CROWTHORNE
	POST CODE	PHONE
	AGENT'S NAME	WEST LONDON ESTATES LTD.
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	2B PROSPECT STREET CAVERSHAM, READING
	POST CODE	RG4 8JG PHONE 0118 946 4000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	72 BARKHAM ROAD WOKINGHAM, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REVISION TO BOUNDARY FENCE AT REAR - Residential property Planning Permission Ref: 96/64066/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0566 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	A99/034-10A SITE PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

CLOSE BOARDED FENCE ON CONCRETE POSTS AND MATCHING GATES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

N/A

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF DATE

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

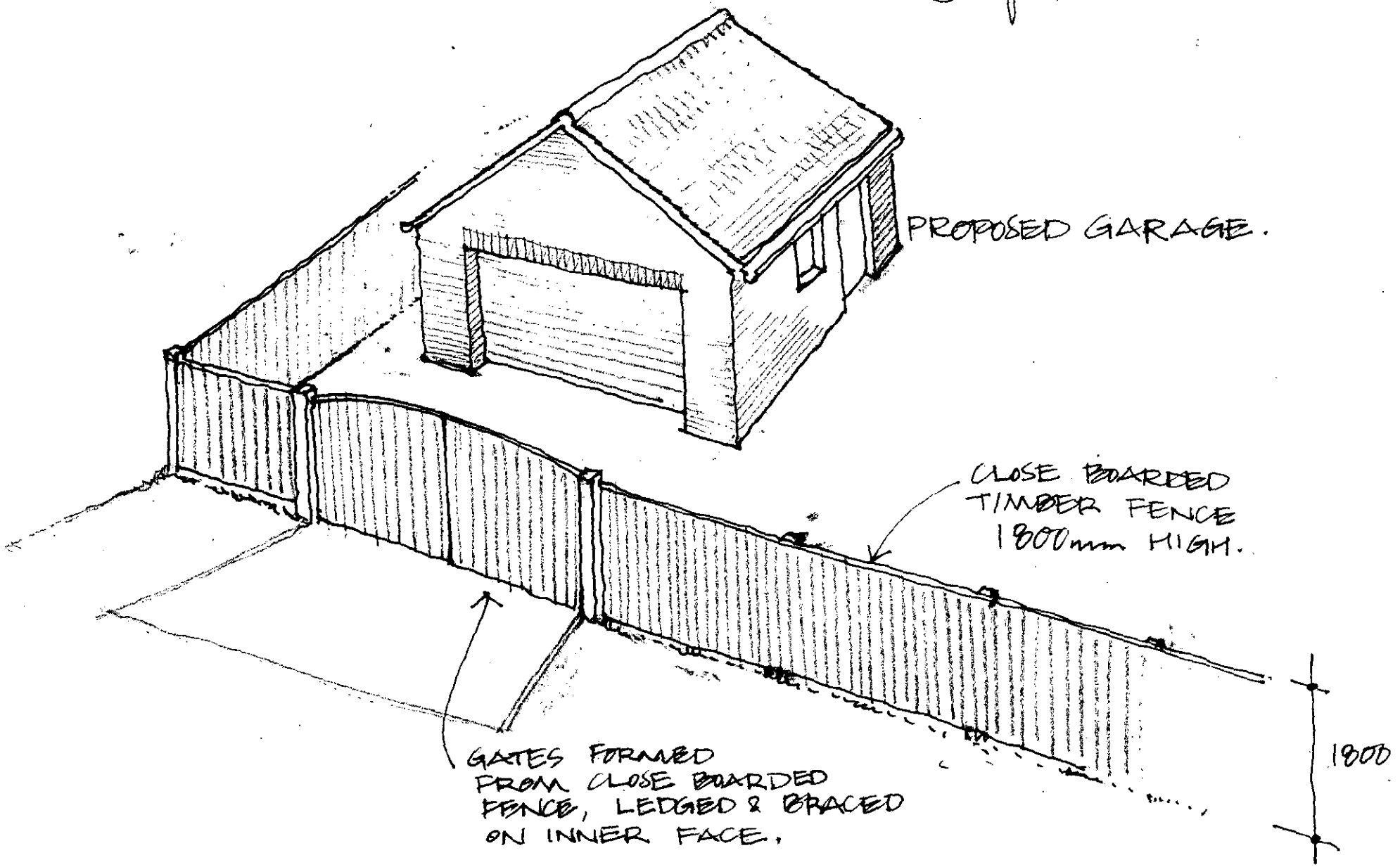
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Superseded



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