APPLICATION NO:
F/2001/5318

LOCATION:
39a Bearwood Road, Wokingham.

APPLICANT:
Mr & Mrs Bethel

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

Letter exp 25/12/01

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

433
00

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bethel
C/O Cary Barnes
Amity Cottage
18 Belton Road
Camberley
Surrey
GU15 2DE

Application Number: F/2001/5318

Parish: **BARKHAM**

Location: **39A Bearwood Road, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new 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.

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.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2001/5318

Proposal:
Proposed erection of single stoey rear extension to dwelling to form conservatory.

Location:
39a, Bearwood 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

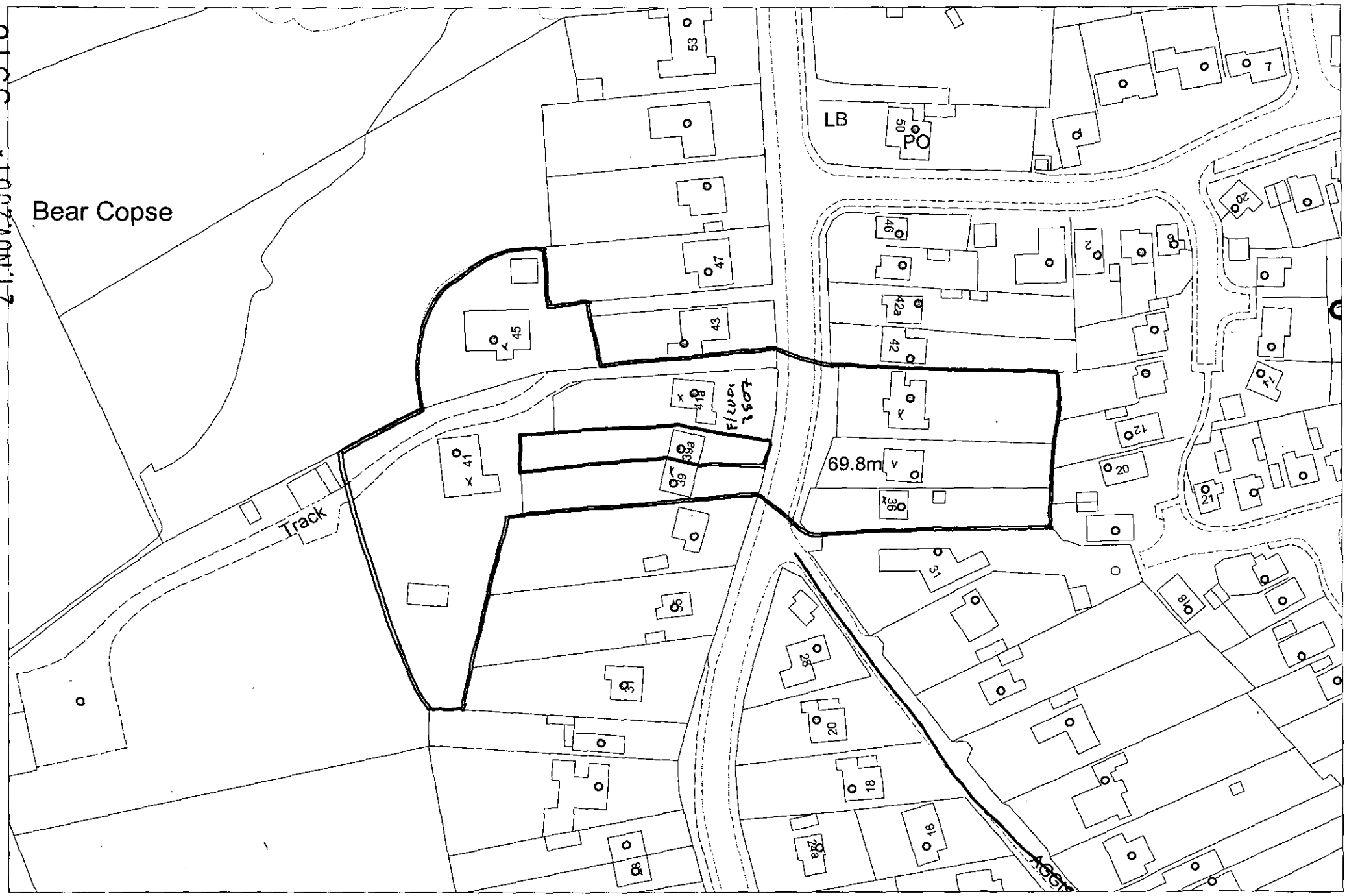
WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5318 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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

27 November 2001



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Development Control Section, Environmental Services, Wokingham District Council.

23 November 2001

Scale: 1 : 1250

N W E S

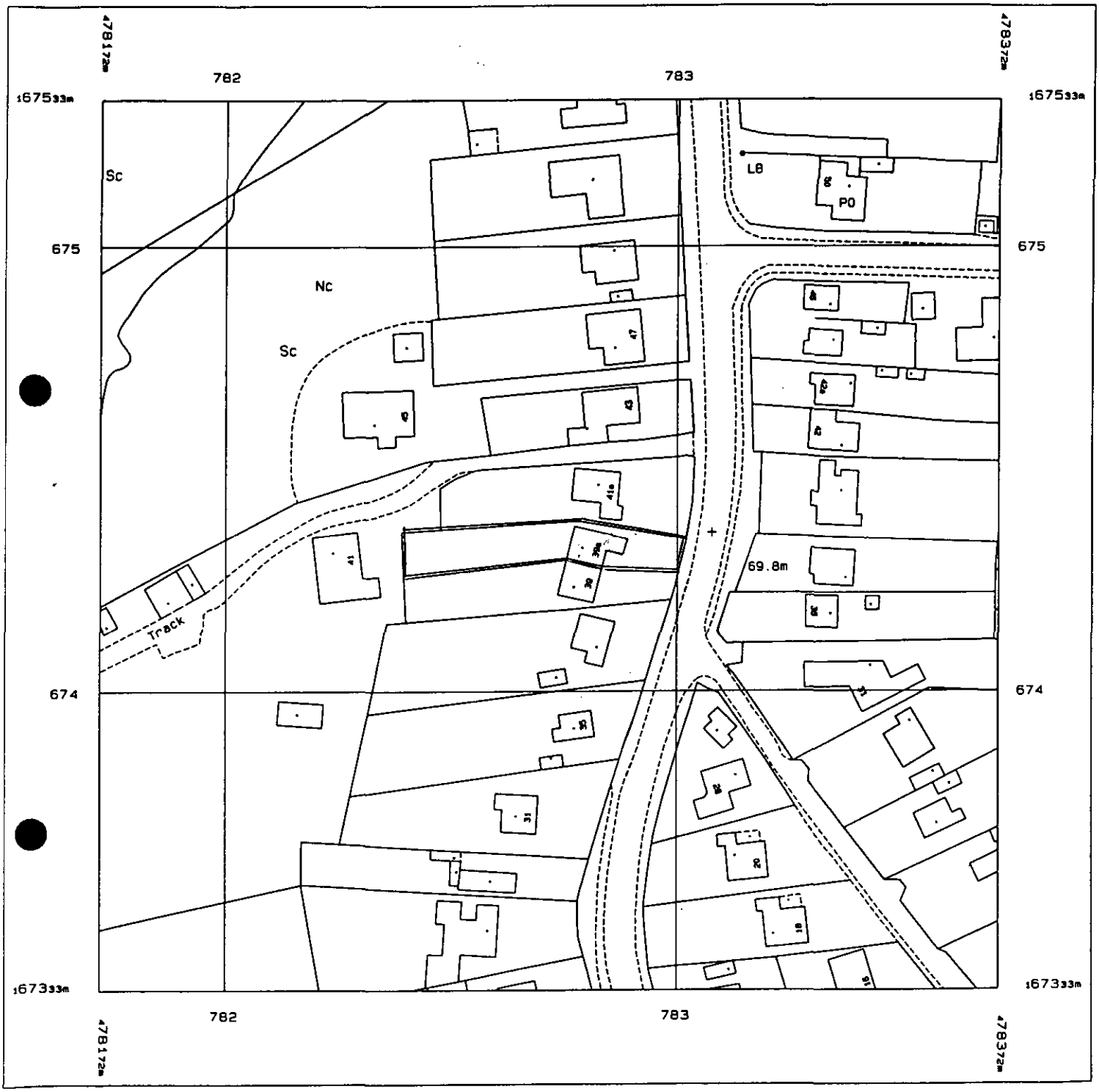
Ordnance Survey®

Superplan®

21.NOV.2001* 5518

Planning Extract - 1

Site-centred



39A BEARWOOD ROAD,
BARKHAM.
WOKINGHAM.
RG41 4SX.

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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7867

The representation of a road, track or path is no evidence of a right of way.

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

Tel: (0118) 974 6444

Date: **27 November 2001**

My ref: F/2001/5318

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5318
39a, Bearwood Road, , Wokingham.
Proposed erection of single stoey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

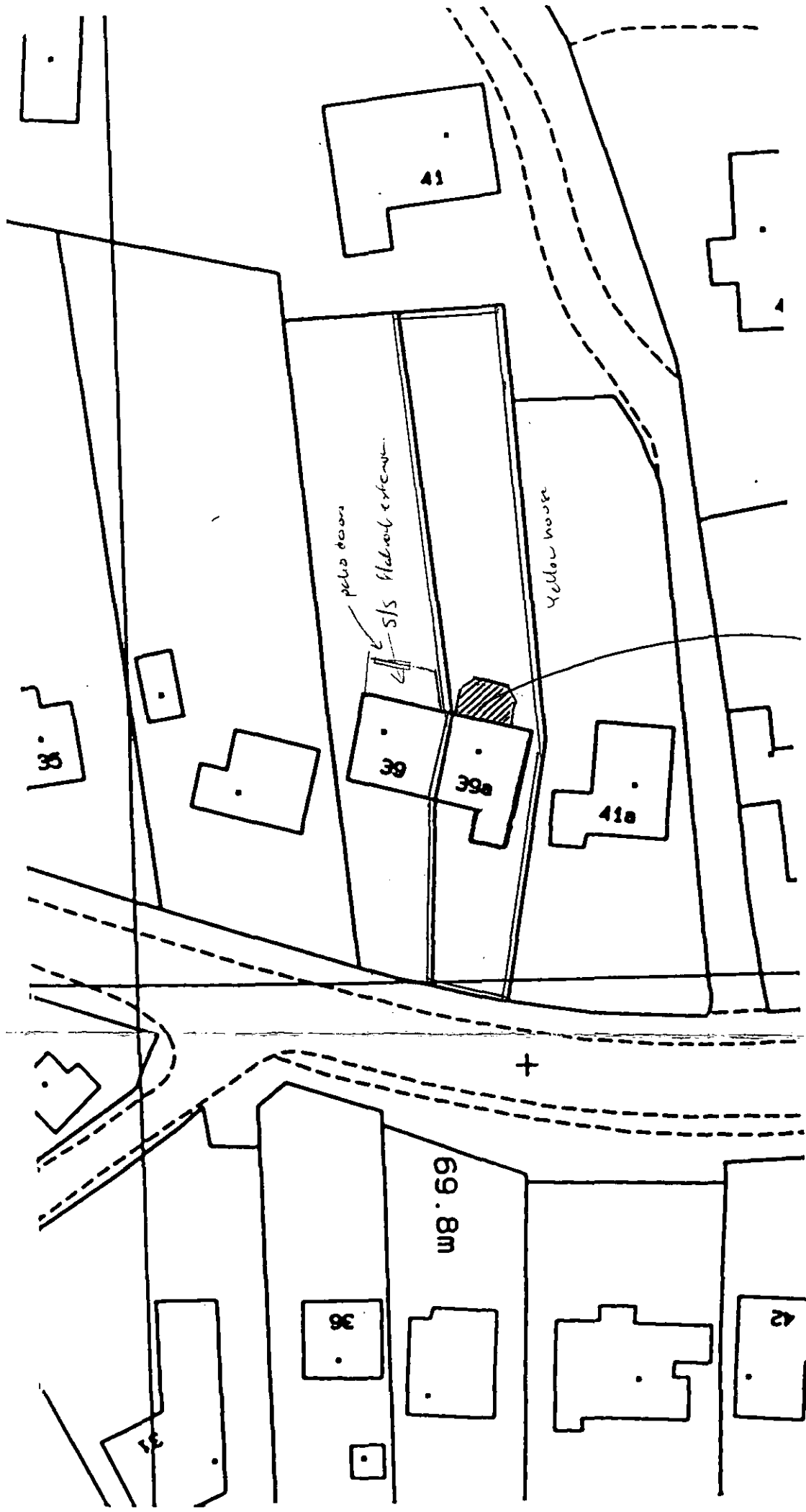
Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5318**
39a, Bearwood Road, , Wokingham.
Proposed erection of single stoey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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



21 NOV 2001 * 5518

APPROVED

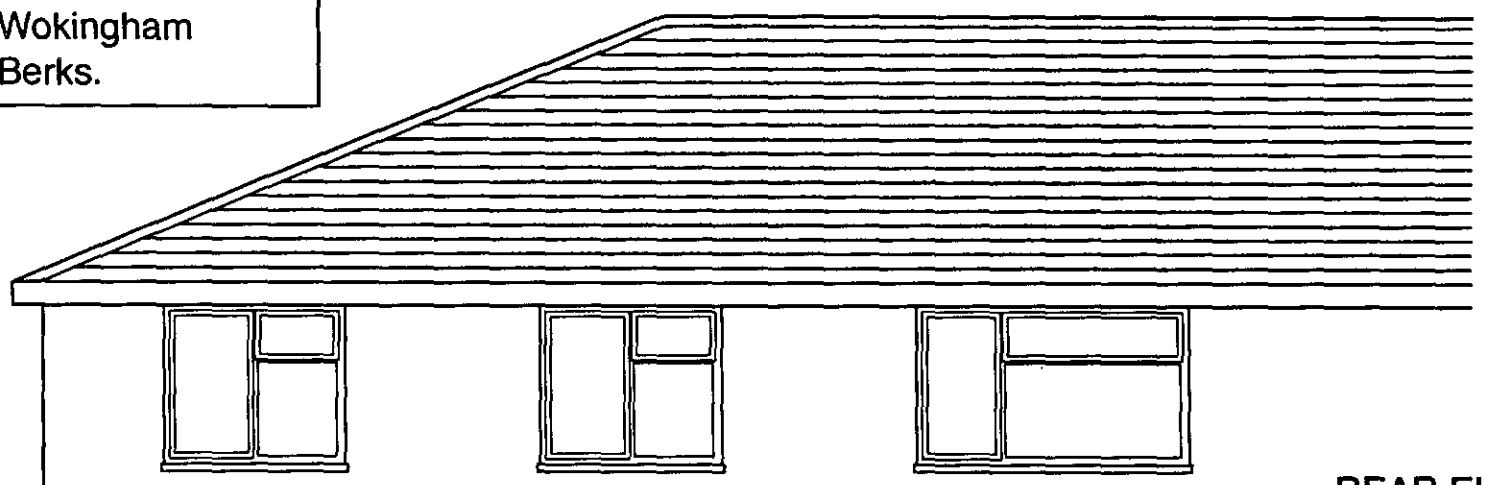
for.

MR AND MRS BESTELL
39A BEARWOOD ROAD.
BARKHAM.
WOKINGHAM.
BERKSHIRE
RG41 4SX

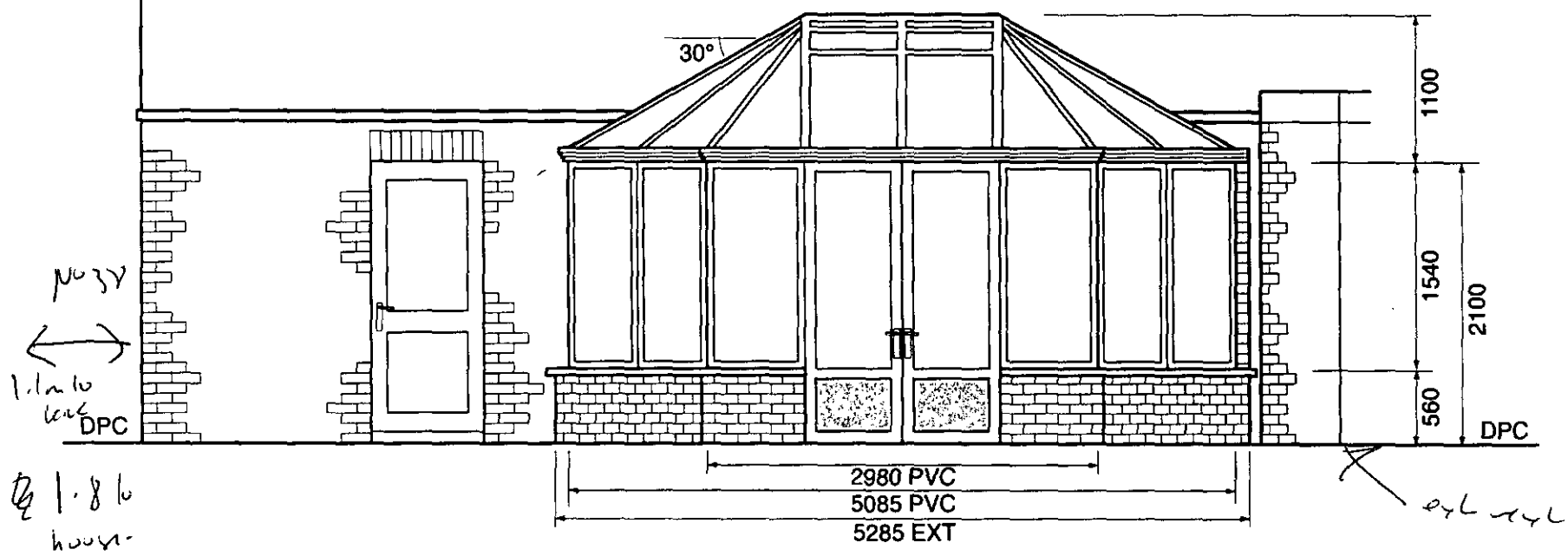
SCALE 1:500 BLOCK PLAN
DATE: 8th NOVEMBER 2001.
PREPARED BY: CARY BARNES
RE: PROPOSED SINGLE STOREY CONSERVATORY
DRAWING NO: CB/BETH/02.

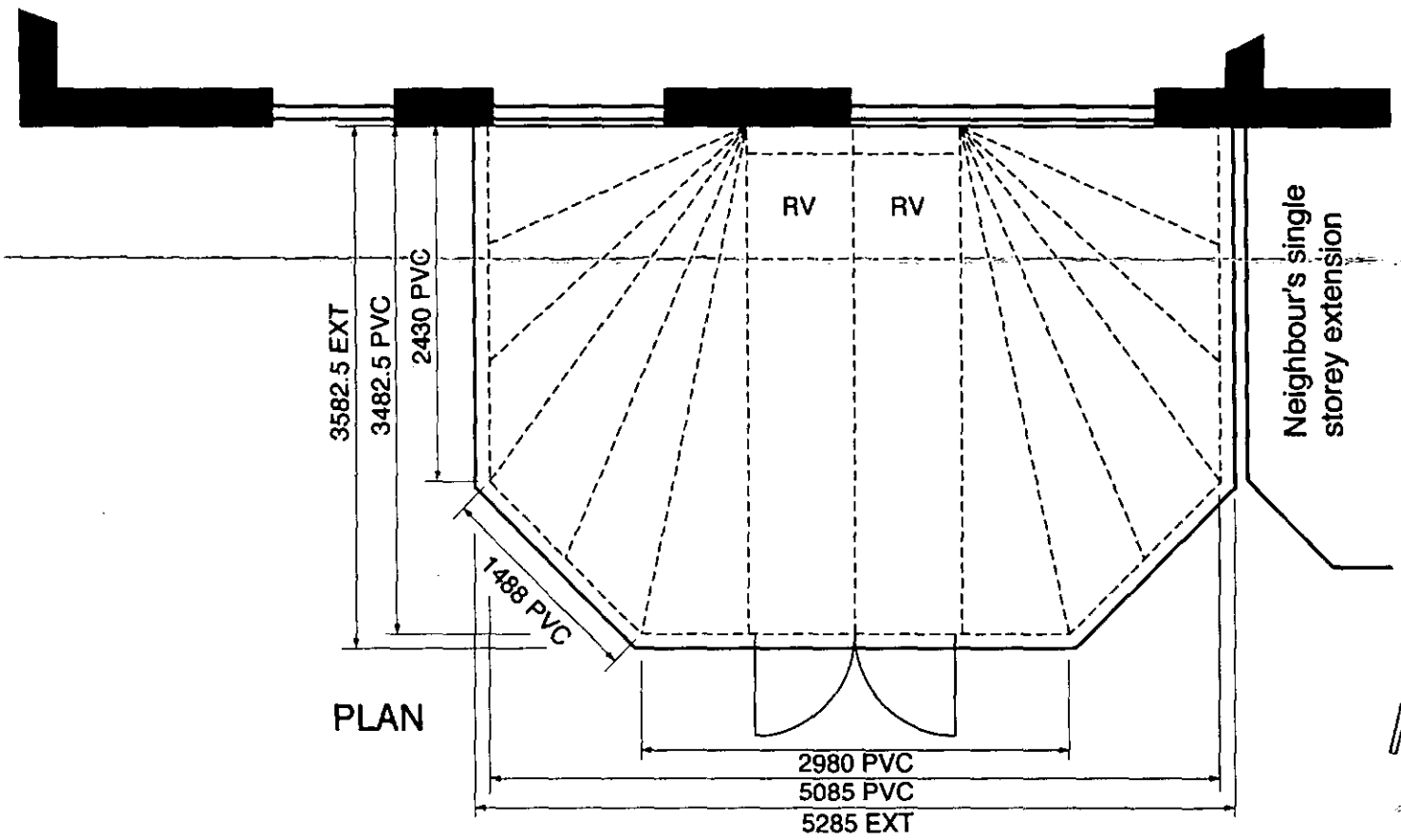
Prepared for Mr/s Bethell
39A Bearwood Rd
Barkham
Wokingham
Berks.

Designed by	Cary Barnes
Drawn by	D. Woodroffe
Scale	1:50
Date	14/11/01



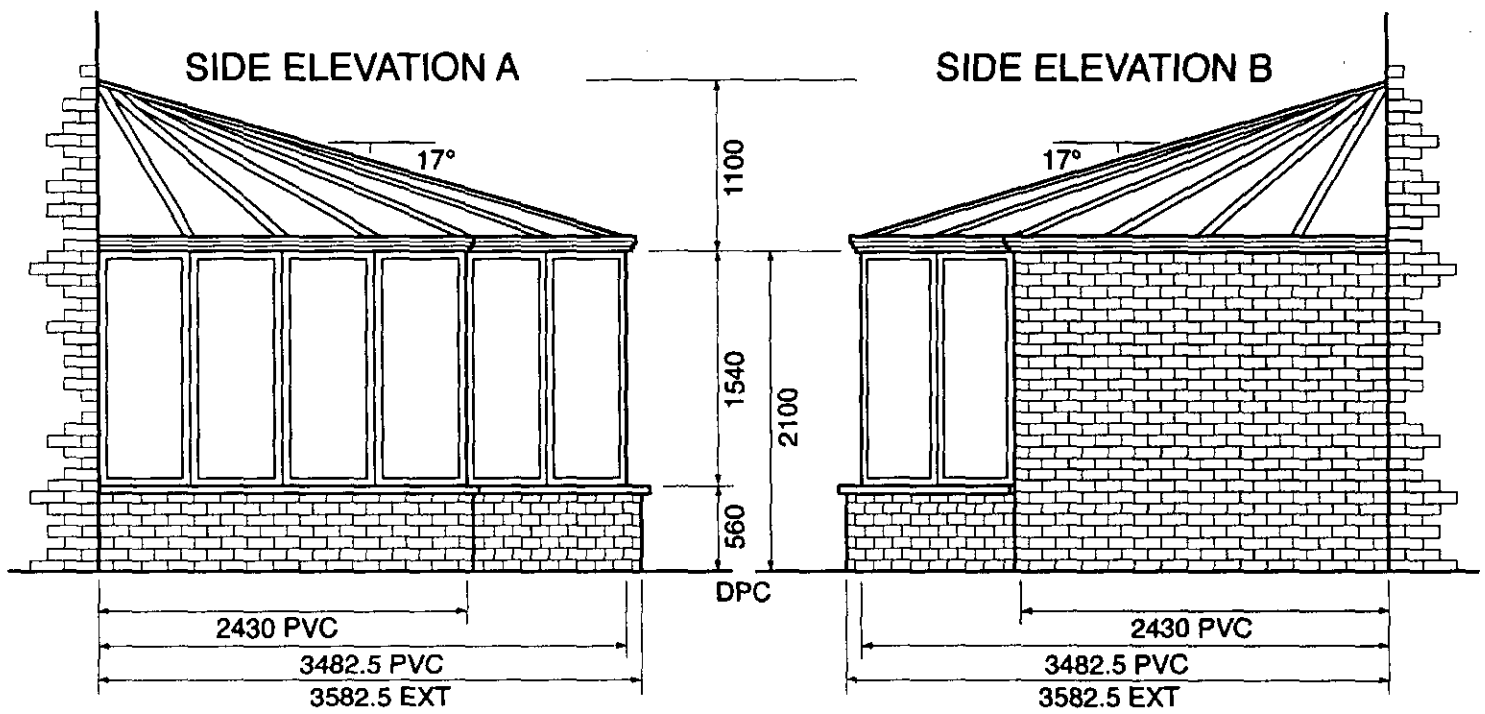
REAR ELEVATION





PLAN

APPROVED



21 NOV 2001 * 5.3.18

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5318

Applicant : Mr & Mrs Bethel .

Location : 39a, Bearwood Road, , Wokingham.
Proposal : Proposed erection of single stoey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 21/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 16/01/2002. 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 :

F

Planning Issues :

1. Impact on Neighbouring Properties
2. Impact upon Character of the area

Policy: LBE1, 2
WBE1, WOS3
CD3

Application Number: F/2001/5318 - 39a Bearwood Road, Wokingham

Appraisal :

Development

The application property is a semi-detached house situated on the West side of Bearwood road. The site is located within the identified settlement of Barkham.

The proposed development is a single storey rear extension to form a conservatory. It would replace an existing smaller conservatory (to be taken down). It would extend 3.3m from the rear of the dwelling and 5.3m across the rear of the dwelling. It would have a pitched roof and be 2.2m to the eaves and 3.3m to the highest point on the ridge (gable end). It would be glazed on all sides except the side facing No.39, which is brick to the eaves. A 0.6m dwarf brick wall runs around the base. Double patio doors would open out to the rear.

1. Impact upon neighbouring properties

The proposed conservatory would be set away from the boundary with No.41a (4.0m to the 1.8m fence). The boundary for No. 39 is at present wire fencing and shrubs but they have a rear single storey flat roofed extension and the side wall of it makes up the boundary. This extension comes out from the rear of their dwelling by 3.0m (0.3m shorter than the proposed conservatory) it has no windows on the side elevation.

The location of the conservatory should have no adverse impacts in terms of overshadowing, overbearing or overlooking.

2. Impact on the character of the area

No part of the conservatory would be seen from the front of the dwelling thus making no negative impact on the areas character. In addition a conservatory albeit a smaller one already exists and No.39s extension has similar dimensions thus the impact of this conservatory will minimal.

Recommendation : Approval: √ Refusal: □

spelling "single storey..."

Application Number F/2001/5318
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	FULL PERMISSION 5-YEARS
2	C014	R014	EXTERNAL FINISHES TO MATCH (BRICKWORK)
			COLOUR OF BRICKS

RECORD OF SITE VISIT

SITE ADDRESS: 39a Bearwood Road Wokingham. APPLICATION NUMBER: F/2001/5318	OFFICER: Phillip Taylor DATE OF SITE VISIT: 6/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Busy Rd chapel, detached Res. Dwl - Settlement Boundary ?

3. DESCRIPTION OF SITE/BUILDING Brick base [///] render [///] semi. existing conservatory pulled down.

4. RELATIONSHIP TO ADJOINING PROPERTIES 39 has recent south s/s east flat wall will come level.

~~38~~ - no - dormer windows
41A in 1st floor but only sg - so side windows other than dormer

5. SITE CONSTRAINTS

TREES No

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT 1.8m lace - No 39 low shrubs

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 NOV 2001
Officer: PT	Application No. F/2001/5318

Map No. 82 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) Proposed erection of Single Storey Rear Extension to dwelling to form Conservatory

Location: 39A Beerwood Road

Parish: Barkham Ward: Barkham
27.11.01 TA

Applicant: Mr & Mrs Bathel

Fee Received 95.00 Required ..... Additional ..... Refund .....
(1)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 27.11.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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-appo.....

.....

.....

NEIGHBOURS:

S/N + see map.....

ADDRESS 39A BEARWOOD ROAD PARISH BARKHAM

PLOT No. ORD. SHEET No.

BUILDER 223/59 S/DET HOUSE & GARAGE 13.1.60 APP C

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
BR 15489	MR BETHEL	GARAGE EXTN.	4. 9. 80	App N
14082	"	"	25.8.80	N/A C
34366			17.11.89	C
BRA8040	"	GARAGE ALT. /UTILITY CONV.	10.11.89	Ref
BRA8277	"	" "	18.12.89	W/D
39226	"	2ND STOREY EXT.	7.5.92	C
AP/92/0433	"	1ST FLOOR EXT	30.6.92	Ref
AP/92/0433A	"	"	17.7.92	REF
" B	"	"	21.9.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only. Application number: 21.NOV.2001* 5518

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR AND MRS BETHEL 39A BEARWOOD ROAD BARKHAM WOKINGHAM BERKSHIRE RG41 4SX (01189) 790770
2	Agent's Name Address and postcode Phone number	CARY BARNES. AMITY COTTAGE 18 BELTON ROAD CAMBERLEY SURREY GU15 2JE (01276) 65859
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.	(AS ABOVE) 39A BEARWOOD ROAD BARKHAM. WOKINGHAM RG41 4SX
4	Give brief details of the proposal for example, two storey side extension About the application	ERECTION OF A SINGLE STOREY LIGHTWEIGHT STRUCTURE CONSERVATORY ON REAR ELEVATION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK CAVITY INSULATED DWARF CAVITY WALLS TO MATCH EXISTING TINTED POLYCARBONATE ROOF.
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: 4	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: [signature]

on behalf of MR & MRS BETHEL

Date 8/4/01

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