APPLICATION NO:
F/2001/5287

LOCATION:
Willow Brae School Road, Barkham Wokingham.

APPLICANT:
Mr & Mrs Billen C/O Greg Farrell

PROPOSAL:
Proposed first floor side extension to dwelling plus repositioning of boundary wall.

EARLIEST DATE FOR DECISION: **16/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED

90 - 05

400

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Billen
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Application Number: F/2001/5287

Parish: **BARKHAM**

Location: **Willow Brae, School Road, Barkham, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling plus repositioning of boundary wall.**

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) 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
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. Notwithstanding the plans submitted, the driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

Condition
6. The three high level ground floor windows in the side elevation shall be fixed shut and permanently so retained thereafter.

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

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 convenience.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policies C2 and C6.
Loddon Area Local Plan Policy LC19.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 18/02/2002

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.

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail mike.hamlin@wokingham.gov.uk
Date: February 15, 2005
My ref: RFS/2005/00148
Your ref:

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

Mr & Mrs Billen
Willow Brae
School Road
Barkham Wokingham
Berkshire

Dear Mr & Mrs Billen

ALLEDGED GARAGE CONVERSION, WILLOW BRAE SCHOOL ROAD BARKHAM

I have received an allegation that the garage at the above property has been converted to habitable space. If this is indeed the case it may be contrary to condition 3 on planning consent F/2001/5287.

I would be grateful if you could contact me to clarify the current situation.

Yours sincerely

M Hamlin
Senior Planning Enforcement Officer

Mike

Richard Billen

01189760481
07710301285

Re: Willow Brae

F/2001/5287

REQUEST FOR SERVICE

Ref Number: RFS/2005/00149

Site Address:

Willow Brae School Road, Barkham, Wokingham

Name of owner (if known):

Name and Address of Enquirer:
Mr Shrimpton
Corringa School Road
Barkham
RG41 4TN

Telephone No: 976 0252

Alleged Breach of Planning Control

Non Compliance with planning condition 3 of F/2001/5287 - conversion of garage

Received By: Received Date: 10/02/2005

Relevant File Reference(s)
1. Planning applications: 2. Enforcement Files:

F/2001/5287

Summary of Action Taken

Acknowledgment sent to enquirer: (Y) N Date: 10.02.05

FILE NOTES

Ref Number: RFS/2005/00149

Site Visit Notes

Photographs Taken: Y / N Date:

Officer: Date:

Further Action

Development: Y / N If Yes:-
Permitted Development Y / N If Yes, by virtue of:-

If No:-

Planning Application invited: Y / N If Yes, Date Required:_____

Officer: Date:

Response to Enquirer

Officer: Date:

REQUEST FOR SERVICE

Ref Number: RFS/2005/00148

Site Address:

Willow Brae School Road, Barkham, Wokingham

Name of owner (if known):

Name and Address of Enquirer:
Mr Shrimpton
Corringa School Road
Barkham
RG41 4TN

Telephone No: 976 0252

Alleged Breach of Planning Control

Non compliance with condition 5 of F/2001/5287 – Driveway and crossing not constructed

Received By: Received Date: 10/02/2005

Relevant File Reference(s)
1. Planning applications: 2. Enforcement Files:

F/2001/5287

Summary of Action Taken

Acknowledgment sent to enquirer: (Y) / N Date: 10/2/05

FILE NOTES

Ref Number: RFS/2005/00148

Site Visit Notes

Photographs Taken: Y / N Date:

Officer: Date:

Further Action

Development: Y / N If Yes:-
Permitted Development Y / N If Yes, by virtue of:-

If No:-

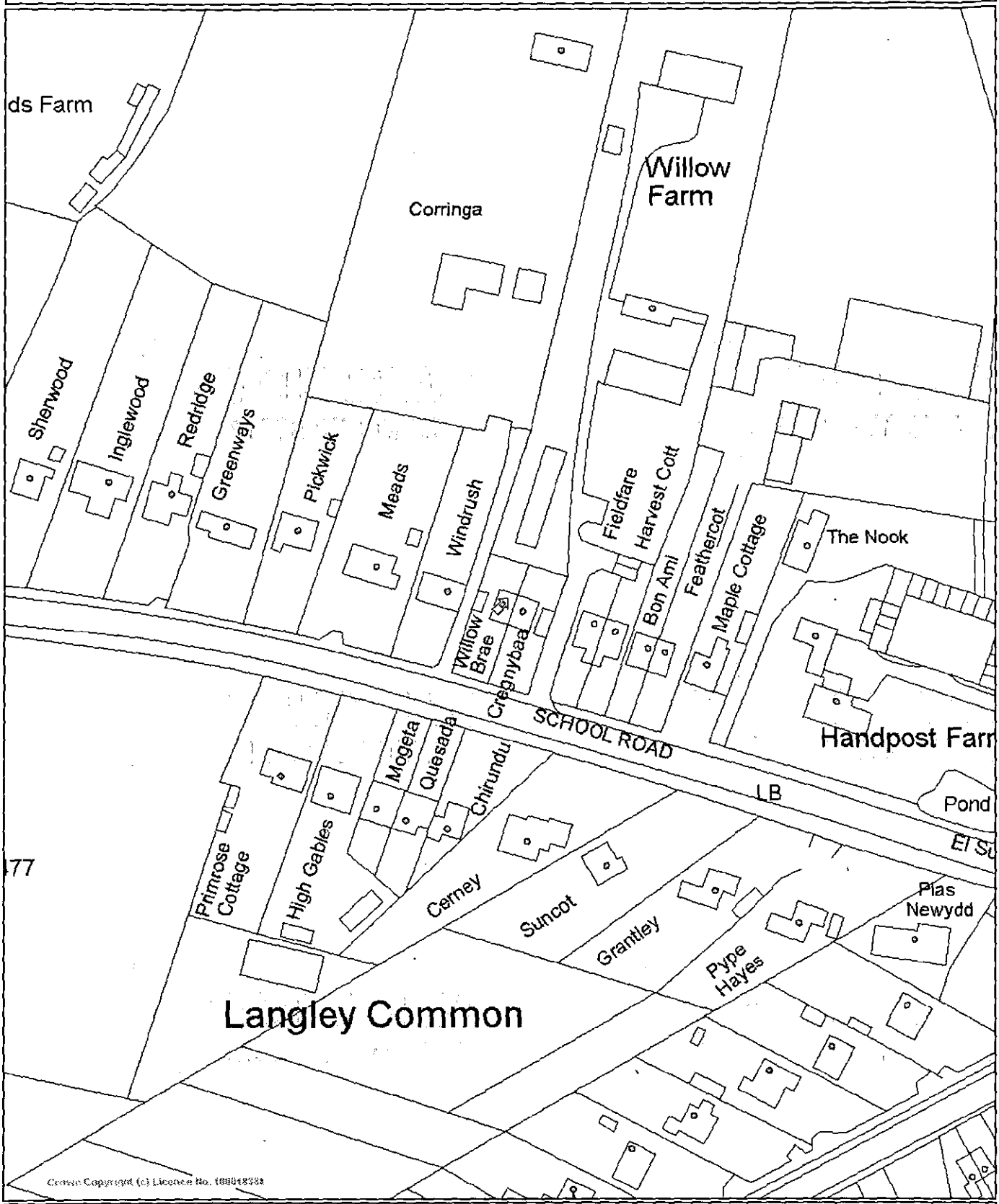
Planning Application invited: Y / N If Yes, Date Required:_____

Officer: Date:

Response to Enquirer

Officer: Date:

Willow Brae



WOKINGHAM DISTRICT COUNCIL

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Wokingham District Council Licence Number 100018388.

Date 10/2/2005

Scale 1/1250

N W E S

ADDRESS WILLOWBRAE PARISH DARKHAM

PLOT No. SCHOOL ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 732	MR + MRS R. BILLEN	GARAGE EXTENSION	20.5.86	APP N/A
26127	"	" " 2 S/ST. EXT	8.9.86	C/A
F/2001/5287	Mr + Mrs Billen	1st Floor side ext	18.2.02	C/A
		re-pos. of bound. wall		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

074

1327

WOKINGHAM DISTRICT COUNCIL

To RFS & MH

Date _____ Time _____

WHILE YOU WERE OUT

Name Mr & Shrimpton.

Of Corringa School Rd Bark RG41 4TN.

Phone No. 9760252 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/5287

Willow Brae School Rd Barkham

Condition 5. Driveway + crossing not constructed.

3 Garages Converted.

1 x RFS for each condition plus

Signed _____

Tel. (Direct Line)
Email:
Fax. 0118 974 6484
Date. 10/02/2005
My ref. RFS/2005/00148 / MH
Your ref.

Mr Shrimpton
Corringa School Road
Barkham
RG41 4TN

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

Dear Mr Shrimpton,

Town & Country Planning Act 1990

Description of Complaint: Non compliance with Conditions 3 and 5 of Planning Consent F/2001/5287

Site Address: Willow Brae School Road, Barkham, Wokingham .

Thank you for contacting the Planning Enforcement Team regarding the above site.

The matter has been logged as a 'request for service' and will be investigated in due course. It is our intention to visit the site within 5 working days and to inform you of the progress of the case within 10 working days.

In the meantime if you have any queries or any further information on the activities taking place please do not hesitate to contact me.

Yours sincerely,

Enforcement Officer

5287

Tel: (0118) 974 6425 (Direct Line)
Email: Anna.Cronin@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 5 April 2004
My ref: AC/SB/F/2001/5287
Your ref:
File ref:

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

Mr & Mrs Shrimpton
'Corringa'
School Road
BARKHAM
Berks
RG41 4TN

~~FIRST CLASS~~ COLLECTED

Dear Mr and Mrs Shrimpton,

YOUR NOTES REGARDING PLANNING APPLICATION F/2001/5287 AT 'WILLOW BRAE', SCHOOL ROAD, BARKHAM

Neil Badley has passed me your notes dated 2 April 2004 regarding 'Willow Brae'. I understand that Mr Badley has replied by letter to all but points 4 and 7, which I respond to below.

4. Condition 5 of planning approval F/2001/5287 required the widening of the driveway to 4.8 m. This could have taken place to the east or west. The frontage of the property is approximately 10 m wide.

   For your information, Alison Pipes and application FP/1998/7576 both refer to Building Control staff and plans and not to matters covered under the Town and Country Planning Acts.

7. Notwithstanding your remarks about trespass and a Tomlin Order, the law and case law are clear that a planning authority is entitled to believe the declaration made by applicants as to ownership and is under no obligation to make inquiries as to the veracity of such statements.

   The Authority clearly did double check this issue with the Billen's agent who confirmed the statement. You both objected that you would not allow encroachment onto Corringa's curtilage. That in itself is not a reason to refuse planning permission, as the granting of planning permission does not negate the need to gain any other necessary permission or consent under other aspects of law, including the permission of anyone with rights in the land.

I have consulted both Legal and Building Control colleagues in drafting this letter, and I do not see any compelling reason for a meeting at present.

Yours sincerely,

ANNA CRONIN

Corporate Head of Planning

01189416249

PLANNING SERVICES
HPT 52559
TLS
HP
ENF
31 JAN 2002
COPIES TO:
ACK:
FILE:

Building & Design Consultant

Planning Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Helen Pollock

31st January 2002

Your Ref: F/2001/5287

Dear Sir

Re: **Willow Brae, School Road, Barkham, Wokingham, Berks.**

Further to our conversation regarding the above I wish the following information to be placed on record as part of consideration for this application.

Firstly, the existing garage and room at the rear (built approximately ten years ago) with a replacement for a garage and lean to conservatory on the original house. This was subsequently demolished and rebuilt with virtually no increase in size whatsoever. The first floor proposal therefore represents the only increase in size and this is well below the 50% rule applicable in this area.

Secondly, there has also been an identical extension to the property opposite called 'Mogetta' and a similar extension taking place next to the school on School Road which is presently at roof level.

Thirdly, you should be aware that my clients property is next to a property called 'Corringa' where formally there was a mobile home and has now been replaced by a house (97/65285/F) and a garage (98/67502/F). The garage is almost as big as my clients property and one wonders which part of the **Countryside Policy** was applied to the later of these two proposals when Planning approval was granted in 1998?

To indicate therefore that in some way this application is not within the Countryside Policy is nothing short of an insult and will be contested at the highest level. Subject to the outcome of any future negotiations with your Team Leader I have been instructed by my client to set up a meeting with his Local Councillor and Chief Planning Officer should a reasonable and consistent approach not be applied.

I look forward to a call tomorrow morning (Friday 1st February) after your meeting with your Team Leader.

Yours faithfully

Greg Farrell

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

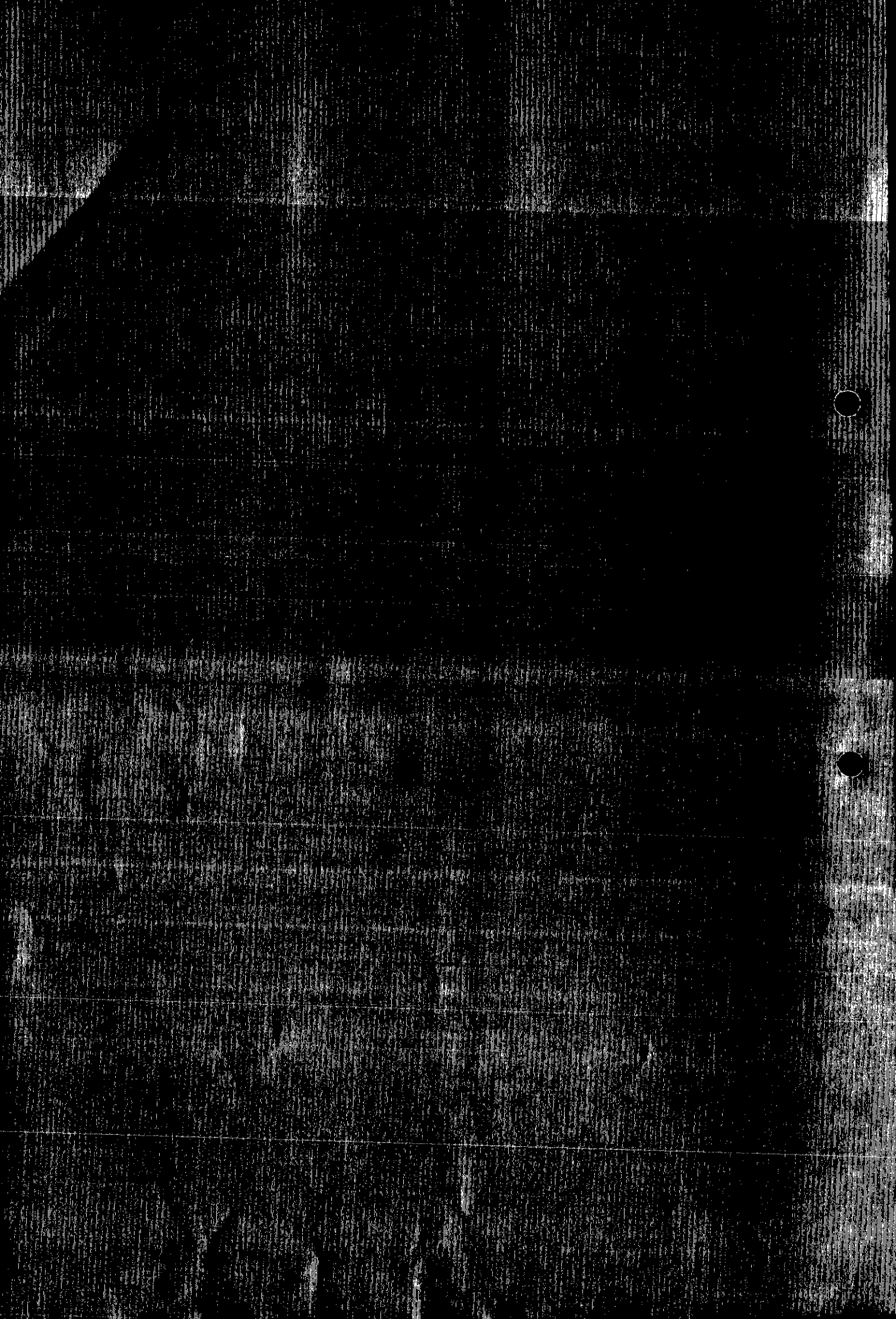
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5287	HP
BUILDING CONTROL NUMBER	HP 2002/2830	South
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	Willow Brae, School Road BARKHAM.	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Biller 01B	Biller 01A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/3/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Applicationo	Name & Addres
F/2001/5287	Mrs Carolyn Shrimpt Corriuga School Road Barkham WOKINGHAM.
Application Approved	Letters sent 20.02.02

WOKINGHAM UNITARY
Aiming for Excellence

APPLICANT HAS
ALREADY COLLECTED
ORIGINAL

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5287

Applicant : Mr & Mrs Billen C/O Greg Farrell.

Location : Willow Brae, School Road, Barkham, Wokingham.

Proposal : Proposed first floor side extension to dwelling plus repositioning of boundary wall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/11/2001

Earliest Date for Decision : 16/12/2001

Latest Consultation Date/Site Notice Expiry Date : 16/12/2001

This application will have expired on: 17/01/2002. 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 : C/A

2x neighbour obj : Concern over encroachment.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway safety
4) Impact upon character of area

Application Number F/2001/5287
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	——▷		Notwithstanding the plans submitted; the driveway shall be widened to a minimum of 4.8m + the associated crossing extended to accommodate this
		Reason	In the interest of highway safety + convenience.
6	——▷		The three high level ground floor windows in the side elevation shall be fixed shut + permanently so retained thereafter
		Reason	To safeguard ~~against overlooking~~ the residential amenities of the occupiers of neighbouring properties.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LC19
SOUTH-EAST AREA LOCAL PLAN POLICIES:	~~[illegible]~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3 WCC7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6
MINERALS LOCAL PLAN POLICIES:	

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

Date: 18.2.02

Proposed design in keeping

no Impact.

Cond. window fixed Shut.

no 1st floor windas to hse on left.

2 ground floor - no new impact.

Proposed Increase = 3.8m x 7.9m = 30.02m² = 34.7 %

Preveous extension = 3.8 x 8.7 = 33.06m² → Rebuild of original garage + small rear ext. ext. = 2.7 x 3.8 = 10.26

The existing ground floor side extension boundary wall is to be moved in by 15cm

Orgional floor Area = 8.3 x 5.2 = 43.16
2.2 x 0.4 = 0.88 +
7.9 x 5.2 = 41.08 +
3.2 x 0.4 = 1.28 +
86.40m²

Total extensions (proposed + existing) = 30.02 + 10.26 = 40.28

Total % Increase = 46.6 %

RECORD OF SITE VISIT

SITE ADDRESS: Willow Brae School Road Barkham Wokingham.

APPLICATION NUMBER: F/2001/5287

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8.11

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence to front.

2. DESCRIPTION OF SURROUNDINGS

Res along main rd.

3. DESCRIPTION OF SITE/BUILDING

2 Storey Semi with attached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N A.

ACCESS/PARKING 1 garage + 3 driveway.

LEVELS N/A.

BOUNDARY TREATMENT 1m fence to side b4 garage 1.8m beyond enclosing rear.

OTHERS 2-2.5m hedge to front.

Application Number: F/2001/5287
Appraisal:
The proposed development is for a first floor side extension, to form two additional bedrooms and an en-suite bathroom. This proposal would take the number of bedrooms to 5. The proposal also proposes the repositioning of the existing ground floor side boundary wall by 15cm to eliminate an existing encroachment dispute. The property is semi-detached and is enclosed with 2-2.5m hedging to the front boundary and 1m fencing to the front side boundary. The rear garden is enclosed with 1.8m standard fencing. The proposed first floor extension would be 3.8m wide and 7.9m long. It is proposed to have a pitched roof and stand 4.7m to the eaves and 7.4m to the ridge (as the existing ridgeline). The proposal has a floor area of 30.02m^2.

1) Impact upon neighbouring properties

The proposed development has no first floor windows in the side elevation, and three new high level windows at ground floor, the bottom sill of the windows would be 1.9m above the ground, so would result in no overlooking. The new rear window that is proposed would not result in overlooking, as there are no properties directly behind Willow Brae. It is therefore considered that the proposals would have no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would by in keeping with the character of the existing house. The materials would match existing and it is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 3 to 5, so 4 off-road parking spaces need to be provided. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

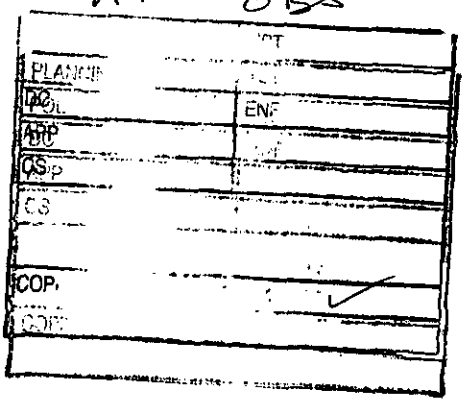
4) Impact upon the character of the area

This area is designated within the local plan as green gap and as such we seek to minimise any development in this area. The proposed extension would result in an increased floor area of 30.02m^2 and combined with the previous extensions at the property would result in a cumulative increase of 46.6% on the original dwellinghouse. This part of the gap is already quite extensively developed and it is not considered that the proposed extension would detract in anyway from the character of the area.

Approval: ✓ ~~**Refusal:**~~

By hand 17/12/01

AP 088



'Corriuga'
School Road,
Barkham
Wokingham

14th December 2001.

Dear Ms. Pollock,

Ref: F/2001/5287.

Please note that this application shows three ground floor windows in the western flank wall.

As the owners of Willow Brae have no right of access onto our property, I wish to voice my objection to this part of the proposal.

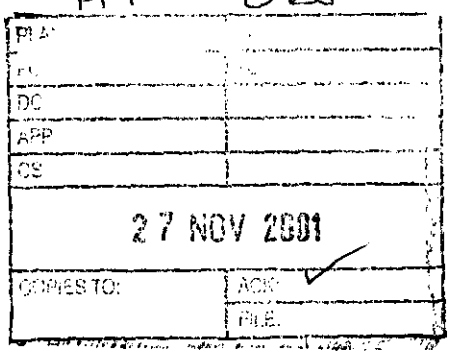
Please contact me should you require further clarification.

Yours sincerely,

Carolyn Symington (Mrs.).

HP OBS

PLAN	
FC	
DC	
APP	
CS	
27 NOV 2001	
COPIES TO:	ACK: ✓
	FILE.



Corringa
School Road
Barkham
Wokingham
RG41 4TN

Miss Helen Pollock
Development Control Officer
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

26 November 2001

Dear Miss Pollock

Application Number: F/2001/5287
Site Address: Willow Brae, School Road, Barkham Wokingham

Thank you for your letter of 23 November 2001.

I have today spoken with your colleague Miss N. Lake regarding the above application. She has advised that I write to you to draw your attention to a couple of details on the submitted plan.

From the drawing submitted it would appear that the three opening windows on the West elevation of the proposed development will extend beyond the curtilage of Willow Brae and would therefore encroach onto the fire access to Corringa, this would also seem to be the case at the roof level.

As the Fire Access to Corringa has been the subject of a costly legal argument I am not prepared to allow any encroachment of the curtilage of Corringa.

Thank you for your attention in this matter.

Yours sincerely,

A. E. Shrimpton

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 23 November 2001

Application Number: F/2001/5287

Proposal: Proposed first floor side extension to dwelling plus repositioning of boundary wall.

Parish: BARKHAM PARISH

Site Address:
Willow Brae, School Road, Barkham, Wokingham.

Applicant:
Mr & Mrs Billen C/O Greg Farrell.

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/ C04A, R04A.

2, Notwithstanding the plans submitted; The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.
R: 1HS&C.

3/ C12A, R12A.

Signed: _____ **Print name:** AC 23/11/01

Received by Wokingham District Council

Application No: F/2001/5287

Proposal:
Proposed first floor side extension to dwelling plus repositioning of boundary wall.

Location:
Willow Brae, School Road, Barkham, 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/2001/5287 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2001. 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

23 November 2001

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

Tel: 0118 974 6480

Date: **23 November 2001**

My ref: F/2001/5287

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/2001/5287
Willow Brae, School Road, Barkham, Wokingham.
Proposed first floor side extension to dwelling plus repositioning of boundary wall.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5287**
Willow Brae, School Road, Barkham, Wokingham.
Proposed first floor side extension to dwelling plus repositioning of boundary wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 NOV 2001 ~~12 NOV 2001~~	
Officer: HP	Application No. F/2001/5287

Map No. 89 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS REPOSITIONING OF ~~SIDE~~ BOUNDARY WALL.

Location: WILLOW BRAE, SCHOOL ROAD

Parish: BARKHAM Ward: BARKHAM

Applicant: MR & MRS BILLEN

Fee (4) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not very clear where boundary wall is.	19/11	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	elevation of wall.	19/11	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment at boundary	19/11	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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: (Green Gap & Wedges Rural Area Countryside)

No pre - apps

NEIGHBOURS: S/N + see map.

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

22 NOV 2001 5287
22 NOV 2001
COPIES TO: ACK: FILE:

Wokingham District Council
Shute End
Wokingham
Berks
Planning Dept
FAO Carol Hurst

20th November 2001

Dear Sir

Re: Willow Brae, School Road, Barkham.

I refer to the returned plans for the above property and confirm the following. The boundary at the narrowest point was identified at 3 meters at the rear corner in a recent court case and as you will see the dimension on the drawing is 3.167 meters and it is quite clear that there will be no encroachment of any part of the structure above or below ground . In addition there is no new wall proposed. I sometimes fail to see the point why we (**agents**) should bother to fill in the **Certificate A** at all where structure is in close proximity to the boundary if this type of delaying process is going to keep appearing again and again. We are obviously familiar with Certificates B, C & D and would obviously fill this in if appropriate. After all encroachment is a Civil matter and therefore outside of the control of the Local Authority.

I trust this application can be registered with immediate effect as delays such as this are particularly infuriating from my client perspective particularly in the light of the information supplied above.

Yours faithfully

Greg Farrell

22.NOV.2001 * 5287

Tel. 0118 9746429 (Direct Line)

Date 7/11/01

Your ref.

My ref.

Greg Farrell
43 Wendover Way
Tilehurst.
RG30 4RH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Not very clear where exsting & proposed boundary wall is.	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

Is any encroachment intended. Please confirm if not or serve notice & fill in Cert B

9) The Section 66 Certificate is missing/unsigned/not deleted. ☑

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑

elevations of wall

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

Environmental Services

For office use only
Application number: 22.NOV.2001* 5287

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 & MRS BILLEN WILLOW BRAE SCHOOL ROAD BARKHAM WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	REPOSITION OF EXISTING SINGLE STOREY BOUNDARY WALL & NEW FIRST FLOOR 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.	BRICK & 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 ☐

Crystal Mark
Clarity approved by ...glish Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
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 Billen

Date 5/11/01

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

ADDRESS WILLOWGRAZE 7 SCHOOL ROAD PARISH DARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 732	MR+MRS R. BILLEN	GARAGE EXTENSION	20-5-86	APP N/C
26127	"	" " 2 STOREY	8-9-86	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL.
Town and Country Planning Act, 1962-68

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. F. Davis,
"Nogota,"
School Road,
BARKHAM,
WOKINGHAM, Berks.

Application No. 413/71

Proposal Two storey addition at "Nogota," School Road, Barkham,Berks.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 13th day of May, 19 71 , subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. No part of the work shall be on, or overhang the curtilage of the adjoining property.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 65 (2) of the Town and Country Planning Act, 1968

2. Because it appears from the drawings that, in the absence of this condition, such an encroachment might occur.

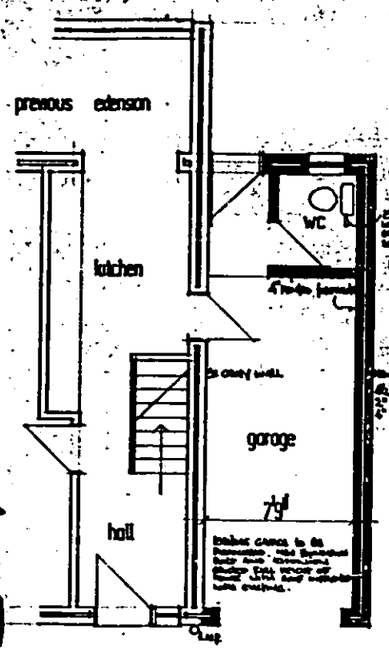
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District

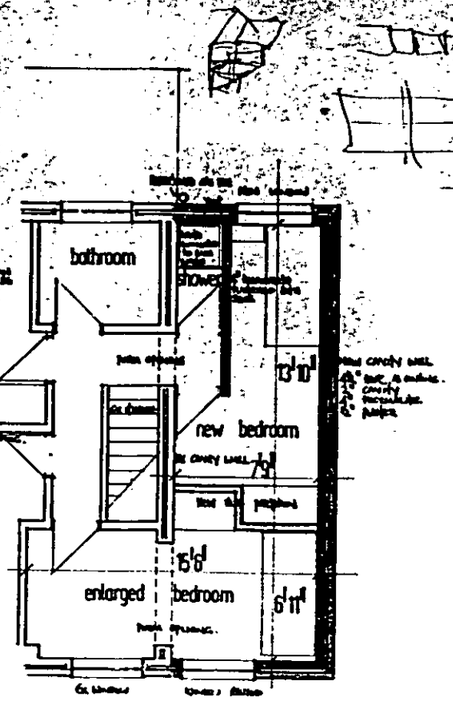
Date.....

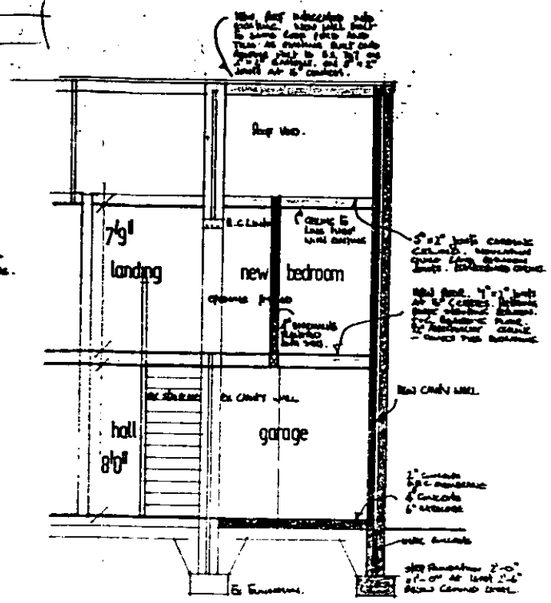
Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf

413/11



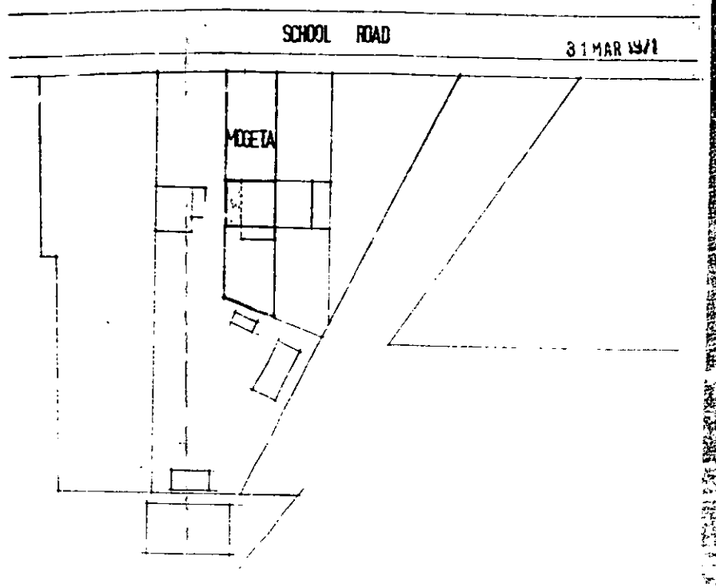




GROUND FLOOR PLANS

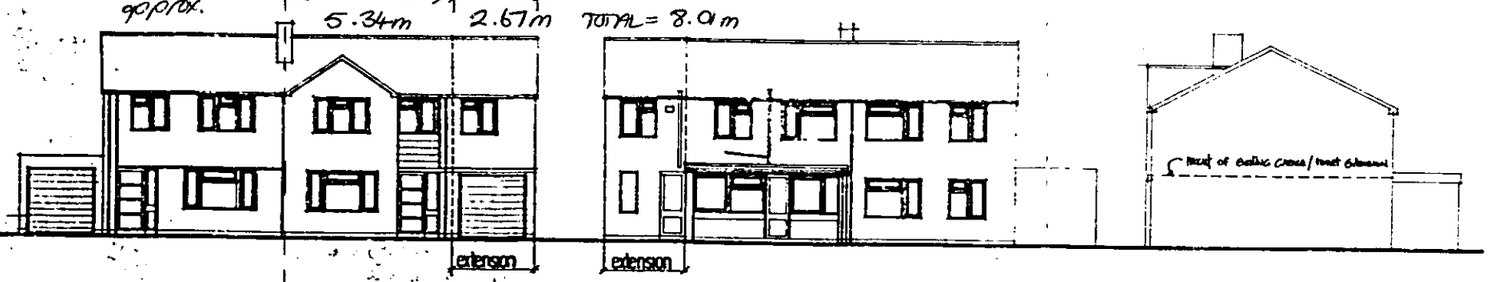
FIRST FLOOR 1/4" = 1'0"

SECTION



BLOCK PLAN 1:500

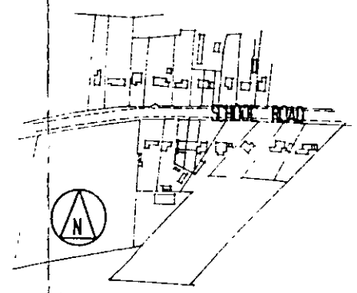
33%



NORTH ELEVATIONS

SOUTH 1/8" = 1'0"

WEST



SITE PLAN 1:2500

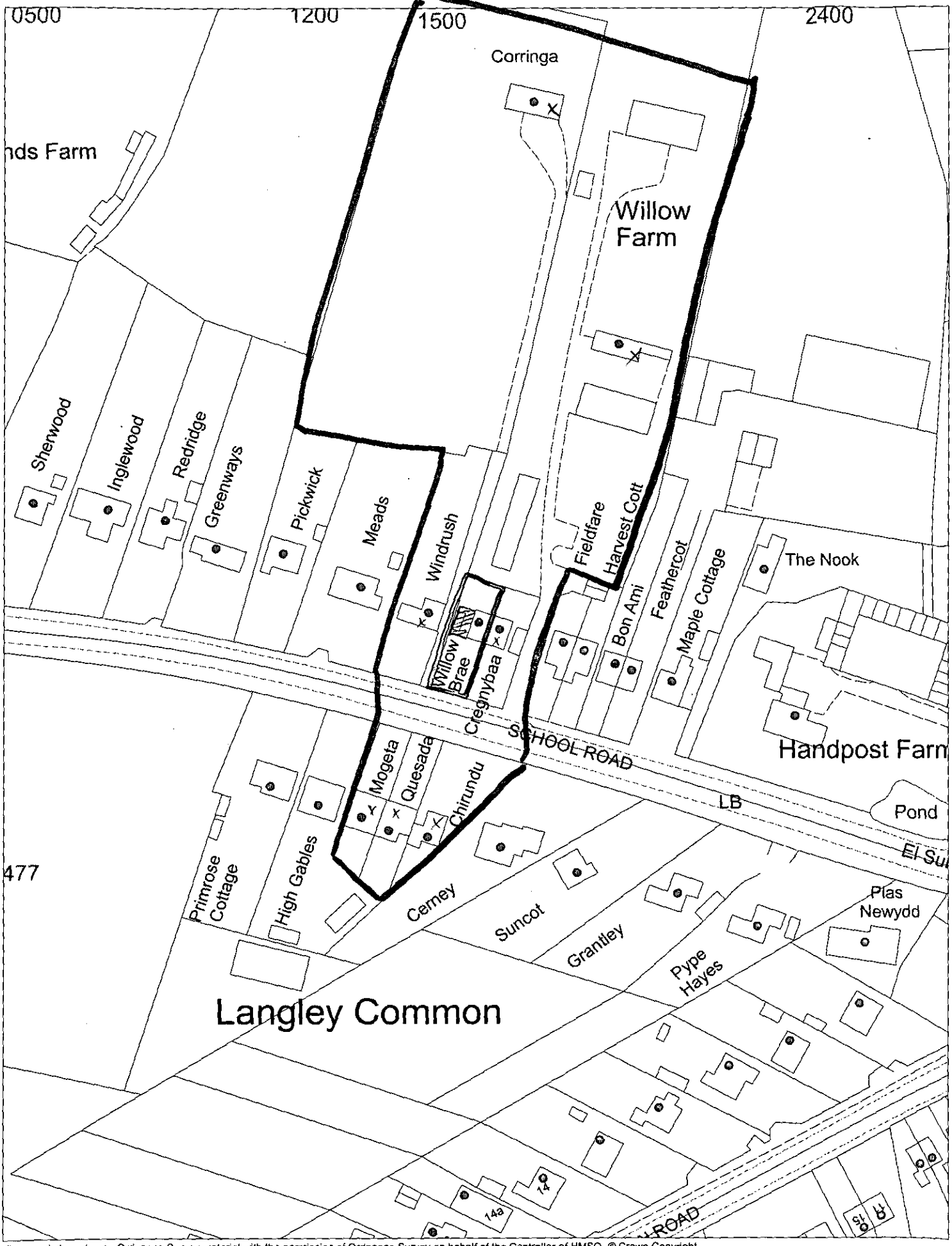
PROPOSED EXTENSION TO "MOGETA", SCHOOL RD., BARKHAM - FOR MR F. DAVIS

1/78

Helen. Mrs Shrimpton was in 17/12 - still concerned - mentioned fire officer requires them to have a minimum access width, which is why they have taken legal action (may be worth a word with buildy control?)

Emy

22.NOV.2001* 5287



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

N W E S