APPLICATION NO:
F/2001/3589

LOCATION:
318 Barkham Road, Wokingham:

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

PROPOSAL:
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

2

D2.

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3589

Parish:	**WOKINGHAM**
Location:	**318, Barkham Road, Wokingham.**
Proposal:	**Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Informative
1. 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 SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/05/2001

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 6443 (Direct Line)

Date. 15 January, 2002

My ref. CD/FP2002/2592(3589)

R G Butler & Associates
11 Strathmore Drive
Charvil
READING
Berkshire
RG10 9QT

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:

Dear Sir,

TWO STOREY SIDE EXTENSION AND SINGLE STOREY SIDE, REAR AND FRONT EXTENSIONS AT 318 BARKHAM ROAD, WOKINGHAM

Thank you for your Building Regulations Application Number FP2002/2592 received on 8 January.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2001/3589, which cannot be dealt with as a minor amendment. There is an additional extension to the rear of the property.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 6 February. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs S Kearney, 318 Barkham Road

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3589	GA
BUILDING CONTROL NUMBER	FP 2002/2592	South
~~APPLICANT~~/AGENT	R G Butler & Assoc.	
ADDRESS OF SITE	318 Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext n. s/s side, rear & front exts	

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

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - additional rear ext (not shown on blockplan)	
DATE	17/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	15/1/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3589

Proposal:
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

Location:
318, Barkham Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

27 March 2001

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3589

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2001/3589
318, Barkham Road, , Wokingham.
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3589**
318, Barkham Road, , Wokingham.
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3589

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/2001/3589
318, Barkham Road, , Wokingham.
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3589**
318, Barkham Road, , Wokingham.
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3589

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3589
318, Barkham Road, , Wokingham.
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: ***F/2001/3589***
318, Barkham Road, , Wokingham.
Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3589

Applicant: S Kearney C/O R G Butler and Associates

Location: 318 Barkham Road, Wokingham.

Proposal: Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		04/04/01

Date of Neighbour Notifications: 27/03/01

Date of Site Visit: 26/04/01

Date Registered: 16/03/2001

Earliest Date for Decision: 19/04/2001

Latest Consultation Date/Site Notice Expiry Date: 19/04/2001
25/04/01 (GA)

This application will have expired on: 11/05/2001. 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 - recommend approval subject to appropriate condition.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3589

Appraisal:

The application property is a modest detached Victorian/Edwardian house which is situated on the south side of Barkham Road. It is one of a small group of dwelling of a similar period. The character of the street is however one of a variety of house styles and periods.

The existing dwelling has a single storey part width rear extension. The application proposes widening it and building at full width to form a two storey, full width rear extension. The proposed extension would project from the existing rear elevation by just over 6.0 metres. A small front porch extension is also proposed.

No harm to the street scene would result as bulk of the alterations would take place at the rear of the house.

Despite the excessive depth, no harm to neighbour amenity is considered to result because:

No.320 to the west has a flat roofed, single storey rear extension that projects to the depth to which the proposed extension would reach, and this neighbour has no windows which would be impacted upon either in terms of daylight or privacy.

No.316 to the east has been extended at two storeys to a depth just short of the proposed, and similarly no detriment to neighbour amenity arises.

The application site is capable of meeting parking standards and Highways recommend approval subject to conditions.

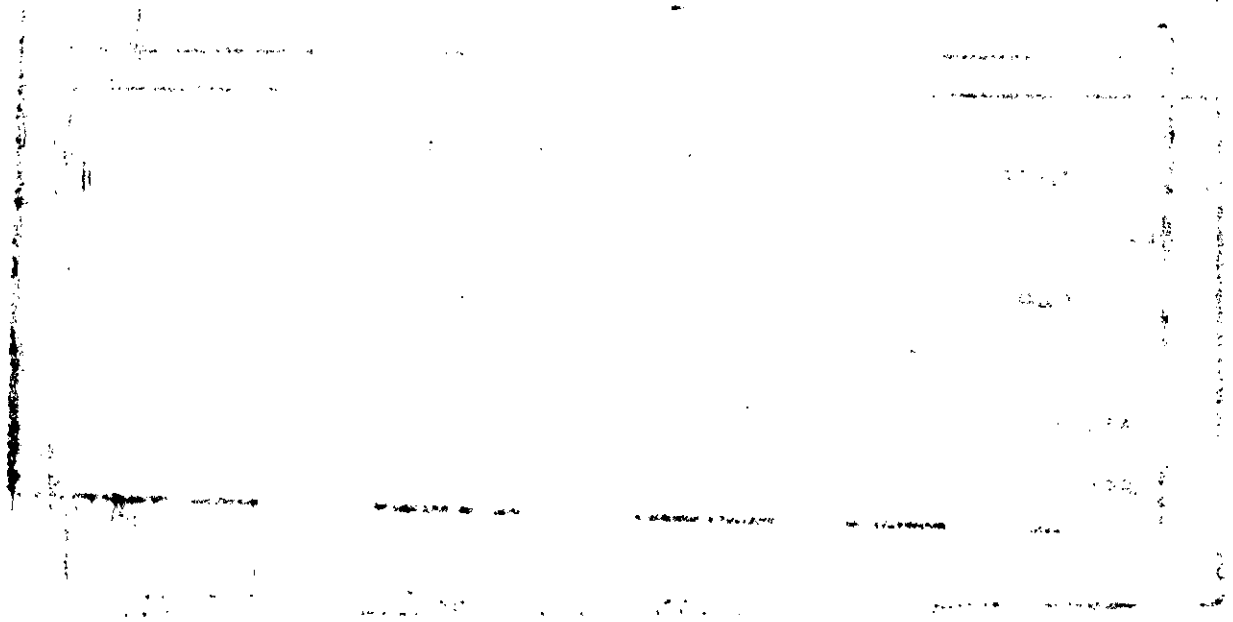
Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3589

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the first floor side elevations of the extension....
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6			Non Standard
			Prior to first occupation of the extensions hereby approved, the driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate
			Reasons
			In the interests of highway safety and to ensure compliance with Local Plan Standards.
1	N16		
			INFORMATIVE
			INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

4/5/07



RECORD OF SITE VISIT

SITE ADDRESS: 318 Barkham Road, Wokingham.

APPLICATION NUMBER: F/2001/33589

OFFICER: George Allpress

DATE OF SITE VISIT: 26/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.316 to the east - no.320 to the west - no other dwelling within close proximity of the proposed extension.

5. SITE CONSTRAINTS

TREES	No trees within close proximity.
ACCESS/PARKING	Front garden parking for 3 cars
LEVELS	Level.
BOUNDARY TREATMENT	Hedge and timber fencing.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 27 March 2001

Application Number: F/2001/3589

Proposal: Proposed two storey side and single storey side and rear extensions to dwelling plus single storey front extension.

Parish: WOKINGHAM TOWN

Site Address:
318, Barkham Road, , Wokingham.

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

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

(1) Driveway must be widened to a minimum of 4.8m and the associated crossing extended to accommodate this.

R: 1HS&C.

(2) C122, R122.

NO7

Signed: _____ **Print name:** Adam Goggin 30/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 FEB 2001~~ Valid 16 MAR 2001	Map No. 82 Site .....
Officer: GA | Application No. F/2001/3589	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F.) PROPOSED TWO STOREY & SINGLE STOREY REAR SIDE EXTENSIONS TO DWELLING PLUS SINGLE STOREY FRONT EXTENSION

Location: 318 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendon 27.3.01 JD

Applicant: S KEARNEY

Fee Received 95-00 (2) 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	Show where + parking layout on site extensions are	block plan only returned	
3	Forms unsigned		1/3	16 MAR 2001
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 : 27.3.01 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-apps

NEIGHBOURS:

S/N - see map.

ADDRESS 318 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.7467 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 16125	MR M JARVIS	STUDIO & LOUNGE ALT.	30.1.81	REF. N/A
BR 16445	"	"	31.3.81	APP. N/A
24312	"	S/S. EXTENSION	7.10.85	N/A CUA
37967		"	2.8.91	C/A
BRA 10621	MR & MRS VERNON	S/S. EXT.	22.8.91	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16 MAR 2001 * 5589

1305A

Environmental Services

For office use only.
Application number:

16 MAR 2001 * 73589

Householder planning application form

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

1	Your name Address and postcode Phone number	S. KEARNEY ESQ 318 BARKHAM ROAD WOKINGHAM
2	Agent's Name Address and postcode Phone number	R.G. BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	318 BARKHAM ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension About the application	PART SINGLE STOREY / PART TWO STOREY REAR EXTENSION. SINGLE STOREY FRONT EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

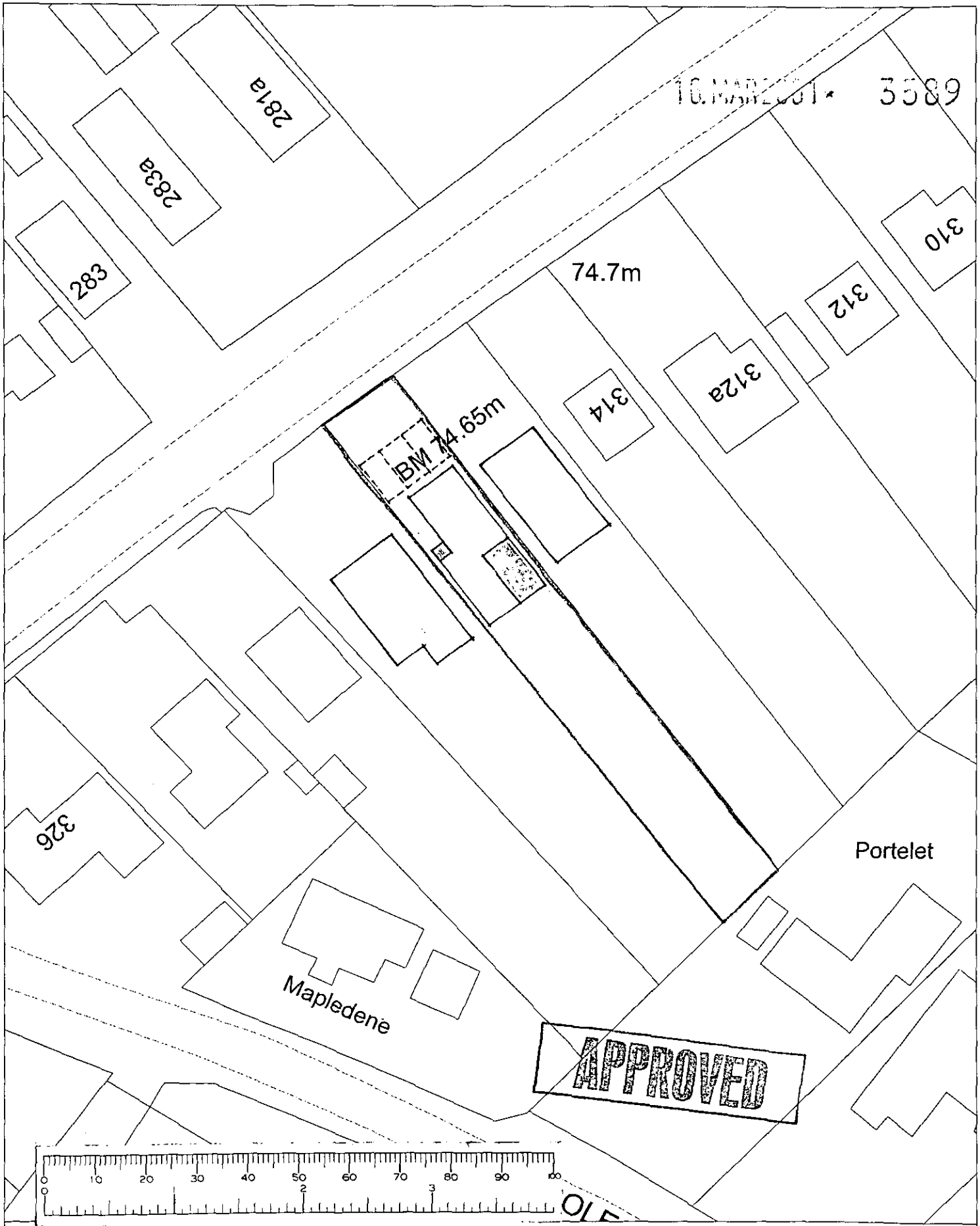
Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: R C Baker on behalf of S. KEARNEY.

Date 22-02-01

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



Site Plan, Scale: 1 to 500

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Date: 22 February 2001



Site Plan, Scale: 1 to 2500

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Date: 22 February 2001

N
W E
S