APPLICATION NO:

F/2001/3507

LOCATION:

41a Bearwood Road, Wokingham.

APPLICANT:

Mr D Etheridge

PROPOSAL:

Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Etheridge
7 Chackfield Drive
Winnersh
WOKINGHAM
Berkshire
RG41 5PH

Application Number: F/2001/3507

Parish: **BARKHAM**

Location: **41a Bearwood Road, Wokingham**

Proposal: **Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.**

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 windows or similar openings shall be constructed in the side elevation facing 39a Bearwood Road hereby permitted.

Condition
4. The en-suite and bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. The en-suite window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
6. 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
7. 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
8. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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

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

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
Loddon Area Local Plan Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

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.

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

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

To [illegible],
[illegible]berlake,
[illegible]orwood Road,
[illegible]AM, [illegible]. [illegible].

Application No. [illegible]/59

Proposal Outline application for permission to erect one dwelling at Bearwood [illegible], Berkham.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 8th day of December, 1959 subject to compliance with the conditions specified hereunder :-

1. Detailed particulars of the siting, design and external appearance of the proposed buildings and the means of access thereto shall be submitted to and approved by the local planning authority before building operations commence.

2. The free flow of water in any roadside ditch which may extend along any boundary of the property shall be maintained. Any pipe to be placed in such a roadside ditch shall be of such a size and at such a depth as not to impede the natural flow of water in the ditch.

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

1. The application [illegible] and not accompanied by [illegible] plans.

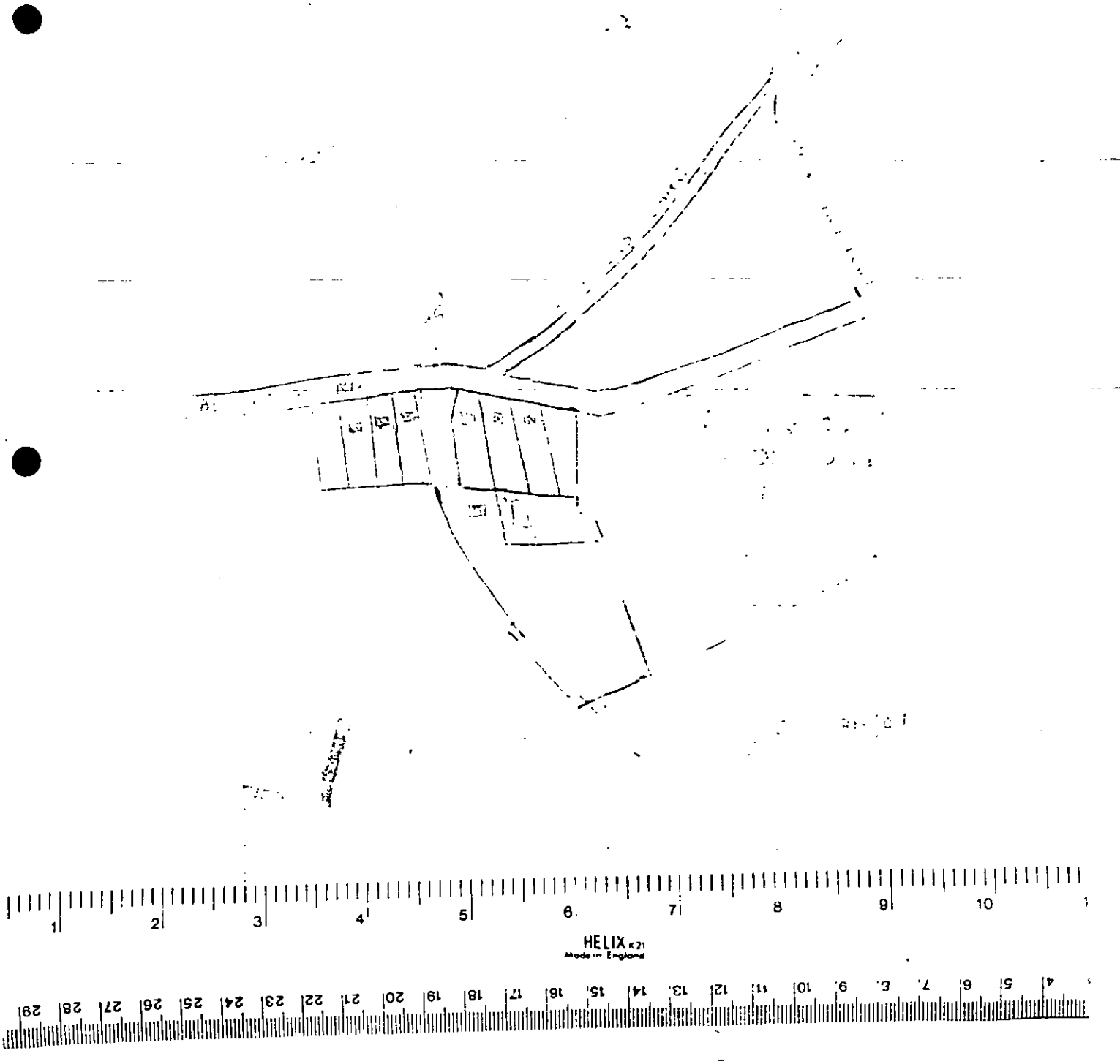
2. To safeguard the surface water drainage of the area.

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

Date 10/12

Clerk to the Council.

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


HELIX K21
Made in England

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

To Mrs. M. Butt,
c/o Mr. T.J. Bridges,
7, Everdons Lane,
WOKINGHAM.

Application No. 223/60

Proposal Bungalow at Beaumont Lane, Barkham.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 29th day of December, 1960 subject to compliance with the conditions specified hereunder:—

1. The free flow of water in any roadside ditch which may exist on any boundary of the property shall be maintained. Any pipe to be placed in such a roadside ditch shall be of such a size and at such a depth as not to impede the natural flow of water in the ditch.

2. Access to be in accordance with the attached diagram:-

8ft access 6ft set-back 6ft splay. The construction of the access shall be in accordance with Form C attached and shall be to the satisfaction of the Highway Authority.

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

1. To safeguard the surface water drainage of the area.

2. In the interests of road safety.

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

Date 5th January 1961

Clerk to the Council.

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


223/60
FRONT
LEFT
BACK
RIGHT
DINING
COUNTER
KITCHEN
Larder
Linen
Locker
Boiler
BATHROOM
Sliding door
Hatch over
BEDROOM 2
BEDROOM 3
LOUNGE
HALL
BEDROOM 1
GARAGE
6'6" Buff quarry tiles with nosed edge tile
37' 10½"
37' 1"
J.E.B. RANGER
BEARWOOD ROAD
BARKHAM RD
Aggisters Lane
Building Line
190' 0"
60' 0"
SECTION
This Plan is approved subject to strict compliance with the Building bye-laws in force in the Wokingham Rural District.
SCALES 4, 8, & 40 TO 1 INCH
NEW BUNGALOW IN BEARWOOD ROAD WOKINGHAM FOR MRS M.M. HUTT
223/60



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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2001

Scale: 1 : 1250

N W E S

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 23 April 2001
My ref: NB/MLT/F/2001/3705

Mr D. Etheridge
7 Chackfield Drive
Winnersh
Wokingham
Berks
RG41 5PH

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 Etheridge,

APPLICATION: F/2001/3507
SITE: 41A BEARWOOD ROAD, BARKHAM

I am writing to confirm that the detached double garage shown on the scale 1:500 block plan (on drawing one of two, March 01) would not require planning permission.

This would be provided that (under Class E, Part 1 of the Second Schedule of The Town and Country Planning (General Permitted Development) Order 1995):

- It would not exceed 4m with a ridged roof, or 3m in any other case,
- It is constructed in the position shown on the block plan so it:
  - remains more than 5m from any part of the dwelling and
  - does not extend beyond the part of the dwelling house closest to the highway

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3507	NB
BUILDING CONTROL NUMBER.	FP 2001/1812	Mark
~~APPLICANT~~/AGENT	Etheridge Enterprises	
ADDRESS OF SITE	41A Beanwood Road BARKHAM	
DESCRIPTION OF PROPOSED WORK	convert bungalow to chalet bungalow (raising of roof plus front + rear dormers)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		recd 6/3/01 drawing one of two
ELEVATIONS	drawing two of three	recd 6/3/01 drawing two of two.
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC RECEIVED & APPROVED	23/01	
APPLIC RECEIVED-NO DECISION		
APPLIC REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/8/01	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 2 MAY 2001 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr FD Browne, Fiona Rolls, , Mr DC Morgan, and Mrs ELM Siggery.

PART I

311. MINUTES

The Minutes of the meeting of the Committee held on 11 April 2001 were confirmed as a correct record and signed by the Chairman.

321. APPLICATION NO: 2001/3507, PROPOSED RAISING OF ROOF OF DWELLING PLUS FRONT AND REAR DORMER EXTENSIONS, 41A BEARWOOD ROAD BARKHAM, FOR MR D ETHERIDGE

The Committee considered a report on this application as set out on Agenda pages 3346 to 3352.

RESOLVED: That Application No: 2001/3507 be approved subject to the conditions set out on Agenda pages 3348 to 3349.

Application No F/2001/3507 | **Received** 06/03/01 | **Barkham**

Applicant: Mr D. Etheridge
Location : 41a Bearwood Road, Barkham
Proposal : Proposed raising of roof of dwelling plus front and rear dormer extensions

1. **Planning History** –
The site is located within the identified settlement of Barkham. The existing bungalow was given permission under consents O/230/59 and 223/60.

2. **Proposal** –
The proposal is to raise the roof of the existing bungalow with front and rear dormer extensions.

The application is before the Committee due to the applicant being the father of a Councillor.

3. **Consultations** -
- ***Barkham Parish Council*** – No response received
- ***Landscape*** – The development proposals do not affect any significant landscape features nor substantially increase the visual impact of the existing building.
- ***Highways*** – Concerned that the proposed garage will intensify the use of the existing substandard access serving No. 41, but as the garage can be built under permitted development, no formal objection can be made. Therefore, recommend approval subject to conditions regarding garaging, parking and turning.
- ***Letters of representation*** – Nos. 39a, 41 and 43 Bearwood Road – no objections (letters received when application submitted)

4. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
Loddon Area Local Plan polices: LBE1, LBE2
Wokingham District Local Plan polices: WOS3, WBE1
B. Impact upon the character of the street scene
Loddon Area Local Plan polices: LBE1, LBE2
Wokingham District Local Plan polices: WOS3, WBE1
C. Impact upon highway safety

A. Impact upon neighbouring properties
The existing ridge height of the bungalow is 5m. The proposed development would raise the height of the ridge to 6.5m, an increase of 1.5m with the inclusion of three dormers in both the front and rear elevations.

It is not considered that there would be any adverse effects upon No. 43 due to the fact that both properties are set away from the side boundaries and that the driveway of No. 41 lies in between. However, it is recommended that the en-suite window in the rear elevation and the bathroom window and en-suite windows in the side elevations be obscurely glazed.

As No. 39a is a two storey dwelling along the boundary with No. 41a, it is not considered that the proposed raising of the roof would cause any effects through being overbearing nor overshadowing. Plans for consent 39226 show the windows in the side elevation of No. 39a are for a shower room and secondary window for a bedroom. It is recommended that no windows be added to this side elevation in case they directly look into the windows at No. 39a.

B. Impact upon the character of the street scene

The proposed development would raise the height of the ridge to 6.5m. No. 47 is currently being extended in a similar way and way and was approved under consent F/2000/1478. The height of the ridge at No.47, when completed would be 6.4m, and would have three dormer windows in its front elevation. The proposed development at No. 41a is therefore comparable to that at No. 47.

It is not considered that there would be any adverse effect upon the character of the street scene. There is a mixture of style and design of dwellings, two-storey, bungalows and chalet style bungalows. The materials are proposed to match the existing.

C. Impact upon highway safety

There is a double garage proposed, but is not part of the application. This is to be located 10m away at the rear of the dwelling. There are no conditions on the original consents for the bungalow (O/230/59 and 223/60) restricting permitted development for outbuildings. Provided that the garage does not exceed 4m with a ridged roof or 3m in any other case, and does not extend closer to the highway than the dwelling, it could be constructed under Class E, Part 1 of the Second Schedule of The Town and Country Planning (General Permitted Development) Order 1995. (A letter was sent to the applicant outlining the above).

The Highway Authority has concerns that the proposed garage at the rear of the property will intensify the use of the existing substandard access serving No. 41. However, as this can be done under Permitted Development, no formal planning objection can be raised.

There are 4 bedrooms proposed, and therefore the need to provide 3 off-road parking spaces in order to comply with Council parking standards; this requirement has been met. Provided that the garaging, parking and turning remain, the Highway Department has no objection to the proposed development.

5. **Conclusion** –
It is considered that the proposed development would have no adverse effects upon highway safety, neighbouring properties and the character of the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

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 windows or similar openings shall be constructed in the side elevation facing 39a Bearwood Road hereby permitted.

4. The en-suite and bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

5. The en-suite window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

6. 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.

7. 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.

8. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Reasons
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of neighbouring properties.
4. To safeguard the residential amenities of the occupiers of neighbouring properties.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. In the interests of highway safety and convenience.

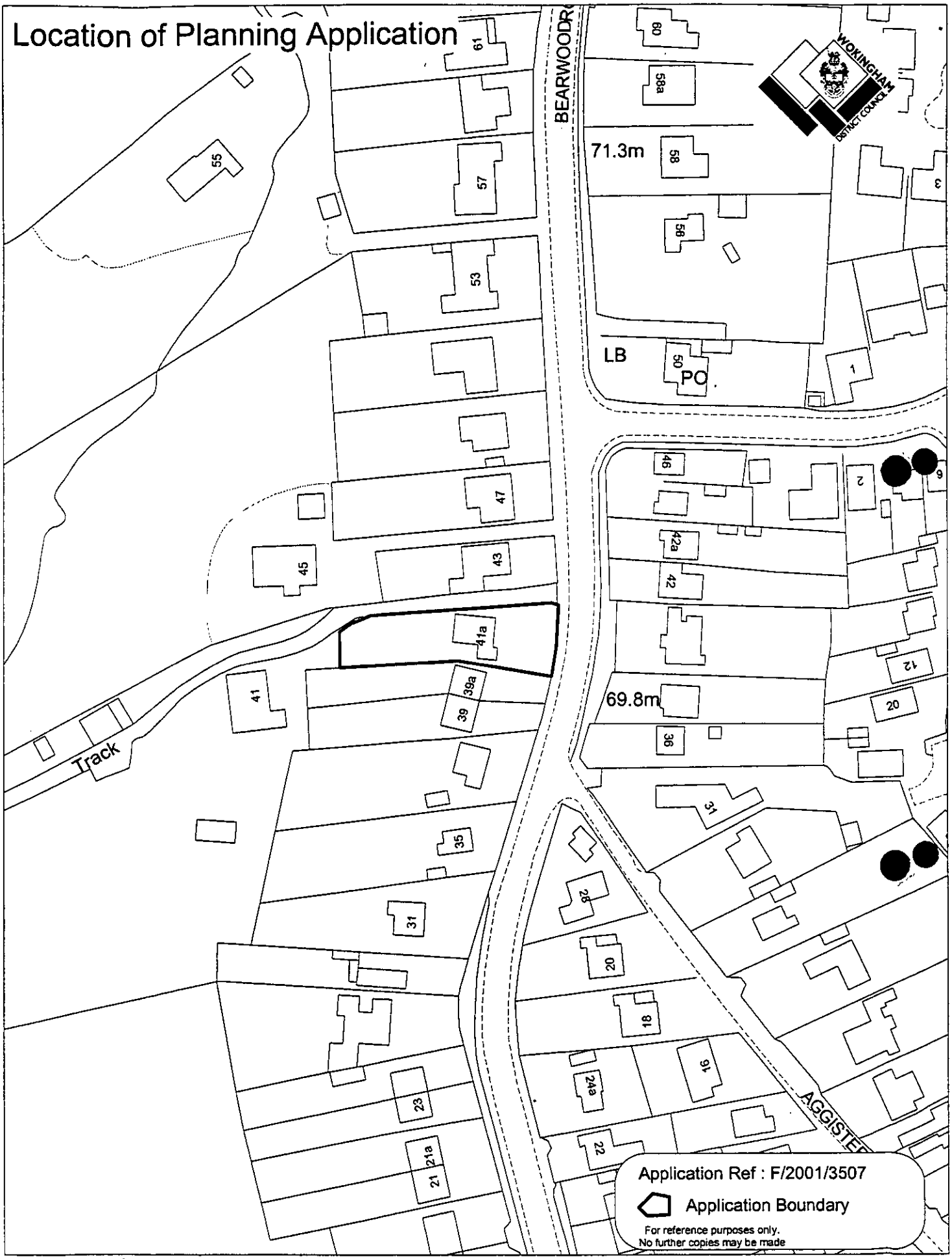
Informative

You are advised, in compliance with *The Town & 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 EN1
Loddon Area Local Plan policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan policies WOS3, WBE1

Natalie Brown

Location of Planning Application



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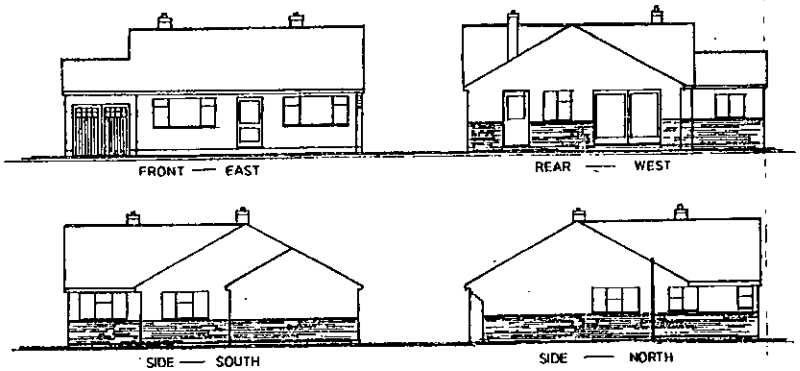
Development Control Section, Environmental Services, Wokingham District Council.

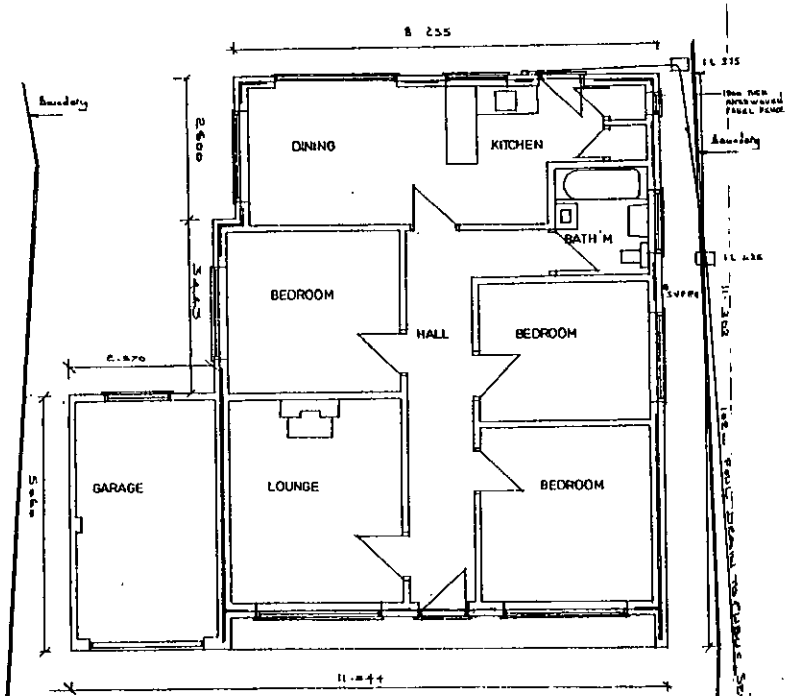
24 April 2001

Scale: 1 : 1250

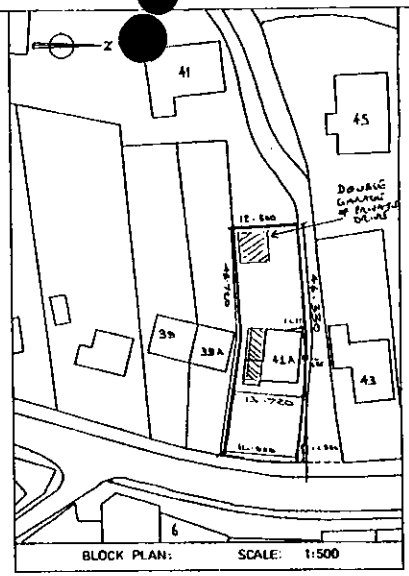
3351

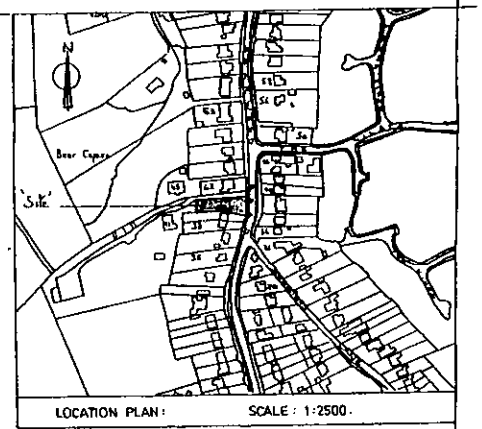
EXISTING ELEVATIONS

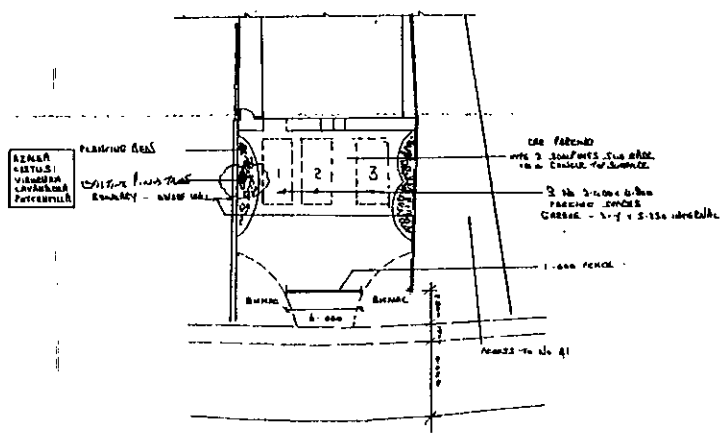




FLOOR PLAN EXISTING







FRONT OF DWELLING PARKING

SCALE : 1:200

PROPOSED CONVERSION OF EXISTING BUNGALOW TO CHALET BUNGALOW, AT
41 A, BEARWOOD ROAD; BARKHAM; WOKINGHAM; BERKS: R G 41 4SX.

CLIENT : ETHERIDGE ENTERPRISES LTD

SCALES : 1:50, 1:100, 1:500 1:2500.

DRAWING ONE OF TWO

MARCH 01

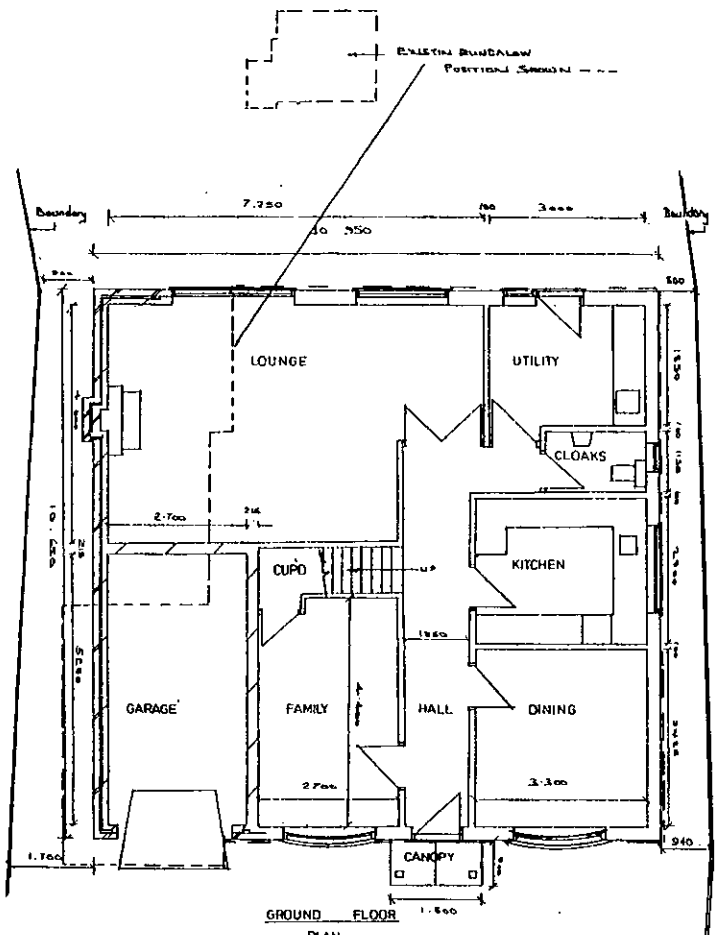
3352



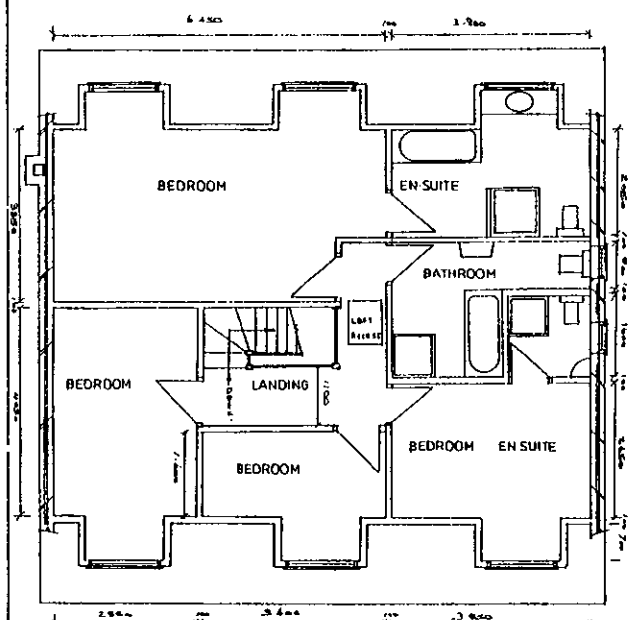
ELEVATIONS PROPOSED

NOTES:

EXTERNAL FINISHES BRICK AND TIMBER SUPERSTRUCTURE
FINISHES TO ROOF AS EXISTING
PLAIN TILE HANGING TO DORMERS
WHITE U.P.V.C. DOUBLE GLAZED WINDOWS & DOORS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED

PROPOSED CONVERSION OF EXISTING BUNGALOW TO CHALET BUNGALOW AT
41A, BEARWOOD ROAD, BARKHAM, WOKINGHAM, BERKS: RG 41 4SX;

CLIENT : ETHERIDGE ENTERPRISES LTD

SCALES : 1 50 1 100

DRAWING : TWO OF TWO
MARCH 01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3507

Applicant : Mr D Etheridge .

Location : 41a, Bearwood Road, , Wokingham.
Proposal : Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/3

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3

Date Registered : 06/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001

This application will have expired on: 01/05/2001. 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 :
Barkham PC : None received

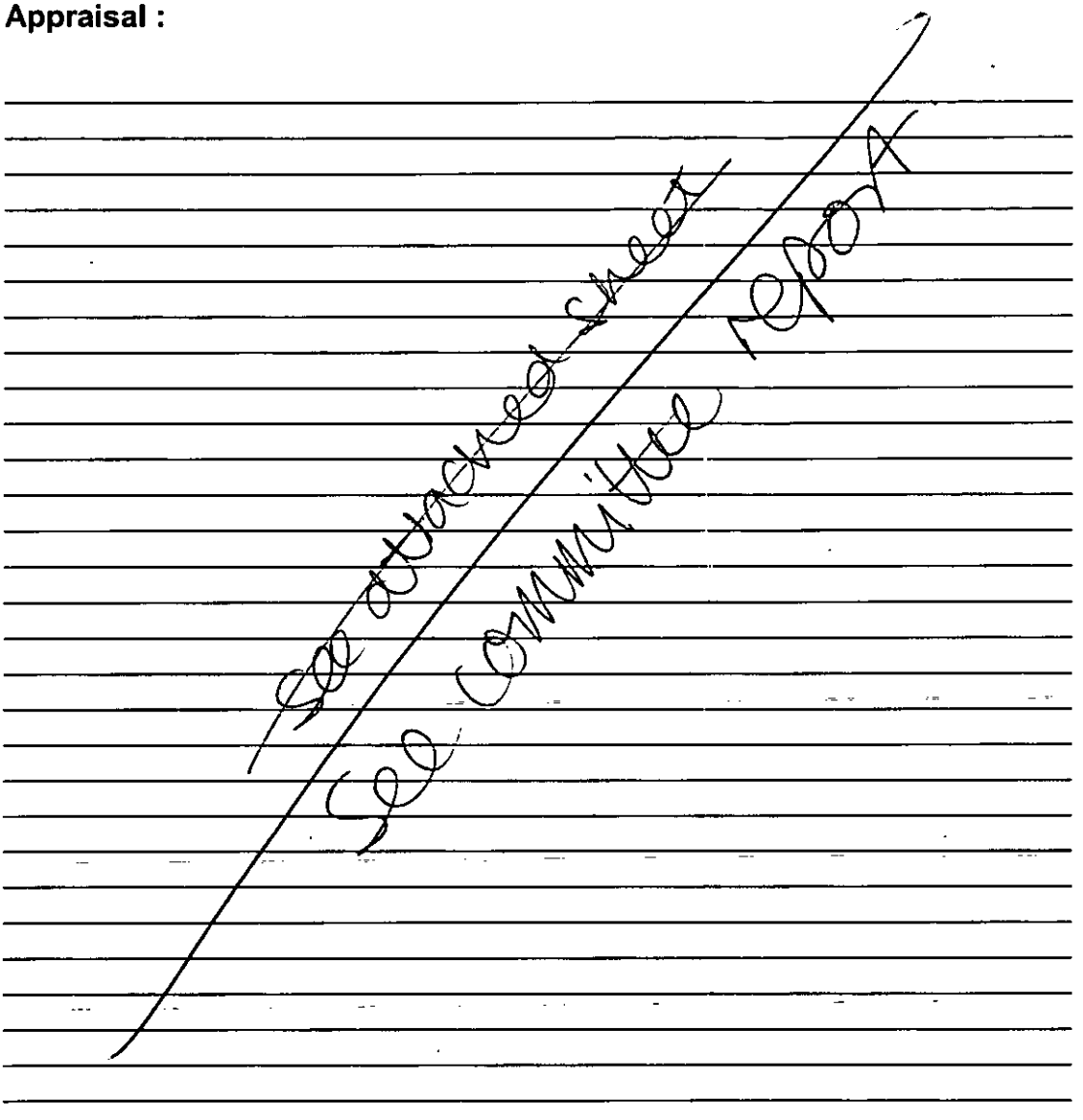
Landscape : 29/3 : does not affect l'scape features or substantially increase the visual impact of existing bldg ∴ no objection.

Letters of rep : received with appⁿ from 41, 43 + 39a - no objections

Planning Issues : (1'd sch)

Application Number: F/2001/3507

Appraisal :



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

Application Number F/2001/3507
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5 yrs
	C014	R014	& - finishes to match.
	C045	R045	Ob. glazing
			Ins: en-suite and bathroom window
			Ins: side/north elevation
			Del: it shall be fixed shut
	C045	R045	Ob glazing
			Ins: en-suite window
			Ins: rear/west elevation
			Del: it shall be fixed shut
	C044	R044	no windows.
			side elevations / first floor level or above

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ———
SOUTH-EAST AREA LOCAL PLAN POLICIES: SE1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ——— NRE3, NRE1
GREEN BELT LOCAL PLAN POLICIES: ———
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES: ———

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 41a Bearwood Road Wokingham.

APPLICATION NUMBER: F/2001/3507

OFFICER: Natalie Brown

DATE OF SITE VISIT: 26/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post @ front

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

set away from boundary on either side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

from rear → 2s - 1 x 1st floor window.

← bungalow - large flat roof ext.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence @ rear.

OTHERS

N° 47 being extended in a similar way to proposed @ N° 41a

Application No **Received** **Barkham**
F/2001/3507 **06/03/01**

Applicant: **Mr D. Etheridge**
Location : **41a Bearwood Road, Barkham**
Proposal : **Proposed raising of roof of dwelling plus front and rear dormer extensions**

1. **Planning History** –
The site is located within the identified settlement of Barkham. The existing bungalow was given permission under consents O/230/59 and 223/60.

2. **Proposal** –
The proposal is to raise the roof of the existing bungalow with front and rear dormer extensions.

The application is before the Committee due to the applicant being the father of a Councillor.

3. **Consultations** -
- ***Barkham Parish Council*** – No response received
- ***Landscape*** – The development proposals do not affect any significant landscape features nor substantially increase the visual impact of the existing building.
- ***Highways*** – Concerned that the proposed garage will intensify the use of the existing substandard access serving No. 41, but as the garage can be built under permitted development, no formal objection can be made. Therefore, recommend approval subject to conditions regarding garaging, parking and turning.
- ***Letters of representation*** – Nos. 39a, 41 and 43 Bearwood Road – no objections (letters received when application submitted)

4. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
Loddon Area Local Plan polices: LBE1, LBE2
Wokingham District Local Plan polices: WOS3, WBE1
B. Impact upon the character of the street scene
Loddon Area Local Plan polices: LBE1, LBE2
Wokingham District Local Plan polices: WOS3, WBE1
C. Impact upon highway safety

A. Impact upon neighbouring properties
The existing ridge height of the bungalow is 5m. The proposed development would raise the height of the ridge to 6.5m, an increase of 1.5m with the inclusion of three dormers in both the front and rear elevations.

It is not considered that there would be any adverse effects upon No. 43 due to the fact that both properties are set away from the side boundaries and that the driveway of No. 41 lies in between. However, it is recommended that the en-suite window in the rear elevation and the bathroom window and en-suite windows in the side elevations be obscurely glazed.

As No. 39a is a two storey dwelling along the boundary with No. 41a, it is not considered that the proposed raising of the roof would cause any effects through being overbearing nor overshadowing. Plans for consent 39226 show the windows in the side elevation of No. 39a are for a shower room and secondary window for a bedroom. It is recommended that no windows be added to this side elevation in case they directly look into the windows at No. 39a.

B. Impact upon the character of the street scene

The proposed development would raise the height of the ridge to 6.5m. No. 47 is currently being extended in a similar way and way and was approved under consent F/2000/1478. The height of the ridge at No.47, when completed would be 6.4m, and would have three dormer windows in its front elevation. The proposed development at No. 41a is therefore comparable to that at No. 47.

It is not considered that there would be any adverse effect upon the character of the street scene. There is a mixture of style and design of dwellings, two-storey, bungalows and chalet style bungalows. The materials are proposed to match the existing.

C. Impact upon highway safety

There is a double garage proposed, but is not part of the application. This is to be located 10m away at the rear of the dwelling. There are no conditions on the original consents for the bungalow (O/230/59 and 223/60) restricting permitted development for outbuildings. Provided that the garage does not exceed 4m with a ridged roof or 3m in any other case, and does not extend closer to the highway than the dwelling, it could be constructed under Class E, Part 1 of the Second Schedule of The Town and Country Planning (General Permitted Development) Order 1995. (A letter was sent to the applicant outlining the above).

The Highway Authority has concerns that the proposed garage at the rear of the property will intensify the use of the existing substandard access serving No. 41. However, as this can be done under Permitted Development, no formal planning objection can be raised.

There are 4 bedrooms proposed, and therefore the need to provide 3 off-road parking spaces in order to comply with Council parking standards; this requirement has been met. Provided that the garaging, parking and turning remain, the Highway Department has no objection to the proposed development.

5. **Conclusion** –
It is considered that the proposed development would have no adverse effects upon highway safety, neighbouring properties and the character of the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

C001 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

C014 2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

C044 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 windows or similar openings shall be constructed in the side elevation facing 39a Bearwood Road hereby permitted.

C045 4. The en-suite and bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

C045 5. The en-suite window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

C049 6. 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.

C10 C122 7. 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.

C137 8. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Reasons

R001 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
R014 2. To ensure that the external appearance of the building is satisfactory.
R044 3. To safeguard the residential amenities of the occupiers of neighbouring properties.
R045 4. To safeguard the residential amenities of the occupiers of neighbouring properties.
R045 5. To safeguard the residential amenities of the occupiers of neighbouring properties.

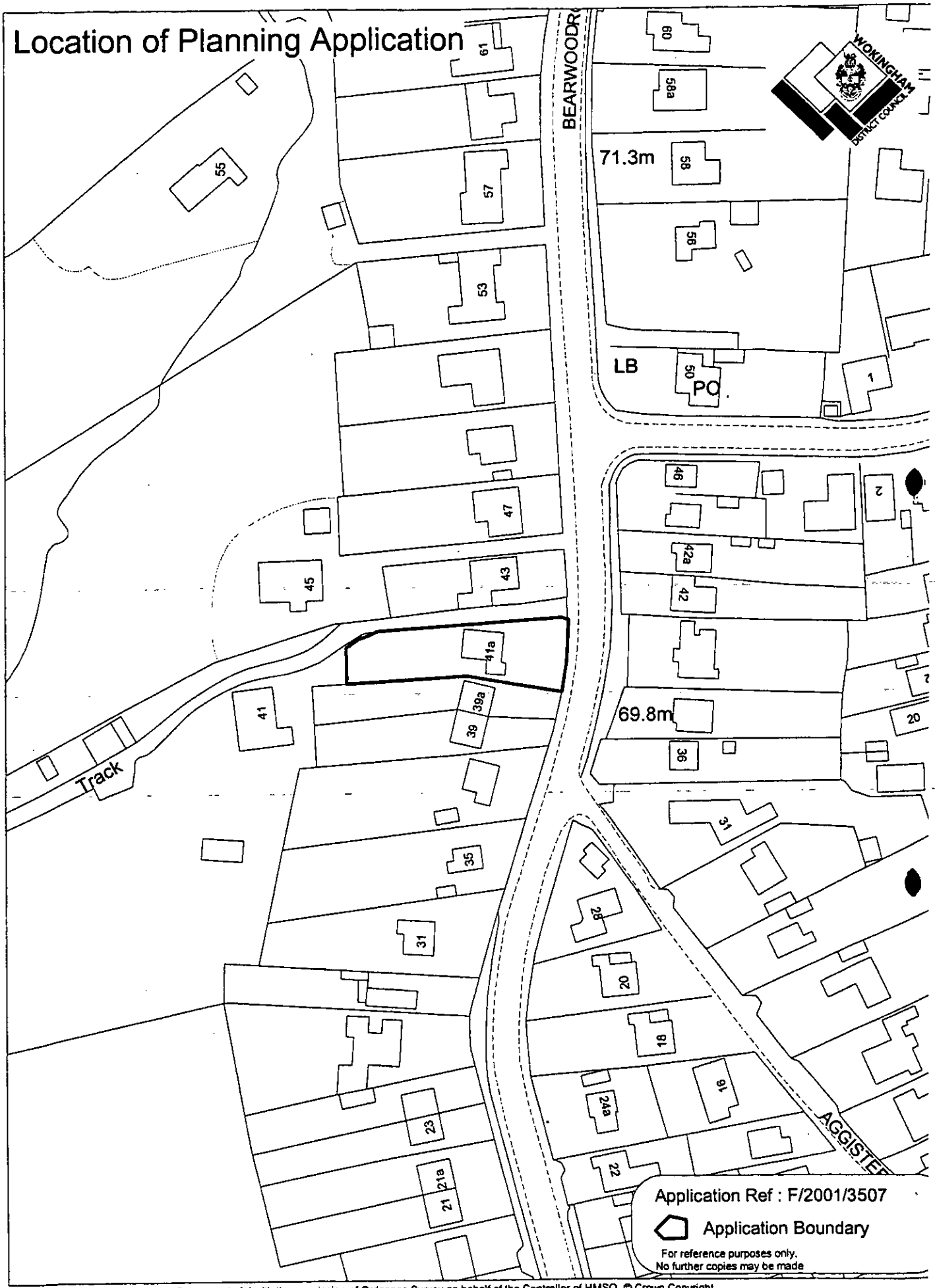
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. In the interests of highway safety and convenience.

Informative

You are advised, in compliance with *The Town & 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 EN1
Loddon Area Local Plan policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan policies WOS3, WBE1

Natalie Brown



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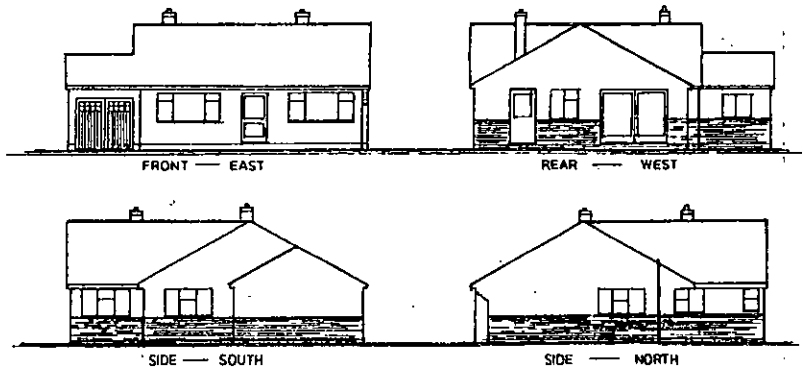
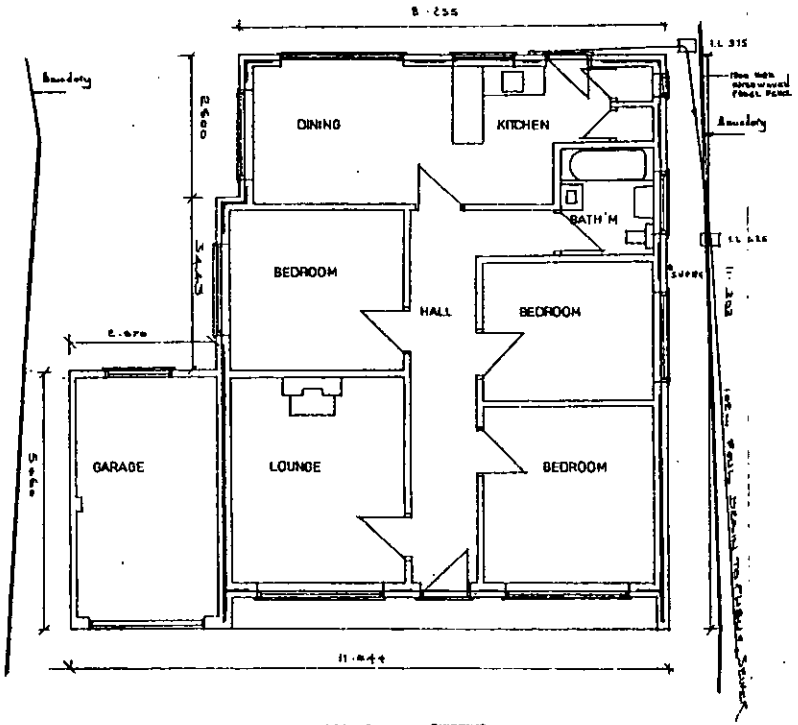
Development Control Section, Environmental Services, Wokingham District Council.

24 April 2001

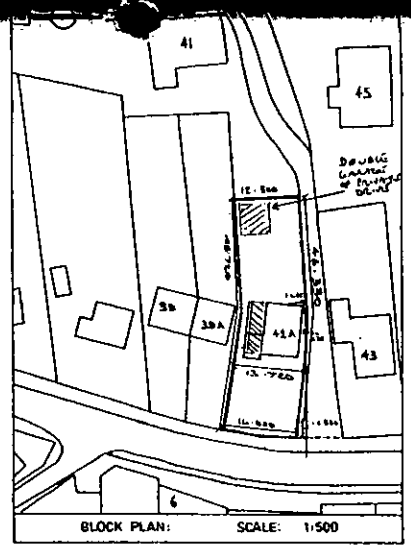
Scale: 1 : 1250

3351

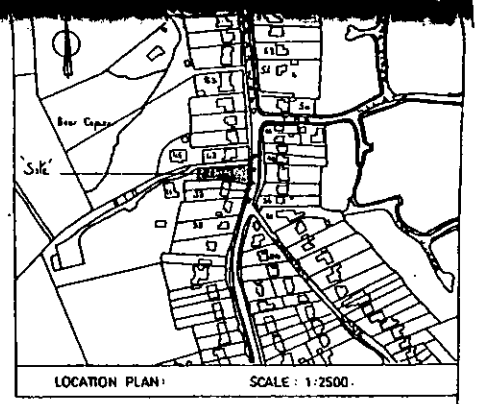




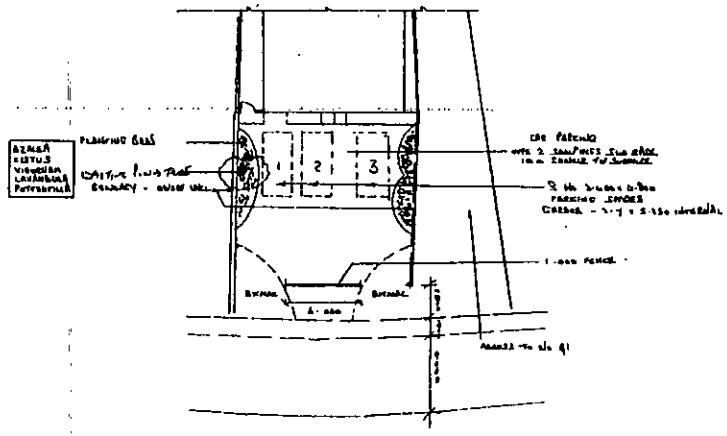
FLOOR PLAN EXISTING



BLOCK PLAN: SCALE: 1:500



LOCATION PLAN: SCALE : 1:2500.



FRONT OF DWELLING PARKING

SCALE : 1:200

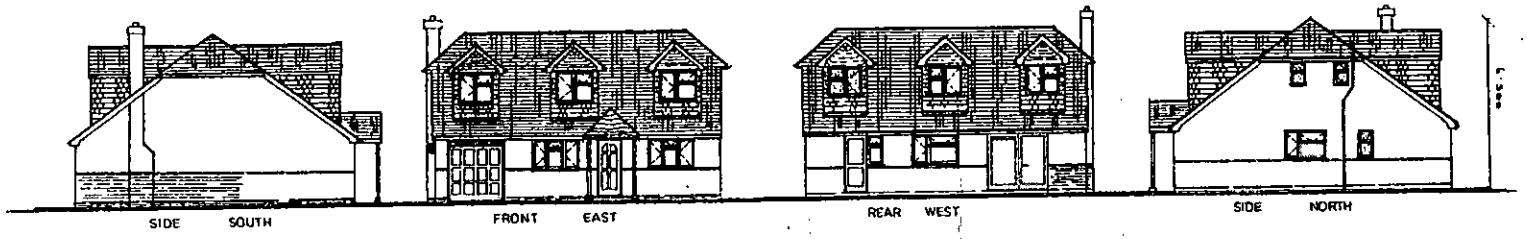
PROPOSED CONVERSION OF EXISTING BUNGALOW TO CHALET BUNGALOW, AT
41 A, BEARWOOD ROAD; BARKHAM; WOKINGHAM;
BERKS: R G 41 4SX:

CLIENT: ETHERIDGE ENTERPRISES LTD

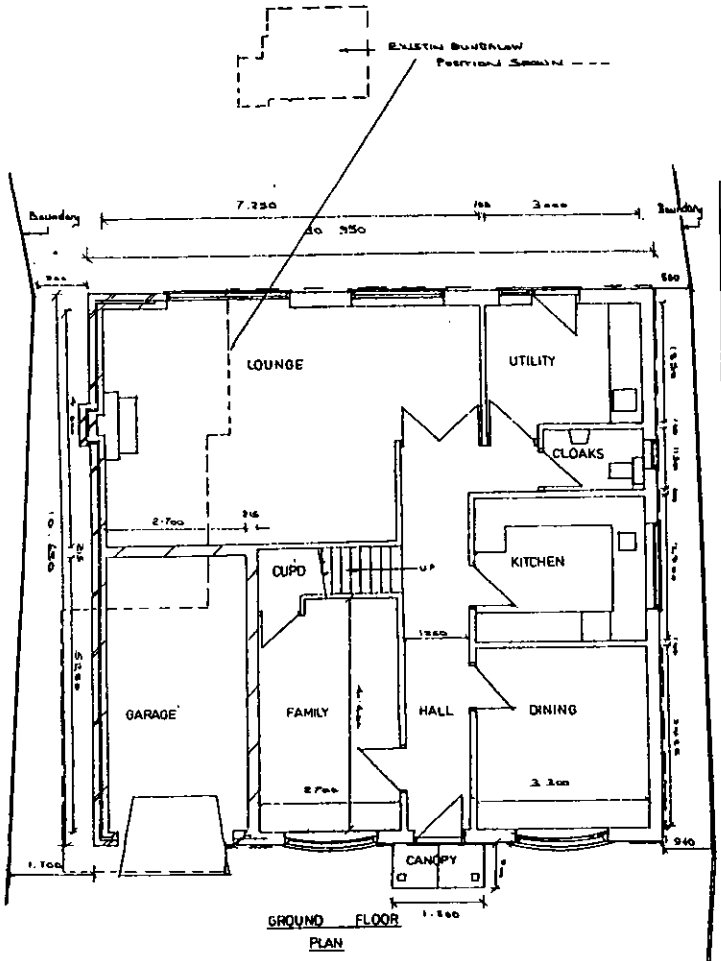
SCALES: 1:50, 1:100, 1:500, 1:2500.

DRAWING ONE OF TWO

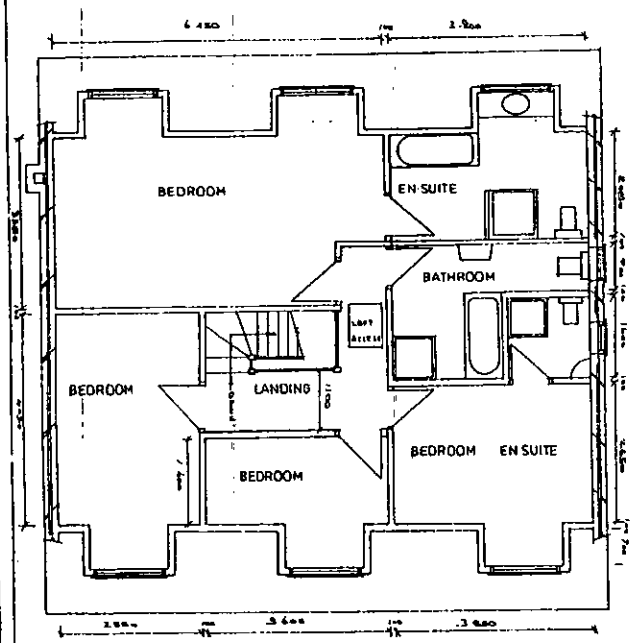
MARCH 01



ELEVATIONS PROPOSED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED

NOTES:

EXTERNAL FINISHES BRICK AND RENDER SUPERSTRUCTURE
FAMILIES TO ROOF AS EXISTING
PLAN TILE HANGING TO BORDERS
WHITE UPVC DOUBLE GLAZED WINDOWS & DOORS

PROPOSED CONVERSION OF EXISTING BUNGALOW TO CHALET BUNGALOW AT
41A . BEARWOOD ROAD, BARKHAM, WOKINGHAM, BERKS: RG 41:4SX:

CLIENT : ETHERIDGE ENTERPRISES LTD

SCALES : 1 50 1 100

3352

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 06 MAR 2001	
Officer: NAB	Application No. F/2001/3507

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

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

Description:
(F) PROPOSED RAISING OF ROOF OF DWELLING PLUS FRONT & REAR DORMER EXTENSIONS TO ROOF

Location: 41A BEARWOOD ROAD

Parish: BARKHAM Ward: Barkham
15.3.01 D

Applicant: MR D ETHERIDGE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) 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 : 15.3.013 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 attached

NEIGHBOURS:

Site notice & see map for neighbour notices

+41a Bearwood Road (site within red line)

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 March 2001

Application Number: F/2001/3507

Proposal: Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.

Parish: BARKHAM PARISH

Site Address:
41a, Bearwood Road, , Wokingham.

Applicant:
Mr D Etheridge .

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 Highway Authority is concerned that the proposed garage to the rear of the property will intensify the use of the existing substandard access serving no. 41.
However, I understand that this can be done under permitted development and therefore no formal objection can be raised.
I therefore recommend the following conditional approval:

1/ C049, R049.
2/ C122, R122.
3/ C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 24/04/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2001

Location:	41a, Bearwood Road, Wokingham
Proposal:	Proposed raising of roof to dwelling plus front and rear dormer extensions to roof.
Application Number:	F/2001/3507

In response to your consultation dated 15th March 2001 for the above application, the tree and landscape comments are as follows:

The development proposals shown on drawing (no drawing number dated March 01) do not affect any significant landscape features, or, substantially increase the visual impact of the existing building.

I therefore have on objections to the proposal in principle.

Note: The existing trees marked as a Pine Tree is in fact a Yew Tree (Taxus baccata)

ROBERT PETROW
Consultant Landscape Architect

To:
Landscape

(6)

From: Natalie Brown

Date: 15 March 2001 19 MAR 2001

Application Number: F/2001/3507

Proposal: Proposed raising of roof of dwelling plus front and rear dormer extensions to roof..

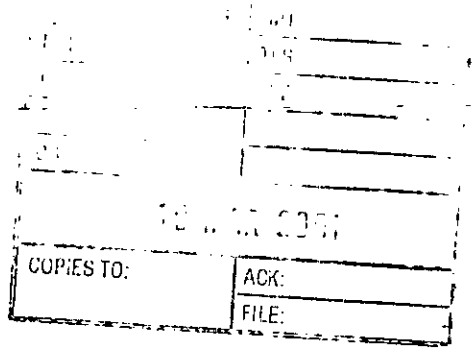
Site Address:
41a, Bearwood Road, , Wokingham.

Applicant:
Mr D Etheridge .

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

---

yew tree by garage.
condition boundary etc
front used for
car parking.



06.MAR2001* 3507

Mr. & Mrs. D Etheridge
7 Chackfield Drive
Winnersh
Wokingham
RG41 5PH

Tel: 0118 978 6265

5th March 2001

Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1WR

Dear Sirs

RE: THE GABLES, 41A BEARWOOD ROAD, BARKHAM, RG41 4SX.

We enclose six copies of the of your planning application forms duly completed together with six copies of the drawings regarding the conversion of the bungalow into a chalet bungalow. This follows on from our correspondence and discussions with Natalie Brown regarding the matter.

We would respectfully point out that we were informed that we did not have to include the double garage shown within the application as the access was over 10 metres from the highway over private ground.

We have hatched the area as shown on the drawings to cover the extent of the new foot plan of the bungalow. We have done this to show that part of the existing garage is being demolished and the external sidewall will be moved away from the adjacent property to give a greater width between the 39A & 41A.

We also enclose six copies of signed dated agreement letters from the owners of 39A, 41 & 43 Bearwood Road who have all been shown the drawings and with whom we have had full discussions with regarding this matter.

We also enclose section 66 certificate and confirm having given copies of the application and schedule 2 to Mr F Bond. We trust you find everything in order. If you require any clarification or further information pleased contact us.

Yours faithfully

D F & M E Etheridge

06.MAR2001 3507

7 Chackfield Drive
Winnersh
RG41 5PH

0118 978 6265

27th February 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WW

Dear Sirs

RE: Green Gables, 41a Bearwood Road, Barkham, RG41 4SX

We write with regard to the proposed planning application detailing the conversation of the bungalow known as Green Gables into a chalet bungalow. This will have 3 dormer windows to both the front and back, nil windows to the side abutting No. 39a with only two small opaque windows to the side abutting the drive way side between 41a & 43.

We, Deryck & Marie Etheridge, confirm that we have shown the draft plans to the owners of No's 39a, 41 & 43. Provided we adhere strictly to the details as drawn and that the rendered area adjacent to 39A is coated with a light colour, similar to that of ICI Barley White exterior paint, they have no objections to the said extension being constructed.

They have signed below to signify the agreement. If you have any query, please do not hesitate to contact them or us.

Yours faithfully

Deryck & Marie Etheridge

We the undersigned, having inspected the drawings and discussed the project fully with Deryck Etheridge, are in agreement with the above application being passed by the council, subject to the above criteria.

Mr & Mrs F Bond
41 Bearwood Road
Barkham
RG41 4SX

06.MAR2001* 3507

7 Chackfield Drive
Winnersh
RG41 5PH

0118 978 6265

27th February 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WW

Dear Sirs

RE: Green Gables, 41a Bearwood Road, Barkham, RG41 4SX

We write with regard to the proposed planning application detailing the conversation of the bungalow known as Green Gables into a chalet bungalow. This will have 3 dormer windows to both the front and back, nil windows to the side abutting No. 39a with only two small opaque windows to the side abutting the drive way side between 41a & 43.

We, Deryck & Marie Etheridge, confirm that we have shown the draft plans to the owners of No's 39a, 41 & 43. Provided we adhere strictly to the details as drawn and that the rendered area adjacent to 39A is coated with a light colour, similar to that of ICI Barley White exterior paint, they have no objections to the said extension being constructed.

They have signed below to signify the agreement. If you have any query, please do not hesitate to contact them or us.

Yours faithfully

Deryck & Marie Etheridge

We the undersigned, having inspected the drawings and discussed the project fully with Deryck Etheridge, are in agreement with the above application being passed by the council, subject to the above criteria.

Mr & Mrs B Small
43 Bearwood Road
Barkham
RG41 4SX

B. M. Small.

06 MAR 2001 * 3507

7 Chackfield Drive
Winnersh
RG41 5PH

0118 978 6265

27th February 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WW

Dear Sirs

RE: Green Gables, 41a Bearwood Road, Barkham, RG41 4SX

We write with regard to the proposed planning application detailing the conversation of the bungalow known as Green Gables into a chalet bungalow. This will have 3 dormer windows to both the front and back, nil windows to the side abutting No. 39a with only two small opaque windows to the side abutting the drive way side between 41a & 43.

We, Deryck & Marie Etheridge, confirm that we have shown the draft plans to the owners of No's 39a, 41 & 43. Provided we adhere strictly to the details as drawn and that the rendered area adjacent to 39A is coated with a light colour, similar to that of ICI Barley White exterior paint, they have no objections to the said extension being constructed.

They have signed below to signify the agreement. If you have any query, please do not hesitate to contact them or us.

Yours faithfully

Deryck & Marie Etheridge

We the undersigned, having inspected the drawings and discussed the project fully with Deryck Etheridge, are in agreement with the above application being passed by the council, subject to the above criteria.

Mr & Mrs P Bethel
39a Bearwood Road
Barkham
RG41 4SX

ADDRESS 4/A Bearwood Road

PARISH Barkman

ORD. SHEET No.

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/230/59		Erect 1 Dwelling	8.12.59	C/A
223/60		Bungalow	29.12.60	C/A
F/2001/3507	Mr. D. Ethridge			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. & Mrs. Ethridge - 1st Fl - 6/3/01

DRAINAGE

091074

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

Tel: (0118) 974 6492

Date: **15 March 2001**

My ref: F/2001/3507

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2001/3507
41a, Bearwood Road, , Wokingham.
Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3507**
41a, Bearwood Road, , Wokingham.
Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

Received by Wokingham District Council

Application No: F/2001/3507

Proposal:
Proposed raising of roof of dwelling plus front and rear dormer extensions to roof.

Location:
41a, 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. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. 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

15 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3507
CASE OFFICER: Natalie Brown

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

1789/a

SECTION 66 CERTIFICATE

Application No.

06.MAR2001 * 3507

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
MR F BOND 41A Borrowes Road BARKHAM Berks RG41 4SX	41A Borrowes Rd BARKHAM Berks RG41 4SX	05/03/01

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.

OR

● 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) . . . . . .

. . . . . .

(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).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . SELF (APPLICANT) . . . . .

Date . . . 05/03/01 . . . . . .

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

Environmental Services

For office use only.
Application number:

06 MAR 2001 * 3507

WOKINGHAM DISTRICT COUNCIL

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	D. F. ETHERIDGE
	Address and postcode	7 CHACKFIELD DRIVE WINERSH WOKINGHAM BERKS: RG41 5PH
	Phone number	0118 978 6265
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	41A BEARWOOD RD BARKHAM WOKINGHAM BERKS RG41 4SX
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING BUNGALOW TO CHALET BUNGALOW

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.	REDBRICK TO MATCH EXISTING BRICKS, REDBRICKS TO MATCH EXISTING REDBRICK DARK STAINED TIMBER PAINTWORK TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
MR F BOND 41A BEARWOOD ROAD BARKHAM BERKS RG 41 4SX	41A BEARWOOD RD BARKHAM BERKS RG 41 4SX	05/03/01

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of APPLICANT

Date 05/03/01

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