SYSTEMS LTD

APPLICATION NO:
F/2000/1565

LOCATION:
52 Barkham Ride, Finchampstead Wokingham.

APPLICANT:
A Cartwright C/O C Rice

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A Cartwright
C/O C Rice
21 Grovelands Avenue
Winnersh
WOKINGHAM
Berkshire
RG41 5JU

Application Number: F/2000/1565

Parish: **FINCHAMPSTEAD**

Location: **52 Barkham Ride, Finchampstead, Wokingham**

Proposal: **Proposed first floor rear extension to dwelling**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. The high level bedroom window in the west 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
4. 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 flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

John Mitchell
Development Control Manager
Date: 08/09/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1565	EC
BUILDING CONTROL NUMBER	FP 2001/1822 Brain	
~~APPLICANT~~/AGENT	G. Rice	
ADDRESS OF SITE	52 Barkham Rde FINCHAMSTEAD.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd. 26/4/01	recd 22/5/00 + 9/6/00
FLOOR PLANS	- ~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/5/01	

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	

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

Tel: (0118) 974 6451

Date: **05 June 2000**

My ref: F/2000/1565

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2000/1565
52, Barkham Ride, Finchampstead, Wokingham.
Proposed first floor rear extension to dwelling

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1565**
52, Barkham Ride, Finchampstead, Wokingham.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6451

Date: **05 June 2000**

My ref: F/2000/1565

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/1565**
52, Barkham Ride, Finchampstead, Wokingham.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2000/1565

Proposal:
Proposed first floor rear extension to dwelling

Location:
52, Barkham Ride, Finchampstead, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. 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

05 June 2000

Application Number F/2000/1565
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC20	SR10	'high level bedroom window'... 'west side elevation' ... OBSCURE GLAZED & CLOSED FIXED.
1	C001	R001	
2	C014	R014.	
3	C045	R045	INSERT AS ABOVE no. 3.
4	C044	R044	"First floor flank walls" "extension"

8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 52 Barkham Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1565

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling set back from main road
lrge rear garden
exisitng s.st. flat roof rear extension

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1565

Applicant : A Cartwright C/O C Rice.

Location : 52, Barkham Ride, Finchampstead, Wokingham.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/05/2000

Earliest Date for Decision : 29/06/2000

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

FINCH. PARISH COUNCIL : see file.

Planning Issues : IDENT. SETTLEMENT.

• IMPACT UPON NEIGHB.

Application Number: F/2000/1565
PROP: 1st fl rear extension.
Appraisal :

The application being considered proposes a 1st floor extension which involves extending the line of the existing roof to ~~provide a new~~ incorporate the existing single storey rear, flat roof extension, plus. 2 dormer extensions to increase the size of existing bedrooms.

IMPACT UPON NEIGHB. PROPS
Currently the single storey rear extension @ no. 52 Barkhant Ride projects beyond the rear building line of both neighbouring props by approx. 3m. It is not considered that the creation of a new roof over the existing extension, by extending the line of the existing roof ~~is not considered to~~ would have an adverse negative impact upon either of the neighb. props.
The scheme also proposes 2 dormer extensions. The proposed dormer window to the east of the rear elevation will be approx. 2m from the dwelling to the east no. 54, & the prop. window to the west approx. 3.5m away (no. 50, to the west. It is not considered however that the proposed dormer extensions will have an adverse negative impact upon the daylighting to these neighb. dwellings.
The rear elevation of the existing dwelling has 3 windows at 1st floor level overlooking the rear gardens of no. 50 & no. 54. It is not considered that the new dormer window will have any additional impact upon the privacy & amenity of these neighb dwellings.

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

FROM: Elaine Connor

DATE: 05 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1565

Proposal: Proposed first floor rear extension to dwelling.

Site Address: 52, Barkham Ride, Finchampstead, Wokingham.

Applicant: A Cartwright C/O C Rice.

Your observations are required in respect of this application **by 29/06/2000** .

No objection in principal but concern was expressed as to possible intrusion of privacy to the neighbouring property.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C. S. _____ DATE: _____

Clerk To Finchampstead Parish/Town Council.

50 Barkham Ride
Finchampstead
Berks
RG40 4ET

F.A.O. Mr. John Mitchell .
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

22nd June 2000.

Dear Sir,

Re:- Application No F/2000/1565

With regard to the above and the proposed 'New Window' to side elevation (West) which directly overlooks our property, we would like to request that this is to be fixed and obscure on any approval passed.

This would reduce any noise and maintain our privacy.

Yours faithfully,

.....
Mr. & Mrs. Eustace

30960

PLANNING SERVICES	HPT
POL	TLS
DC EC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY	Map No. 98 Site 0.06
Officer: EC	Application No. F/2000/1565
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 52, BARKHAM RIDE

Parish: Finchampstead WOKINGHAM

Ward: Finchampstead South 5.6.2000

Applicant: A CARTWRIGHT

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Rear bedroom windows not indicated on floor plan.	5.6	
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 : 5.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 50, 52, 45, 47 Barkham Ride

1 Carolina Place

589 Barkham Ride

Environmental Services

For office use only.
Application number: 22.MAY2000* 1565

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	A. CARTWRIGHT
	Address and postcode	52 BARKHAM RIDE WOKINGHAM BERKSHIRE RG40 4ET
	Phone number	0118 9328701
	Agent's Name	G RICE (C:Eng)
	Address and postcode	21 GROVELANDS AVENUE WINNERSH WOKINGHAM BERKS RG41 5JG
	Phone number	0118 9819420
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO BEDROOMS AT REAR OF PROPERTY WITH TILED ROOF TO REPLACE EXISTING FLAT ROOF
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 ☑ NONE
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 2
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.	95-00	
	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
	DELETED -	

None of the land forms part of an agricultural holding.

Your signature: A. Cartwright on behalf of Self

Date 25.4.2000

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

ADDRESS 52 BARKHAM RIDE PC 02031052 PARISH ~~BARKHAM~~ LINCMAMPST. 14-86

PLOT No. Ex 46 ORD. SHEET No. SU. 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/155/64	Orbit Concrete LTD	det bungalow & garage	16 · 6 · 64	N/A C/A
140/67	W & A Scott	det house & garage	17 · 8 · 67	APP N/A
148/67	"	det house & garage	18 · 9 · 67	APP C/A
BR 9277	MR. W. KANE	EXT. TO LOUNGE	15-8-78	APP N/A
BR 23565	"	CONSERVATORY	20 8 84	APP N/A
[illegible]3465			8 9 86	C/A
BRA 523	"	S/ST. BT. + 2 WINDOWS	16-4-86	APP N/A

DATE OF COMPLETION

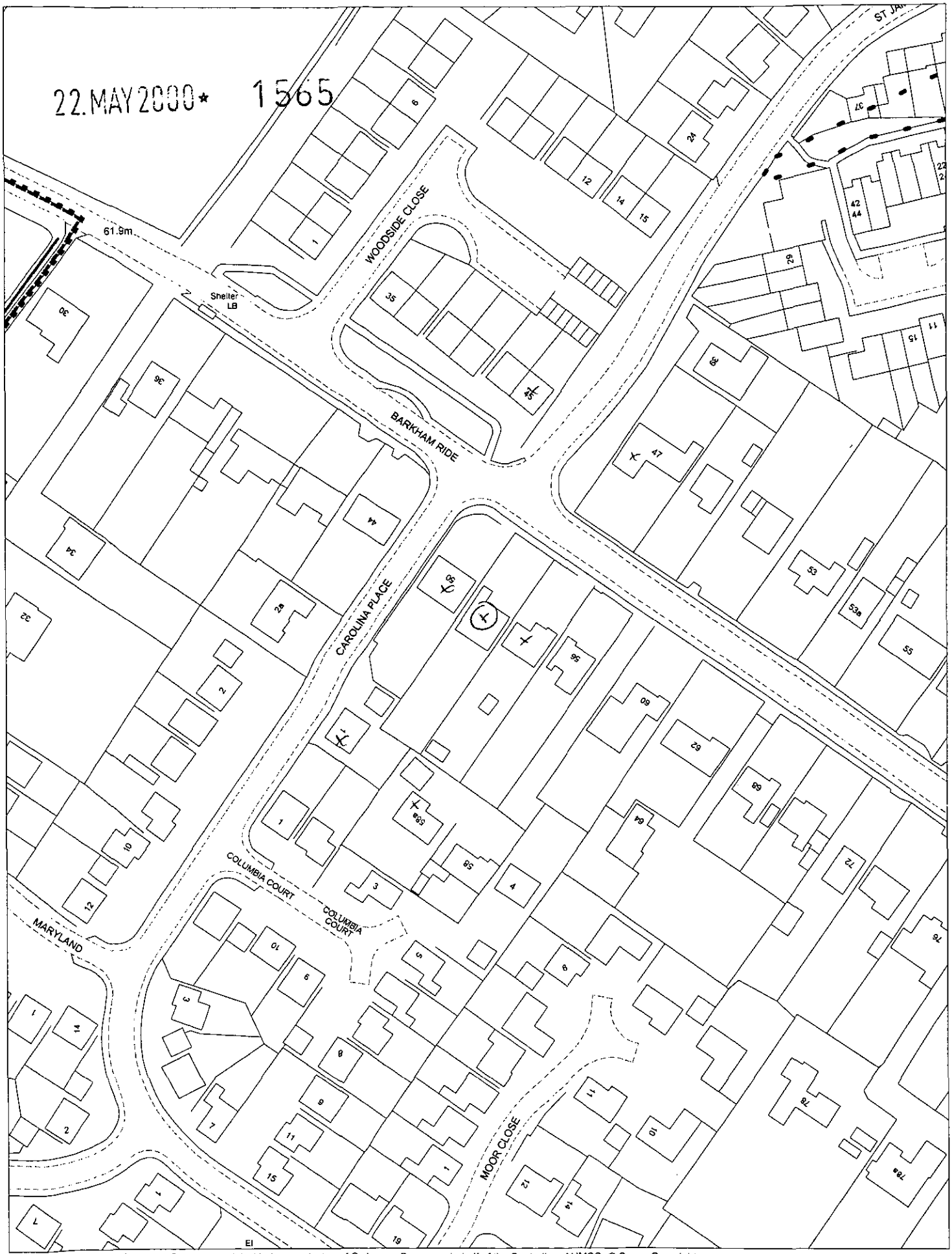
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

22 MAY 2000 1565



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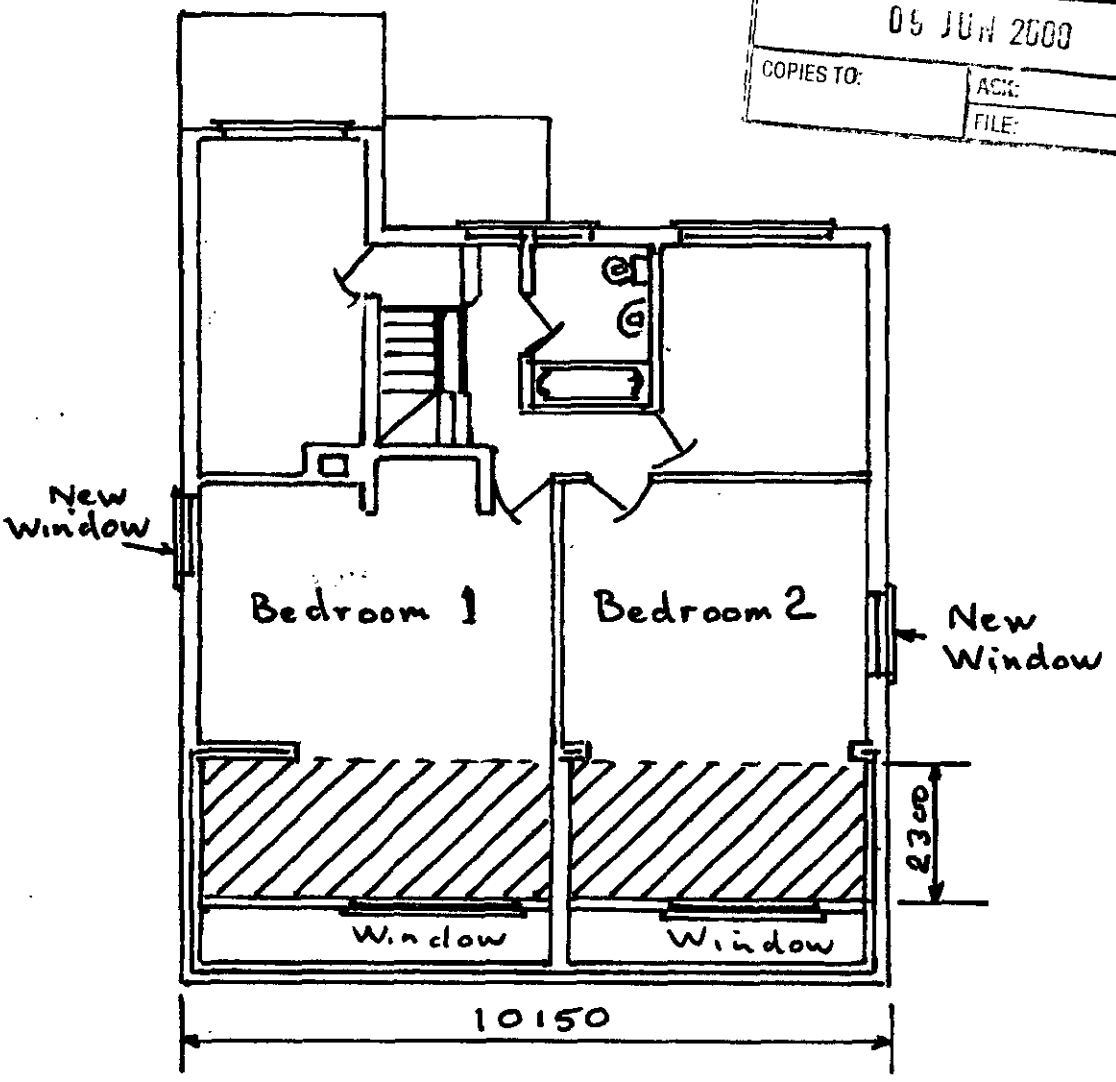
Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 1250

N
W E
S

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
05 JUN 2000
COPIES TO: | ACK:
FILE:

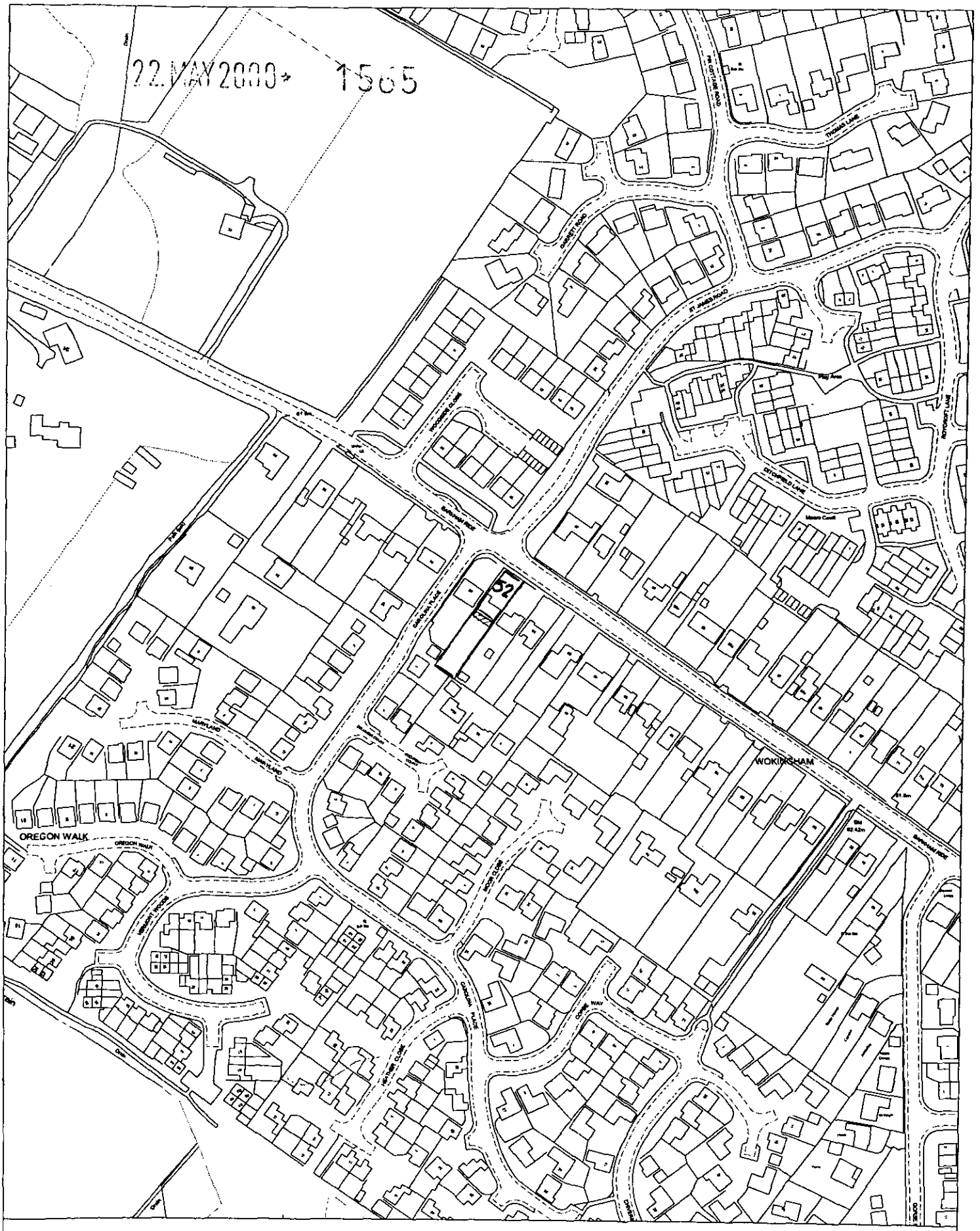


PROPOSED FIRST FLOOR PLAN
(SHOWING INCREASED FLOOR AREA)
AND WINDOW LAYOUT

52 BARKHAM RIDE
BARKHAM, FINCHAMSTEAD
RG 40 4 ET
Scale 1 : 100

8. 6. 2000
Amendment

ad 10/5/01



Site Plan, Scale: 1 to 2500

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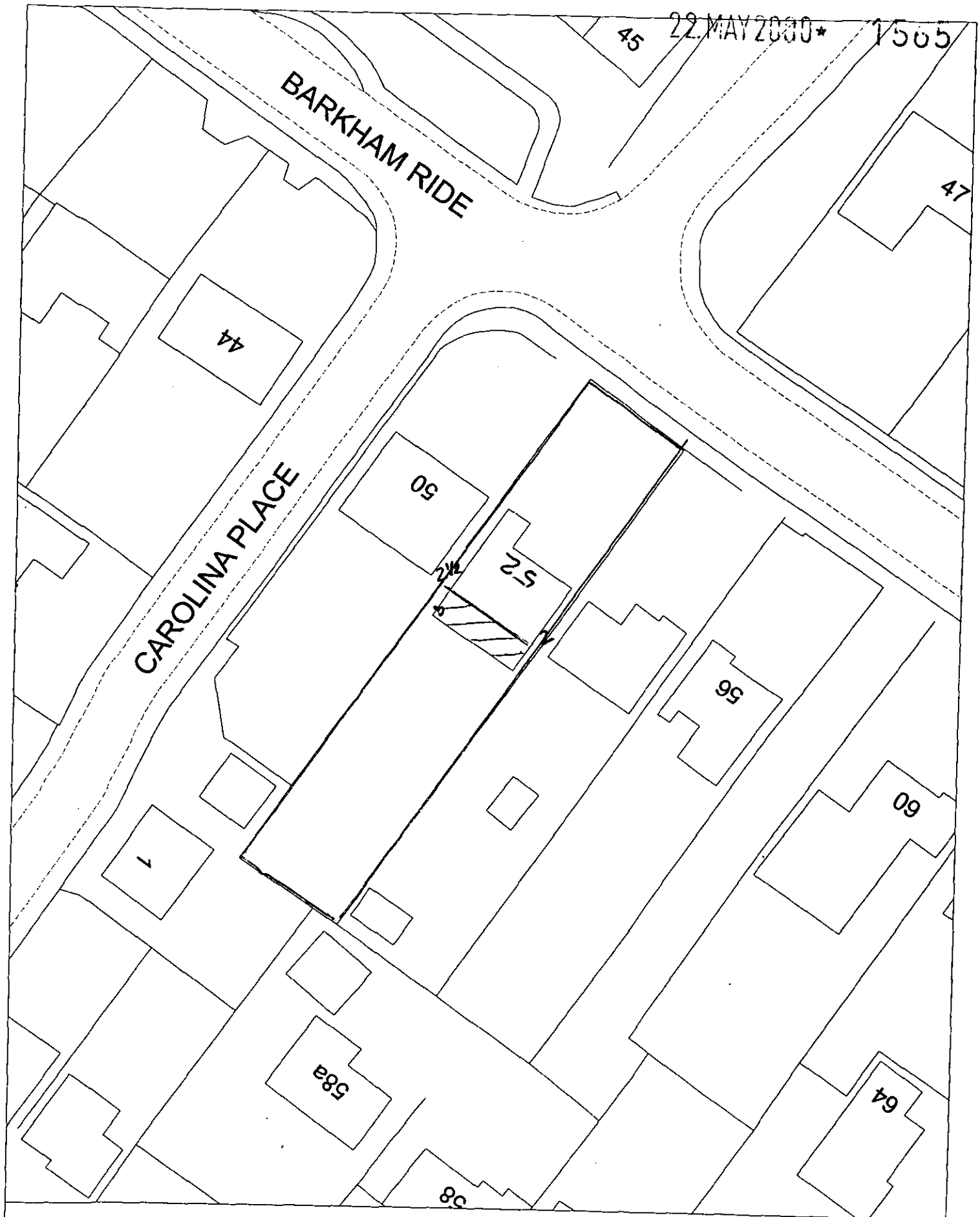
Date: 3 March 2000



Site Plan, Scale: 1 to 500

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Date: 3 March 2000

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