APPLICATION NO:
F/2001/5428

LOCATION:
78a Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr M J Rawlins C/O Harrall Design Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

Lstg exp: 7/01/02

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

541

01.

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M J Rawlins
C/O Harrall Design Associates
14 Tomlinson Drive
Wokingham
Berkshire
RG40 3NZ

Application Number: F/2001/5428

Parish: **FINCHAMPSTEAD**

Location: **78a, Barkham Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side 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 match in size, colour, texture and profile those of the existing building.

Condition
3. The silver birch tree to the side of the property is to be protected during construction by protective fencing, details of which shall be first submitted to and approved in writing by the Local Planning Authority, to avoid further damage to the tree roots by soil compaction and storage of materials in the area. The protective fencing shall be implemented as approved until completion of the development.

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

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

Reason
3. To ensure that the tree is adequately protected.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

Notice checked by: _____

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5428
CASE OFFICER: Phillip Taylor

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

FROM: Phillip Taylor

DATE: 10 December 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 3 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5428

Proposal: Proposed single storey side extension to dwelling.

Site Address: 78a, Barkham Ride, Finchampstead, Wokingham.

Applicant: Mr M J Rawlins C/O Harrall Design Associates.

Your observations are required in respect of this application **by 31/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Philip Taylor

FROM: Environmental Design

DATE: 7 January 2002

Location:	78a Barkham Ride, Finchampstead
Proposal:	Proposed single storey side extension to dwelling.
Application Number:	F/2001/5428

In response to your consultation dated 10 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed extension. A small tree to the side of the garage will need to be removed to construct the extension and care will need to be taken during construction to avoid damaging the neighbours' conifer hedgerow. It is a fairly young hedgerow and will probably adapt of localised changes of ground conditions.

The proposed extension will come within 3.5m of an existing silver birch to the side of the property. Although this is closer than the recommended minimum distance for a building to be to a tree as stated in BS 5837, this distance can be reduced by one third on one side only provided that there is a corresponding distance made in another direction. There is land to the south east in which the tree roots will be able to grow into. The tree should also be protected during construction by protective fencing to avoid further damage to the tree roots by soil compaction and storage of materials in this area.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2001/5428

Proposal:
Proposed single storey side extension to dwelling.

Location:
78a, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5428 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 December 2001

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5428**

78a, Barkham Ride, Finchampstead, Wokingham.

Proposed single storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for NO

and my reason(s) are _____

Signed: _____

Councillor Cockroft

Date: 17/Dec. 2001

PLANNING SERVICES	RPT
PCR	TLS
DC	ENF
APP	
CS	
20 DEC 2001	
COPIES TO:	ACK:
	FILE:

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

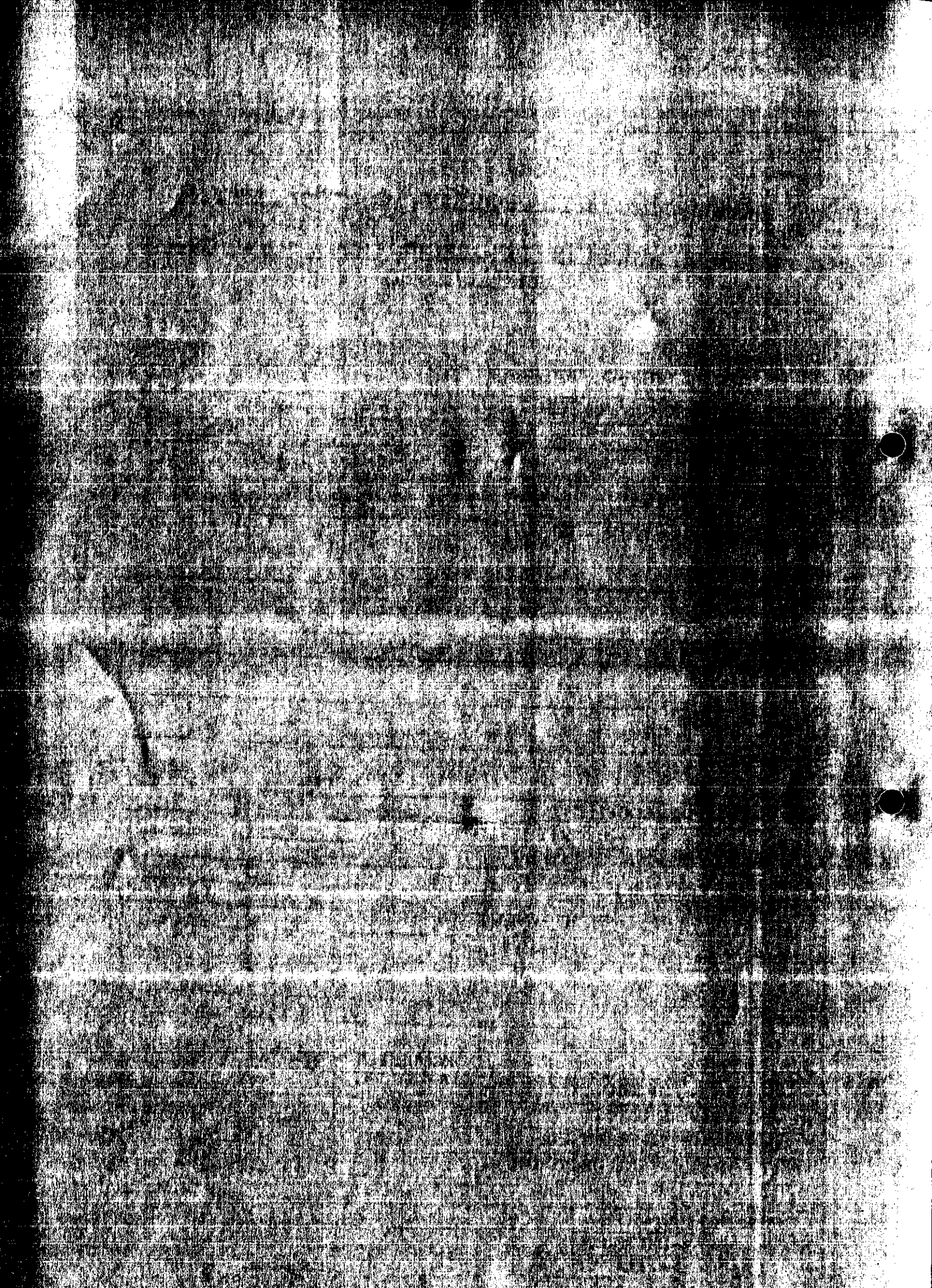
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5428	Phillip Taylor
BUILDING CONTROL NUMBER	FP 2002/2639 South	
APPLICANT/AGENT	Harrall Dearden Assoc.	
ADDRESS OF SITE	78A Barkham Ride CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S & de ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2044.1A	2044.1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/1/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5428

Applicant : Mr M J Rawlins C/O Harrall Design Associates.

Location : 78a, Barkham Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 28/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 23/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Trees

Finchampstead Parish Council - No objections to application

Planning Issues :

1. Impact upon neighbouring Properties
2. Impact upon character of the ~~area~~ area

Policy used : LBE1, LBE2, WBE1, WOS3, LD3

Application Number: F/2001/5428 – 78a Barkham Ride, Finchampstead

Appraisal

Development

The proposal is for a single storey side extension to the rear of the double garage to provide a study and WC.

The roof would be pitched to the side and hipped away from the rear boundary and joins the main dwelling roof 0.8m below the ridge. Windows are proposed on the ground floor side and rear elevations.

The dwelling is detached and located within the identified settlement of Finchampstead.

1. Impact upon neighbouring properties

The development would run along but set back from the boundary fence with No.88. The boundary treatment is a 1.7m wooden fence. Number 88 have windows facing the rear of 78a at ground and first floor levels. The proposed ground floor windows are set at the same height as the existing utility room window albeit this window is set back further from the boundary.

The dwelling is situated in a large plot and surrounding properties also have extensive gardens. The proposal should not therefore have any adverse impacts on the amenity of neighbours. The proposed extension can only be viewed from No.88, across their garden (12metres minimum)

2. Impact upon the character of the area

The dwelling is situated at the end of a long drive shared by No.78 only. The surrounding properties are all detached and situated in large plots with hedging on their boundaries. The extension by nature of is single storey design is considered to have no adverse negative impact on the character of the area. The materials to be used in construction are claimed to match those of the existing dwelling.

√ Approval □ Refusal

Application Number F/2001/5428
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			~~Informatives~~
3.			The silver birch tree to the side of the property is to be protected during construction by protective fencing * to avoid further damage to the tree roots by soil compaction and storage of materials in the area. The protective fencing shall be implemented as approved until completion of development.
			* details of which shall be first submitted to and approved in writing by the LPA
		Reason	To ensure that the tree is adequately protected

RECORD OF SITE VISIT

SITE ADDRESS: 78a Barkham Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5428

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? N°

2. DESCRIPTION OF SURROUNDINGS Residential - mixed detached large low density

3. DESCRIPTION OF SITE/BUILDING yellow brick black squirrel brown/red wooden frame chalet style.

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.7m fence to N° 80

5. SITE CONSTRAINTS None.

TREES N°

ACCESS/PARKING Ample

LEVELS Flat

BOUNDARY TREATMENT 1.7m fencing hedges

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 NOV 2001	Map No. 98 Site ...016...
Officer: PT / Application No. F/2001/5428	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 78A BARKHAM RIDE

Parish: FINCHAMPSTEAD Ward: Finch South. 10.12.01

Applicant: MR M J RAWLINS

Fee (9) 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	REQUIRES FRONT ELEVATION TO SHOW PROTRUDING ROOF EDGE + GUTTERING.	request with SW	
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 : 10.12.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps.....

.....

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NEIGHBOURS:

.....S/W. + see map.....

.....

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1933

28.NOV.2001* 5428

ADDRESS 78A BARKHAM RISE PARISH FINCHAMPSTEAD.

PLOT No. ORD. SHEET No. SU 7965 98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40453	MR-I. ANDREWS	O/L.	9.2.93	CIA
41738	MESSRS G PYE	DET. HOUSE & GARAGE	5.11.93	RCA
42024	"	"	7.1.94	CIA

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 28.NOV.2001* 5428

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	M.J. RAWLINS 78a BARKHAM RIDE FINCHAMPSTEAD WOKINGHAM BERKS RG40 4ET.
	Agent's Name Address and postcode Phone number	HARRALL DESIGN ASSOCIATES 14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE RG40 3NR 01189 733069.
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.	78a BARKHAM RIDE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT/SIDE EXTENSION TO PROVIDE STUDY
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.	BRICKWORK AND ROOF TILES ALL 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: N/A	Proposed:
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.	✓ (150)	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

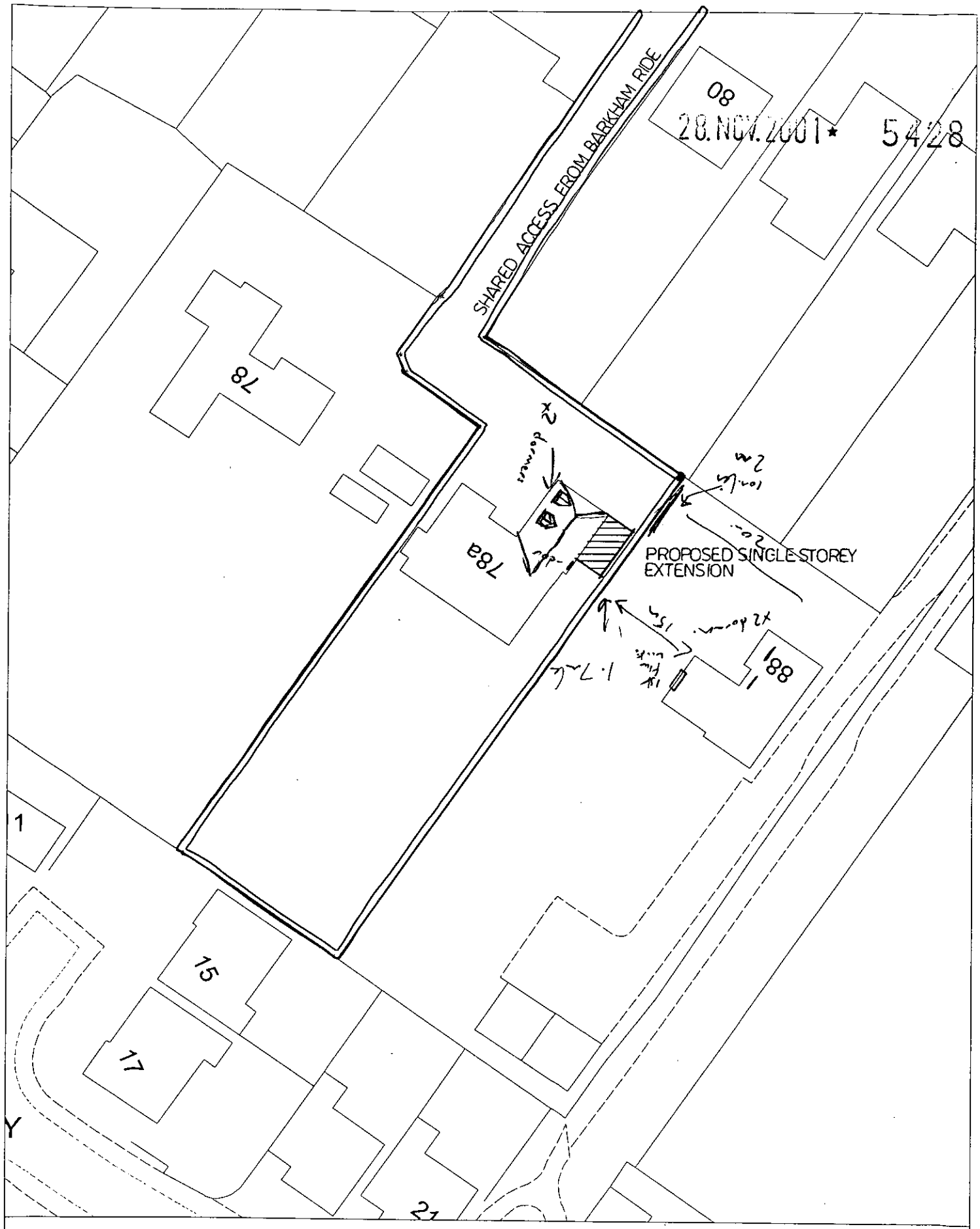
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of M.J. RAWLINS.

Date 27/11/01

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: 26 November 2001

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20/Nov/2001 * 5428

Site Plan, Scale: 1 to 2500

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Date: 26 November 2001

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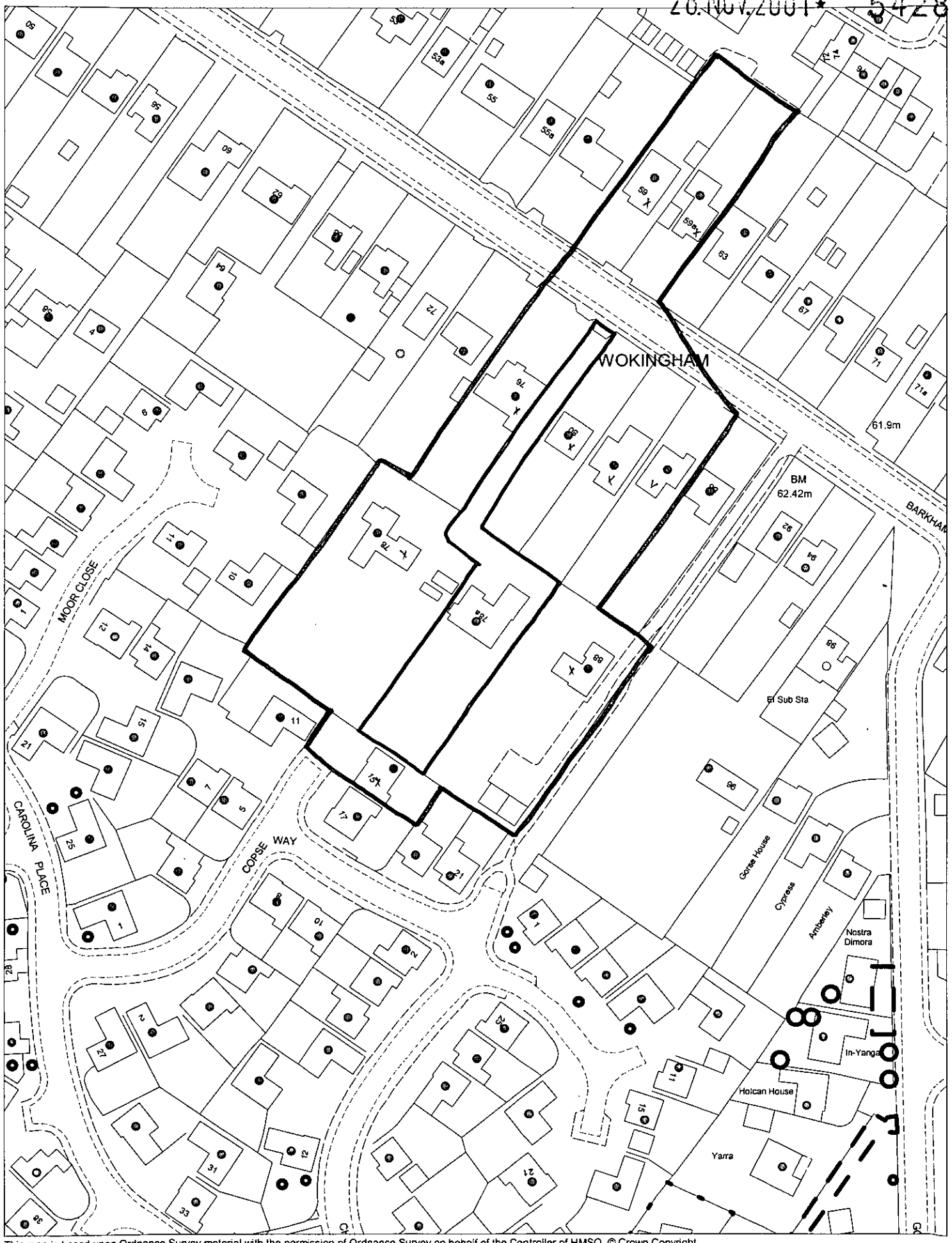
28.NOV.2001* 5428



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Development Control Section, Environmental Services, Wokingham District Council.

30 November 2001 Scale: 1 : 1250

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