APPLICATION NO:
F/2001/5366

LOCATION:
130 Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr J Cole C/O Mr G E Thorne

PROPOSAL:
Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **14/01/2002**
28 days expiry 17 Jan 02
APPLICATION WILL HAVE EXPIRED ON:
12/02/2002

CASE OFFICER: [redacted] Francis Lee

APPROVED

475

D2

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Cole
C/O Mr G E Thorne
43 St Michaels Road
Sandhurst
Berks
GU47 9HD

Application Number: F/2001/5366

Parish: **FINCHAMPSTEAD**

Location: **130, Barkham Ride, Finchampstead, Wokingham.**

Proposal: **Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.**

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

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

Informative
1. This permission relates to the application as amended with revised drawing submitted to the Local Planning Authority on 1February 2002 and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

Notice checked by: _____

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

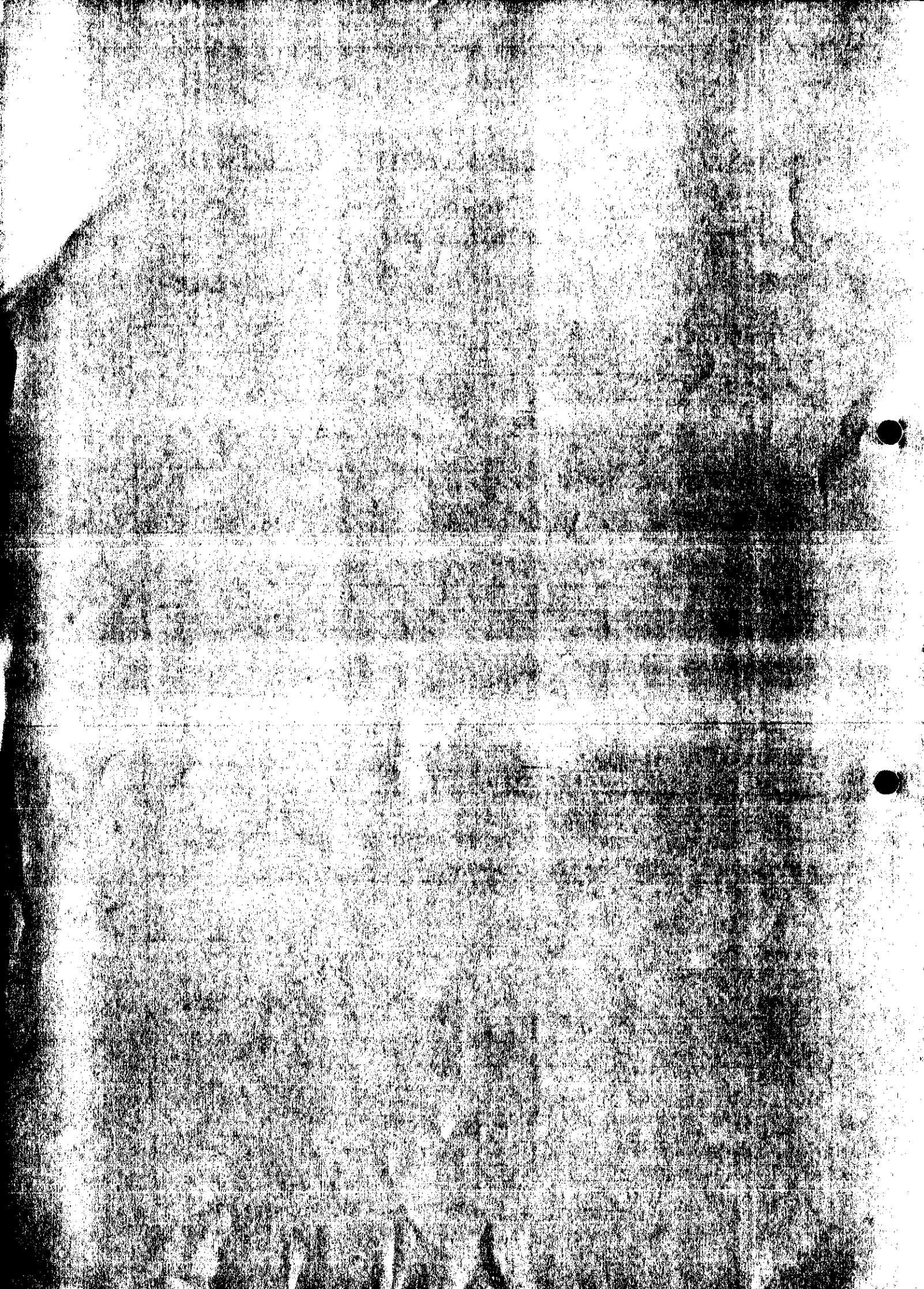
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5366	FL
BUILDING CONTROL NUMBER.	FP 2002/2980 South.	
~~APPLICANT~~/AGENT	Mr G. E. Thorne.	
ADDRESS OF SITE	130 Barkham Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	loft conversion (raising of roof + dormer ext)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0012 4	0012 3
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/4/02	

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	



Received by Wokingham District Council

Application No: F/2001/5366

Proposal:
Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

Location:
130, 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/2001/5366 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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

21 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5366
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **21 December 2001**

My ref: F/2001/5366

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2001/5366
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5366**
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6442

Date: **21 December 2001**

My ref: F/2001/5366

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5366**
130, Barkham Ride, Finchampstead, Wokingham.
Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WORK SHEET FOR : ~~Heidi Lynch~~ Francis Lee.

Application Number : F/2001/5366

Applicant : Mr J Cole C/O Mr G E Thorne.

Location : 130, Barkham Ride, Finchampstead, Wokingham.

Proposal : Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 10 Jan 02

Date Registered : 18/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 12/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways. Recommend approval with conditions

Finchampstead Parish has no objections.

Planning Issues : I'd sett.

SBE1 SBE2

WOS3 WBE1

Application Number: F/2001/5366 **Officer : Francis Leo**
130 Barkham Ride
Finchampstead, Workingham

Appraisal :

Development
For the raising of pitched roof 1.5m above the existing ridge line and 800mm at eaves level, 4 dormers at the front and 4 dormers at the rear roof and to form 4 bedrooms and 2 bathrooms, inclusive of ensuite bathroom at loft space.

The site is a detached dwelling located within the identified settlement of Finchampstead North, Workingham.

Impact upon neighbouring properties
No 128 has a dormer with 2 windows facing east ie flank wall of site. The building to building distance is 5.5m. The proposed dormers are facing south ie the rear garden, hence there would be no overlooking on to the rooms of adjoining property at 128.

The dormer at adjoining property 132 is also facing the site. It has one large window with 3 subdivisions with obscured glazing. The distance between the two dormers (proposal at application site and at 132) would be approximately 4m. As before there would be no overlooking because the proposed dormers face the rear garden. No 132 also has a door at ground floor facing the site but there is a 1.8m high timber fence between the two properties.

The location of these dormers at the rear and at adjoining properties is such there would be no overlooking and hence would not be detrimental to their amenities. In view of this it is considered the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
There are a number of properties in Barkham Ride with high pitched roofs, much higher than the proposed with front and rear dormer windows. The proposal would therefore be in keeping with the character of the street.

The scheme initially incorporated, at the front, two small dormers in the middle and a two larger dormers at the extreme ends. They were very prominent and out of scale. The applicant has since revised the front elevation and has reduced the size of the two larger dormers and is now more in proportion and is in keeping with the character of the street.

Parking: 4 bedrooms are proposed hence 3 parking spaces would be required. The property has a 11m deep front garden sufficient for 3 parking spaces. In addition there is a 4m wide side passage leading to a large hard standing at the rear suitable for parking.

There is no garage at the rear of the site as shown on the ordinance survey plan. It was probably demolished over the years.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5366 **Officer : Francis Leo**
130 Barkham Ride
Finchampstead, Workingham

Appraisal :

Development
For the raising of pitched roof 1.5m above the existing ridge line and 800mm at eaves level, 4 dormers at the front and 4 dormers at the rear roof and to form 4 bedrooms and 2 bathrooms, inclusive of ensuite bathroom at loft space.

The site is a detached dwelling located within the identified settlement of Finchampstead North, Workingham.

Impact upon neighbouring properties
No 128 has a dormer with 2 windows facing east ie flank wall of site. The building to building distance is 5.5m. The proposed dormers are facing south ie the rear garden, hence there would be no overlooking on to the rooms of adjoining property at 128.

The dormer at adjoining property 132 is also facing the site. It has one large window with 3 subdivisions with obscured glazing. The distance between the two dormers (proposal at application site and at 132) would be approximately 4m. As before there would be no overlooking because the proposed dormers face the rear garden. No 132 also has a door at ground floor facing the site but there is a 1.8m high timber fence between the two properties.

The location of these dormers at the rear and at adjoining properties is such there would be no overlooking and hence would not be detrimental to their amenities. In view of this it is considered the proposal would have no adverse impact upon the neighbouring properties.

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There is no garage at the rear of the site as shown on the ordinance survey plan. It was probably demolished over the years.

Recommendation.: approval ☐ **Refusal** ☐

Application Number F/2001/5366
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
3	C122	R122	
4	C137	R137.	(insert extension.

RECORD OF SITE VISIT

Francis Leo

SITE ADDRESS: 130 Barkham Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5366

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 10 Jan 02.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Predominantly single storey properties with very high pitched roof. The roof area is used for bedrooms. 12m (approx) front garden and 35m rear gardens.

3. DESCRIPTION OF SITE/BUILDING Single storey with pitched roof. Ht of roof much lower than adjoining properties. Spacious front and rear gardens. 1m set-in from eastern boundary and 4-5m set-in from western boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES Gap bet 130 and 132 ~~2.5m~~, bet 130 and 128 is 5.5m. Dormer to side at 132 with one large window with obscured glazing facing 130, Dormer to 128 on side facing site with 2 windows.

5. SITE CONSTRAINTS

TREES —

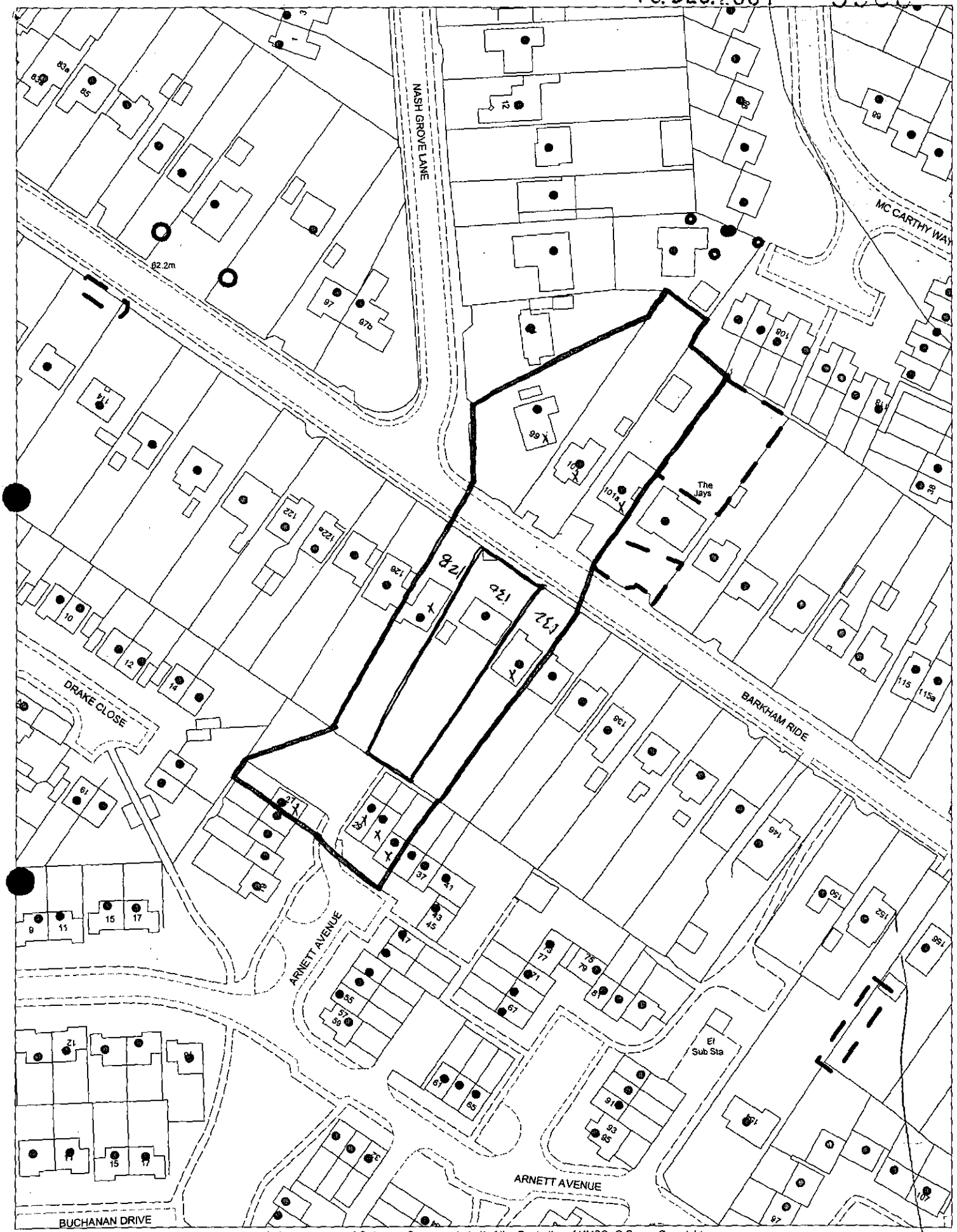
ACCESS/PARKING Space for 3 cars at front and 3 cars on hardstanding at rear.

LEVELS

BOUNDARY TREATMENT 1.8m high Tine fence to east, hedge at front of property

OTHERS 1.8m " " " to west.

18. DEC. 2001 *



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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2001

Scale: 1 : 1250

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 21 December 2001

Application Number: F/2001/5366

Proposal: Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

Parish: FINCHAMPSTEAD PARISH

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

Applicant:
Mr J Cole C/O Mr G E Thorne.

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).

C122, R122

C137 (INSERT: extensions), R137.

Signed: _____ **Print name:** AC 24/12/01

now Francis Leo

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 December, 2001
My ref. AO/Bark.pre-app.

Mr G Thorne
43 St. Michael's Road
Sandhurst
Berks
GU47 8HD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Thorne

130 BARKHAM RIDE, FINCHAMPSTEAD

Thank you for your letter of 24 November. I note that you have submitted a new application, and therefore the need for a pre-application meeting has been overtaken by events. The case officer dealing with this application will be Heidi Lynch. If you wish to discuss the application, you should therefore contact her in the first instance.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Heidi Lynch

PC 06023130

ADDRESS 130 BARKHAM RIDE PARISH FINCHAMPSTEAD

PLOT No. [illegible] ORD. SHEET No. SU. 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 242/59	S C Lunch LTD	garage	7 · 7 · 59	APP N/
F/2000/2115	Mr J Cole	DEM. EXIST. DWELL. ERECT. 2 DET. DW. WITH GARAGES	18.09.00	RE
F/2001/4675	Mr J Cole	raising of roof to form rooms in roof, dormer wind & car port.	28.9.01	Re
[illegible]				
182/88				

DATE OF COMPLETION

MINISTRY DECISION F/2000/2115 Appeal Dismissed 21/06/01

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 18.DEC.2001* 5366

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	JACK COLE 130 BARKHAM RIDE FINCHAMPSTEAD BERKSHIRE
2	Agent's Name Address and postcode Phone number	GEORGE E THORNE 43 ST MICHAELS ROAD SANDHURST BERKSHIRE. GU47 8HD 01-252-873502.
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.	130 BARKHAM RIDE. FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOF CONVERSION TO FORM FOUR BEDROOMS AND TWO BATHROOMS
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.	ROOF TILING AND BRICKWORK OF COLOUR 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: TWO	Proposed: TOTAL OF FOUR
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.	NIL	
	THIS IS A RESUBMISSION.		
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 ~~[illegible]~~ scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: George Thorne

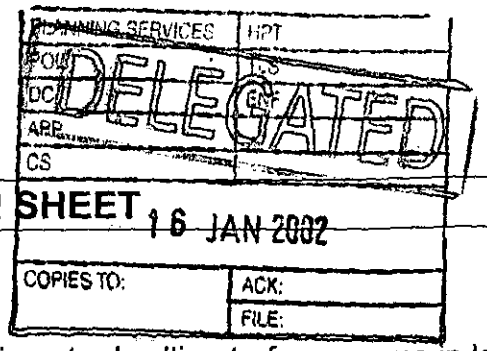
on behalf of JACK COLE ESQ

Date 24-11-2001

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

FROM: ~~Heidi Lynch~~ Francis Lee

DATE: 21 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5366

Proposal: Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space..

Site Address: 130, Barkham Ride, Finchampstead, Wokingham.

Applicant: Mr J Cole C/O Mr G E Thorne.

Your observations are required in respect of this application **by 14/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cly DATE: 10-1-02

Clerk To Finchampstead Parish/Town Council.

* PRE-APP ATTACHED *

Application Number : NEW/2001/5366	**Map No :** 98
Case Officer : HE FL	**Site Area :** 0·09
Valid Date : 18 DEC 2001	**Received Date: 04/12/2001**

Level : Delegated Application

Description : Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

Location : 130, Barkham Ride, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 20/12/01 JB

Applicant : Mr J Cole C/O Mr G E Thorne.

Fee Required: £0 **Fee Received: £0** fee paid on 2001/4675 - refused

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	REQUIRES PARKING LAYOUT	11/12	✓ 18/12
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Dormers do not match WEST ELEVATION TO SHOW LARGER DORMER AT THE FRONT. EAST ELEVATION INCORRECTLY SHOWS SMALL DORMER INSTEAD OF LARGE AT THE REAR.	11/12	✓ 18/12
FLOOR PLANS	KITCHEN DOOR TO OUTSIDE? - NOT ON ELEVATIONS. Dining room window ~~Rear elevation incorrect~~		✓ 18/12
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 21.12.01 -D.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map
+ address list attached

OTHERS

Pre-app attached

18.DEC.2001 * 5365

Applicationo	Name & Address
F/2000/2115	Mrs C Robinson 128 Barkham Road Finchampstead RG40 4EN
F/2000/2115	K & N Jennings- Frisby 132 Barkham Road Wokingham RG40 4EL

App. refused,
Letter sent 20/09/00

10. DEC. 2001 * 5366

Tel. (0118) 974 6429 or 6433

Date: 11 December 2001

Your Ref:

My Ref: NEW/2001/5366

Mr J Cole
C/O Mr G E Thorne
43
St Michaels Road
Sandhurst
Berks
GU47 9HD

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 Sir/Madam

Reference Number: invalid 2001 5366

Site Address: 130, Barkham Ride, Finchampstead, Wokingham.

Proposal: Proposed raising of roof and dormer extensions to dwelling to form rooms in loft space.

I return your application, as it is invalid and cannot be determined for the following reason(s);

1. The kitchen door & dining room window are not shown in the side elevation.
2. Please show parking layout on block plan.
3. The dormers do not match up on the side elevations
4. Rear elevation shows a door & 3 windows, floor plan shows four windows, which is correct?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

18 DEC 2001

18.DEC.2001 5366

GEORGE E. THORNE. **Architect and Surveyor.**
43 St Michaels Road. Sandhurst. Berkshire. GU47 8HD. Telephone:- 01252 - 873502.

12th December 2001.

District Planning Officer.,
Environmental Services Department,
Wokingham District Council,
Council Offices,
Planning Services.
P.O.Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR

For the attention of Carol Hurst.

Dear Sir,

Re: Proposed Extensions. 130 Barkham Ride. Finchhampstead. Berkshire.
Planning Reference F/2001/5366.

I acknowledge receipt of your letter dated11th December 2001 and note its contents.

Item 1. This item has been indicated on the enclosed drawings.

Item 2. Parking for three cars has been indicated as agreed with Mrs Hurst.

Item 3. The dormer windows have been adjusted to comply with the plans.

Item 4 Your assumptions in this case are incorrect, there are three windows and one door on the South Eleveation, and this has been emphasised on the drawings.

Your faithfully,

George E. Thorne.

George E. Thorne,

Environmental Services

For office use only.
Application number: 18 DEC 2001 * 5366

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	JACK COLE.
	Address and postcode	130 BARKHAM RIDE FINCHAMPSTEAD BERKSHIRE
	Phone number	01189 733059 M = 07960 797811.
	Agent's Name	GEORGE. E. THORNE
	Address and postcode	43. ST MICHAELS ROAD SANDHURST BERKSHIRE. GU47. 8HD
	Phone number	01252. 873502.
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.	130 BARKHAM RIDE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOF CONVERSION TO FORM FOUR BEDROOMS AND TWO BATHROOMS
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.	ROOF TILING AND BRICKWORK OF COLOUR 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: TWO	Proposed: TOTAL OF FOUR.
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). NO		
	If you do not have to pay a fee, please say why below.		
	THIS IS A RESUBMISSION		
	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 ~~1:200~~ scale floor plans and elevations. ✓		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: Georget Thorne

on behalf of JACK COLE. ESQ

Date 24-11-2001

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

PC 06023130

ADDRESS 130 BARKHAM RIDE PARISH FINCHAMPSTEAD

PLOT No. 64100P ORD. SHEET No. SU. 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 242/59	S C Lunch LTD	garage	7 · 7 · 59	APP U/
F/2000/2115	Mr J Cole	DEM. EXIST. DWELL.		
		ERECT. 2 DET. DW. WITH GARAGES	18.09.00	RE
F/2001/4675	Mr J Cole	raising of roof to form rooms in roof, dormer wind & car port.	28.9.01	Ref
[illegible]				
182/58				

DATE OF COMPLETION

MINISTRY DECISION F/2000/2115 Appeal Dismissed 21/06/01

SPECIAL ORDERS

DRAINAGE

091074