APPLICATION NO:
F/2001/5380

LOCATION:
333 Barkham Road, Wokingham.

APPLICANT:
Mr/Mrs Norman C/O Mr G Farrell

PROPOSAL:
Proposed first floor side extension to dwelling.

Listing app: 01/02

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

490

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Norman
C/O Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2001/5380

Parish: **BARKHAM**

Location: **333, Barkham Road, Wokingham.**

Proposal: **Proposed first floor 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.

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.

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.
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: 28/03/2002

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.

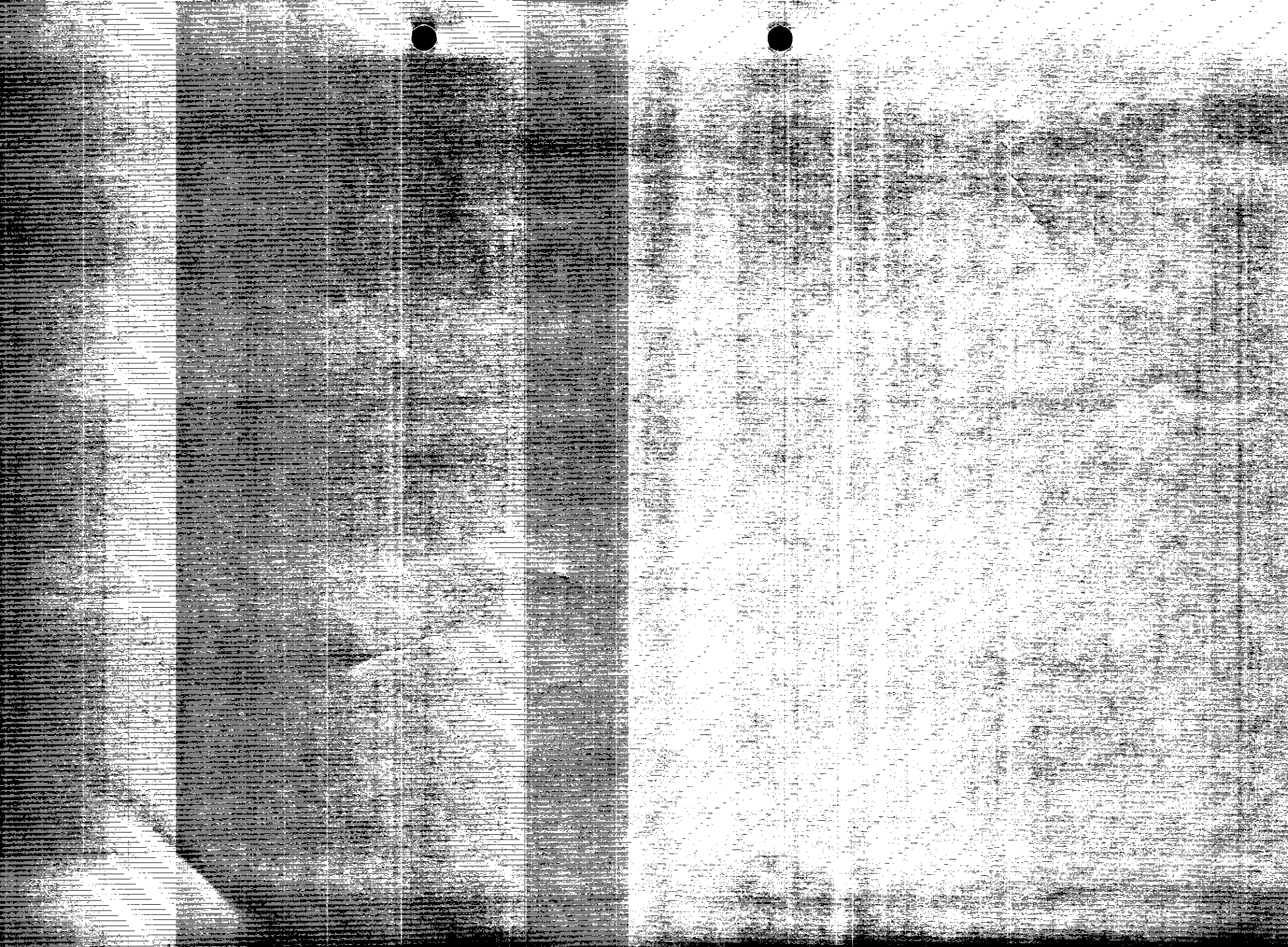
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5380	PT
BUILDING CONTROL NUMBER.	BR 2003/4046	Howard
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	333 Barkham Road BARKHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Norman 01A	Norman 01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/3/03	

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/2001/5380

Proposal:
Proposed first floor side extension to dwelling.

Location:
333, Barkham Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5380 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 04/01/2002. 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

11 December 2001

Tel: (0118) 974 6441 (Direct Line)
Email: adrian.ellis@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 5 October 2004
My ref: F/2001/5380
Your ref:

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

Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Mr Farrell,

INSERTION OF WINDOWS ATR 333 BARKHAM ROAD.

I write with reference to your letter dated 26 August concerning the above.

Having considered the alterations proposed I am writing to confirm that the insert of an additional window cannot be considered as a minor amendment to the original planning permission reference F/2001/5380.

If you wish to undertake such works your are advised to apply for planning permission, for your information I attach the relevant forms for your completion.

I trust this letter is of assistance, the details contained in this letter are the views of a Planning Officer advice given is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Should you wish to discuss any matter further please do not hesitate to contact me directly.

Yours sincerely,

Adrian Ellis
Principal Planning Officer - Southern Parishes
Development Control
Wokingham District Council
Shute End, Wokingham
Berkshire RG40 1BN
0118 9746441
0118 9746484
adrian.ellis@wokingham.gov.uk
www.wokingham.gov.uk

* SHOW JSA

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: greg@gregfarrell.co.uk
VAT Reg No. 757 2777 85

81675

PLANNING SERVICES - PT
POL
DC SJA
APP
CS
31 AUG 2004
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ACK:
FILE:

F/2001/5380

Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
FAO Planning Enforcement Dept

26th August 2004

Dear Sir

Re: 333 Barkham Road, Wokingham.

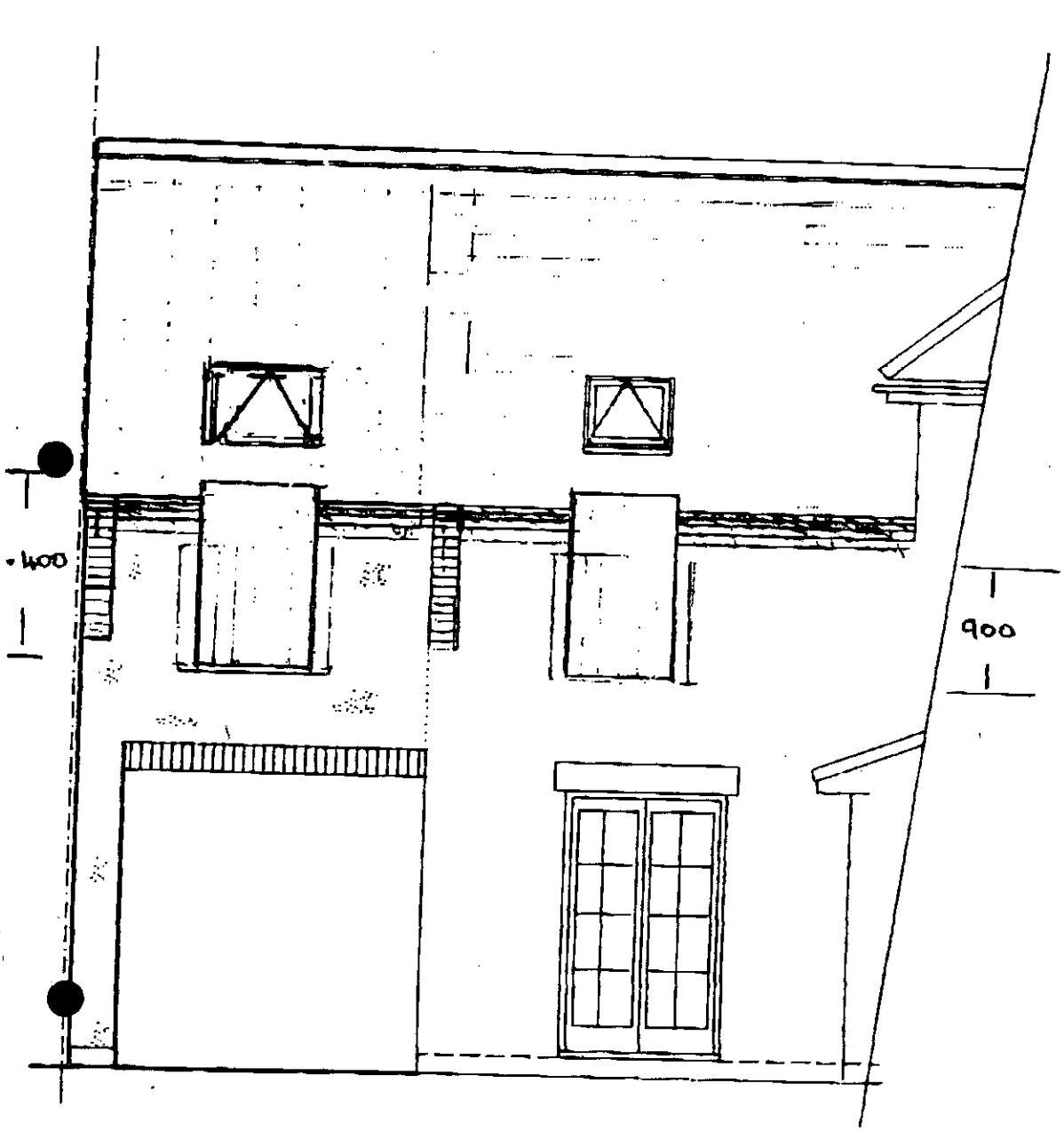
I refer to the above project and I enclose two copies of revised rear elevation showing the additional 900 by 750 wide windows that have been added.

I trust due to the limited nature of the variation that these revisions can be accepted as an amendment to the original approval.

Yours faithfully

Greg Farrell

01.09.04

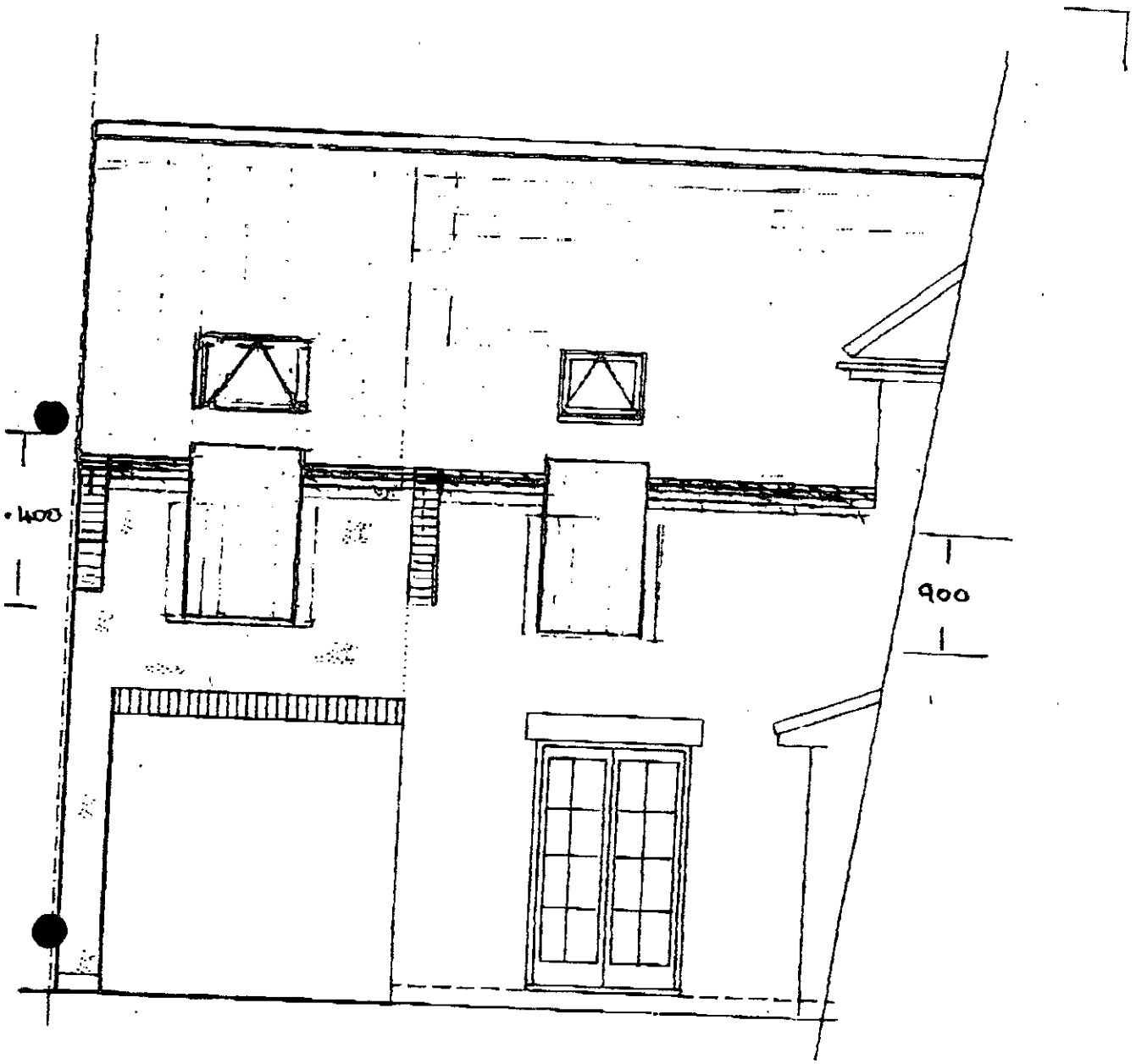


Rear Elevation

-850- -790-

-790-

PLANNING SERVICES DEPT
DC
LPP
TS
31 AUG 2004
COPIES TO



Rear Elevation

850 790

790

PLANNING SERVICES	HPT
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31 AUG 2004	
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	FILE:

Applicationo	Name & Addres
F/2001/5380	Wing Keung Tsang Mona Wan Mei Tsang 331 Barkham Road WOKINGHAM. RG41 4DJ
Application Approved	Letters sent 03.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5380

Applicant : Mr/Mrs Norman C/O Mr G Farrell.

Location : 333, Barkham Road, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
/		9/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 9/1/02

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. 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 :

Barkham Parish Council - No Comment
Wokingham Town Council -
(neighbouring council consulted)

1 objection letter from owner of 331 Barkham Road - Mr Wang Keung Tsang

Planning Issues :

Impact on Neighbouring Property
Impact on Character of the Area

Policy Used

SEALP - SBE1,2
BSP - LD3, EN1
WDLP - WBE1,2

Application Number: F/2001/ 5380 – 333 Barkham Road

Appraisal

Development

The proposal if for a first floor side extension to increase the size of two bedrooms. The extension is raised above the ground to ensable a car to pass beneath and access the garage in the rear garden. No windows are proposed on the side elevation, but two velux roof-lights are planned front and rear.

The property had a single storey extension to the kitchen approved in 1989. The dwelling is a detached house located within the identified settlement of Barkham Hill.

1. Impact upon neighbouring properties

The proposal does not protrude beyond the front or rear building lines, only to the side. The neighbouring property on this side is a bungalow No 331. There is only one side window on the bungalow, which is for a bathroom. The boundary treatment here is a 1.8m wooden fence set between brick pillars. The driveway to 333 runs past the house to a width of 2.5m, the proposed extension would come across to meet the boundary. The passage design incorporates a solid wall to support the first floor extension. From No.331 the extension would appear as a regular two storey side extension with a gable end. Because the proposal does not project beyond the front or rear building lines of 331 it is not considered overbearing.

2. Impact upon the character of the area

The property is set back from the road by 14.0m thus reducing the impact of the extension on the streetscene. There is ~~an almost identical~~ a similar extension at No.323 therefore the proposal is not considered to harm the character of the streetscene.

√ approval

Application Number F/2001/5380
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 333 Barkham Road Wokingham.

APPLICATION NUMBER: F/2001/5380

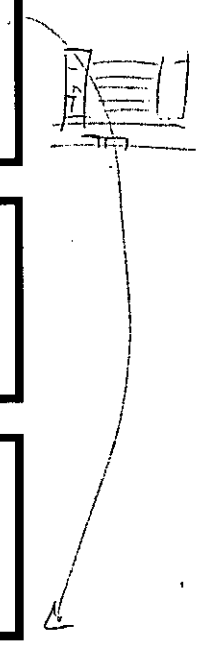
OFFICER: Phillip Taylor

DATE OF SITE VISIT: 9/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 331 > demolish Existing chalet see Nat. Existing wall (bounding)

long plot gardens. bounding 333 1.8m fence
331 - 2m wooden panel, brick post



3. DESCRIPTION OF SITE/BUILDING Brick base, Render (Whole) 3 bedroom
Want to enlarge kids bedrooms.

will have no windows only velvexes, red tiles, black eaves

4. RELATIONSHIP TO ADJOINING PROPERTIES will be on the bounding.
a 2nd Sty Side! questionable.

7m wide

335 - v. close also - existing ext single sty kitchen ext

5. SITE CONSTRAINTS Closeness to bounding - what is design for 331.

TREES Silver birch have to go or be extensively trimmed.

ACCESS/PARKING drive thru passage - no extra space

LEVELS Flat

BOUNDARY TREATMENT

OTHERS

Check proximity to bounding 331!

F

Application Number : ~~NEW~~/2001/5380	Map No : 82
Case Officer : PT	Site Area : 0.09
Valid Date : 4/12/01	Received Date: 04/12/2001

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 333, Barkham Road, , Wokingham.

Parish : BA Ward : BAR

Applicant : Mr/Mrs Norman C/O Mr G Farrell.

Fee Required: £95 Fee Received: £95 (7)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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 : WOKINGHAM ✓

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

OTHERS

No pre-apps

04.DEC.2001 5380

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks

30th November 2001

Dear Sir

Re: 333 Barkham Road Wokinghsam, Berks.

Please find enclosed application for the above property and carefully note the following information relative to registration

1) The proposal is close to the boundary however there is no proposed encroachment and subject to approval construction detail will reflect this requirement.

2) The correct certificate A has been signed to reflect item one above.

I trust this is acceptable and I hope the unacceptable practice of returning all applications close to boundaries will cease with immediate effect .

Yours faithfully

Greg Farrell

Environmental Services

For office use only.
Application number: 04.DEC.2001. 5380

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	Mr + Mrs H. Norman 333 Barkham Rd Wokingham
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 applicant
4	Give brief details of the proposal for example, two storey side extension. About the application	Side Extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Brick + render 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: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Norman

Date 30/4/2001

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

PLANNING SERVICES	HRT
PCL	TLS
DC	ENF
APP	
CS	54257
14 MAR 2002	
COPIES TO	ACK:
	FILE:

PT

Steephill
333 Barkham Road
Wokingham
RG41 4DJ

13th March 2002

Wokingham District Council
Environmental Service Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Attn: Mr Trevor Watson

Dear Sirs

Re : Application F/2001/5380

Further to my telephone conversation on Wednesday the 13th March 2002, with your Development Control Officer Mr Phillip Taylor.

After confirmation from Mr Taylor that since viewing the property at "323 Barkham Road" our style and design is within keeping with this property. He indicated that this would now also resolve the style and design issue.

Concluding therefore that he would issue acceptance of planning on our application.

In view of the time period that has elapsed since our application, we would appreciate an early conclusion to this matter.

Therefore we look forward to your letter as soon as possible.

Yours faithfully

H Norman

OBS

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	

0 2 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

331 Barkham Road
Wokingham
RG41 4DJ

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

31 December 2001

Dear Sir

Planning Application Number: F/2001/5380
Site Address: 333 Barkham Road Wokingham

We write in respect of the above application concerning a proposed first floor extension at 333 Barkham Road. We have some concerns about this proposal which we should like to express to you.

Our property is a bungalow and we are concerned that the proposed extension would have a severe towering and overbearing effect on the bungalow. 333 Barkham Road is over a metre taller than our bungalow and, if there is only a metre distance between the two buildings, we think that this difference in height would have a stark effect.

We are also concerned that the proposed extension may cause further overshawdowing to our garden. Our garden is north facing and the sunlight comes from the direction of 333 Barkham Road. Much of the sunlight is already blocked by conifer trees grown at 333 and we are concerned that the proposed extension would cause a further overshadowing effect, particularly over the part of the garden immediately behind the bungalow.

We note that the applicants have referred you to an application made by David Record and Janice Tsang in respect of our bungalow to replace it with a new house. Their proposal has not yet been approved. As there is no certainty that approval will be forthcoming, we would therefore ask that you consider the application concerning 333 Barkham Road in relation to the current bungalow and not the proposed new house. Having said that, even with the new house, we would expect there would be similar concerns about the proposed extension, particularly in terms of overshadowing the garden.

Finally, we have concerns that the proposed extension goes against the visual look of the neighbouring houses. The neighbouring houses have a very much detached look to them and we fear that the total "filling in" of the space down the side of the existing house, particularly with a full gable end, is likely to cause a terracing effect.

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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5380

CONFIDENTIAL

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2001/5380
333, Barkham Road, , Wokingham.
Proposed first floor side 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5380**
333, Barkham Road, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Stubbs

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

STEEP HILL
ADDRESS 333 BARKHAM ROAD

PARISH ~~[illegible]~~ BARKHAM 1.4.

PLOT No.

ORD. SHEET No. SU. 7867 (82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
518/51	MR. J. PHILLIPS	GARAGE	11.12.51	APP N/
BR16275	Mr Mrs H Norman	"	11. 3. 81	app NA
15034.	" "	Replacement garage	12. 3 81	NA [illegible]
BRA 7307	"	S/SE HS	9.6.89 13.7.89	REL APP

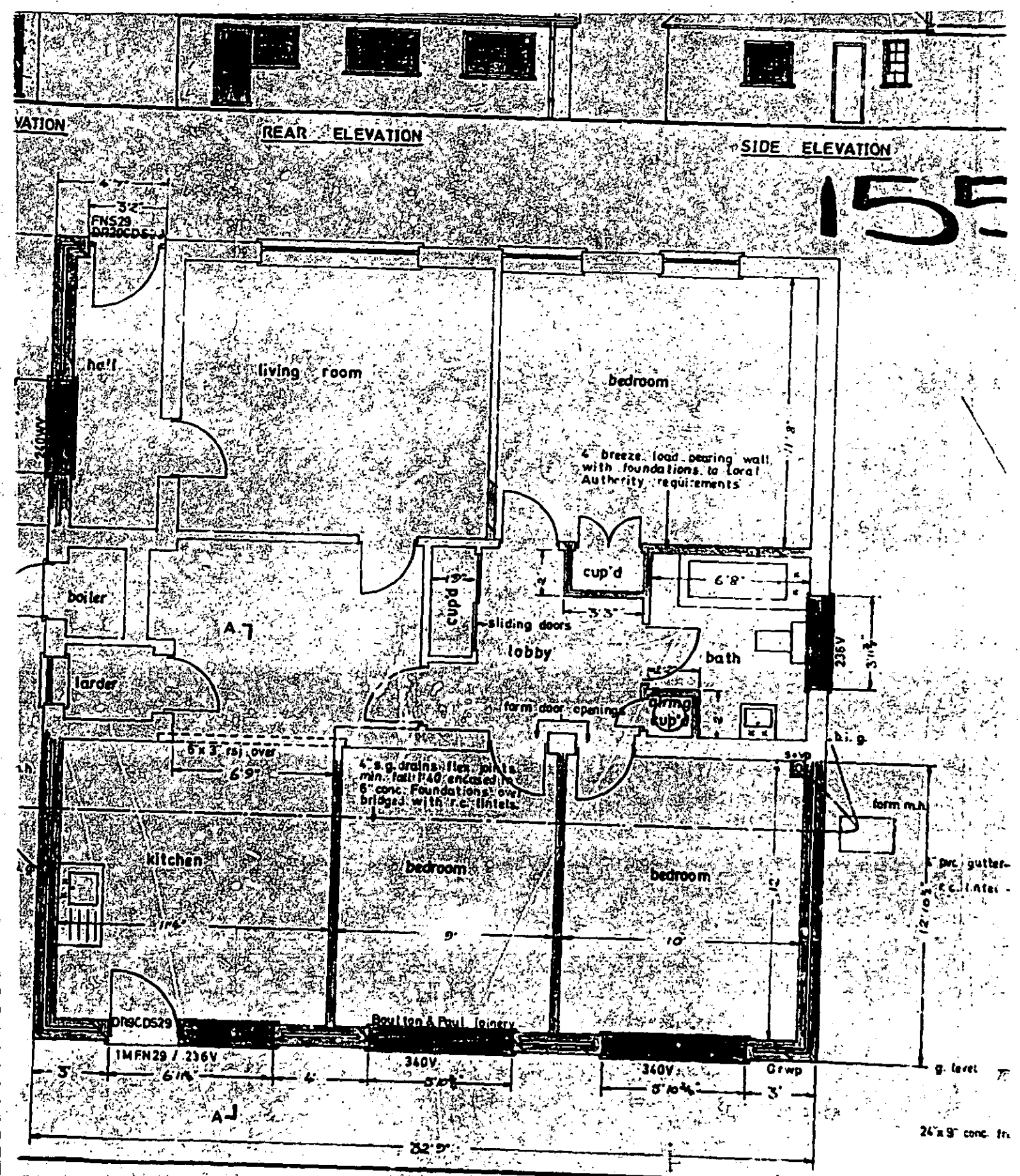
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

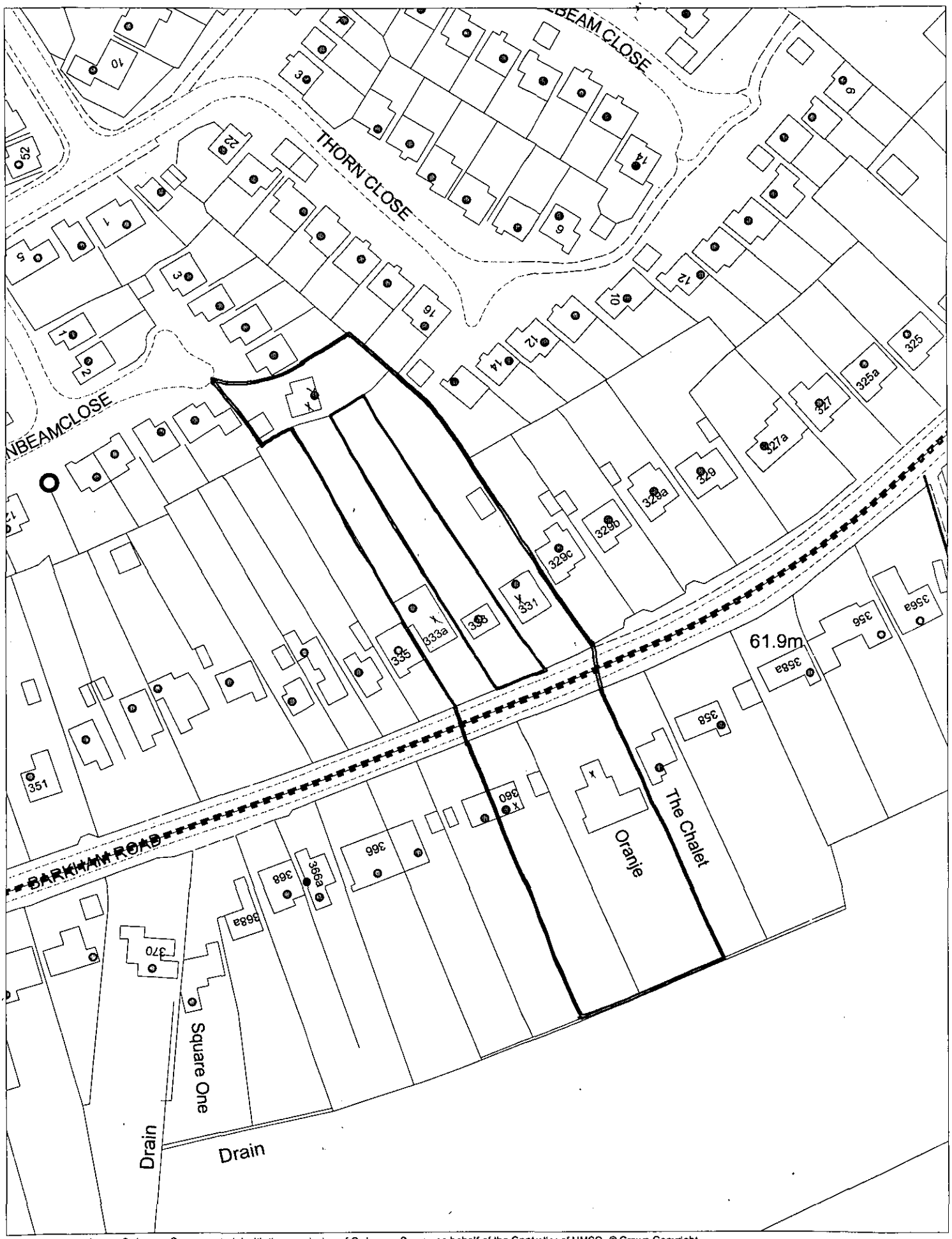
091074



ELLING AT Nº 331 BARKHAM ROAD WOKINGHAM

Patrick Williams & Pa

04.DEC.2001 5380



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2001 Scale: 1 : 1250

N W E S