SOUTHPORT U.K.
LONDON OFFICE
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APPLICATION NO:
F/2000/3089

LOCATION:
47 Bearwood Road, Wokingham.

APPLICANT:
Mr S Pocock C/O West London Estates

PROPOSAL:
Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).

EARLIEST DATE FOR DECISION: **29/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Pocock
C/O West London Estates
2B Prospect Street
Caversham
Berkshire
RG4 8JG

Application Number: F/2000/3089

Parish: **BARKHAM**

Location: **47, Bearwood Road, Wokingham.**

Proposal: **Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).**

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. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
4. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of 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 prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

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

Informative
2. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Planning Permission F/2000/1478 dated 4/07/2000 which conditions shall continue in full force and effect in so far as they are expressly affected or varied by this permission.

John Mitchell
Development Control Manager
Date: 14/02/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3089	FH
BUILDING CONTROL NUMBER.	BP 2000/1361	Martin
APPLICANT/AGENT	Mustafa Chaudhary	
ADDRESS OF SITE	47 Bearwood Road CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	proposed raising of roof & provision of 1st floor to dwelling (amendment to consent 2000/1478)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	617-13	617-13
ELEVATIONS	617-12A	617-12A
FLOOR PLANS	617-11A	617-11A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/3/01	

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	

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 05 January 2001

Application Number: F/2000/3089

Proposal: Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).

Parish: BARKHAM PARISH

Site Address:
47, Bearwood Road, , Wokingham.

Applicant:
Mr S Pocock C/O West London Estates.

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).

Comments as per app no. 1478.

Signed: _____ **Print name:** Adam Coggins.

10/01/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/3089

Applicant : Mr S Pocock C/O West London Estates.

Location : 47, Bearwood Road, , Wokingham.
Proposal : Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).

Site Notice Displayed ? :

YES	NO	DATE
✓		24/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 24/01/01

Date Registered : 22/12/2000

Earliest Date for Decision : 29/01/2001

Latest Consultation Date/Site Notice Expiry Date : 29/01/2001

This application will have expired on: 16/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS - as per app NO 1478

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2000/3089

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES.

The app. being considered is prop. amendment to consent 2000/1478. The prop. amendment is the raising of roof by further 200 mm. The impact of the increase in height is minimal. Under the original consent due to the distance between neighbouring properties, it was not considered that the raising of the roof would have an adverse overbearing impact. It is considered that the prop increase in height will not create an overbearing impact.

Under the submitted plans the roof does not overhang any further than under the original consent therefore the plans indicate no encroachment will occur

IMPACT UPON THE STREET SCENE

The enlargement of the dwelling has an impact upon the street scene, particularly from the south. Under the original consent it was considered that the increase bulk would not have an adverse effect. It is considered that the amended increase in roof height will not increase the bulk significantly to have an adverse effect. Therefore it is not considered that the proposed will have an adverse effect upon the wider area.

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

Application Number F/2000/3089
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2			NOTHING HEREIN CONTAINED SHALL BE DEEMED TO AFFECT OR VARY THE CONDITIONS IMPOSED BY PLANNING PERMISSION F/2000/1473 DATED 4/07/2000 WHICH CONDITIONS SHALL CONTINUE IN FULL FORCE AND EFFECT IN SO FAR AS THEY ARE EXPRESSLY AFFECTED OR VARIED BY THIS PERMISSION
2	C014	R014	
3	C129	R129	
4	C130	R130	

PUT IN AS AN INFORMATIVE PLEASE :)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SE1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO3, WE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV
MINERALS LOCAL PLAN POLICIES:

John Murden
14/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 47 Bearwood Road Wokingham.

APPLICATION NUMBER: F/2000/3089

OFFICER: Farah Humayun

DATE OF SITE VISIT: 24/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Fri Prod

2. DESCRIPTION OF SURROUNDINGS

Res

3. DESCRIPTION OF SITE/BUILDING

Existing Bungalow -

4. RELATIONSHIP TO ADJOINING PROPERTIES

Adjacent to Bungalow. Same ridge height as that of existing No 47. Driveway to the side. Prop. being built within boundary. Wall set back. Roof will not overhang

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT As under F/2000/1478

OTHERS

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 18, 2001
My ref: FH/F/2000/3643
Your ref:

Mr M Chaudry
West London Estates
2(b) Prospect Street
Caversham
Reading
RG40 4SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Chaudry

PLANNING APPLICATION F/2000/3089
PROPOSED RAISING OF ROOF AND PROVISION OF FIRST FLOOR TO DWELLING

I am writing with reference to the above and to request clarification on the issue of encroachment of the above application. I require confirmation that no part of the development, including the foundations, eaves and gutters, overhang or encroach on, under or over the adjoining property and driveway.

If any encroachment will take place I must request that a Section 66 Certificate is returned and the neighbouring property is notified of the proposal.

If you require any further information regarding this matter, please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

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

Tel: 0118 974 6482

Date: **05 January 2001**

My ref: F/2000/3089

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/3089
47, Bearwood Road, , Wokingham.
Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3089**
47, Bearwood Road, , Wokingham.
Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

Received by Wokingham District Council

Application No: F/2000/3089

Proposal:
Proposed raising of roof and provision of first floor to dwelling. (Amendment to consent 2000/1478).

Location:
47, Bearwood Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 DEC 2000	Map No. 82 Site 007
Officer: FM / Application No. F/2000/3089	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED RAISING OF ROOF AND PROVISION OF FIRST FLOOR TO DWELLING (AMENDMENT TO CONSENT 2000/1478)

Location: 47 BEARWOOD ROAD

Parish: ~~WOKINGHAM~~ Barkham Ward: Barkham 5.1.2001

Applicant: MR S POCOCK

amendment to 2000/1478

Fee Received 00-00 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	East front window shown in elevation of utility/porch, not shown in floor plan.	5.1.	
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 : 5.1.2001 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 new pre-apps .....

NEIGHBOURS:

.....
.....
.....
.....
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.....
.....
.....
.....

WEST LONDON ESTATES LTD
2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000 Fax: 0118 946 4001
e-mail: wle@ukgateway.net

22 DEC 2000* 3089

Christine Dodsworth
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

20th December 2000
MC/lw/617-16

Dear Madam,

Re : 47 Bearwood Road, Barkham, Wokingham – Planning Permission 2000/1478

Further to our telephone conversation please find enclosed 6 no. copies of the following :

Forms duly completed
6 no. copies revised drawings – 617-1A, 617-2A, 617-11A, 617-12A and 617-13
6 no. copies Location Plan 1:1250

As this is an amendment to the permission already granted, I understand that no further fee is payable.

As this amendment is such a minor matter (a deviation of 200mm) I trust it can be dealt with promptly as my client has already received Building Regulations approval and wishes to start construction works immediately after the Christmas break.

I look forward to hearing from you.

Yours faithfully,

Mustafa Chaudhary
WEST LONDON ESTATES LTD

Encs.

Cc: Spencer Pocock

ADDRESS 47 BEARWOOD ROAD. PARISH BARK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/1110/65A	O/181/66 R/O Rear			
716/71	Mr. B. Gunn.	2 Storey Exten.	5.8.71	App. C/A
*BR 1569	"	Roof conversion	15 10 74	App N/A
01644	"	Alterations & additions	31.10.74	— C/R
F/2000/1478	Mr. S. Pocock	Raise roof & provide 1st floor of dwelling	4.7.00	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 1569 - CANCELLED BY W.D.C - 17.2.78

DRAINAGE

Environmental Services

For office use only.
Application number:
22 DEC 2010 3389

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	SPENCER POCOCK
	Address and postcode	47 BEARWOOD ROAD WOKINGHAM BERKSHIRE RG40 4SX
	Phone number	0378 770691
	Agent's Name	WEST LONDON ESTATES
	Address and postcode	2(b) PROSPECT STREET CAVERSHAM READING RG4 8JG
	Phone number	0118 9464000.
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.	47 BEARWOOD ROAD WOKINGHAM BERKSHIRE RG40 4SX
4	Give brief details of the proposal for example, two storey side extension. About the application	RAISING OF ROOF AND PROVISION OF FIRST FLOOR TO DWELLING.
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.	WALLS - RENDERED TO MATCH ROOF - HAND MADE CLAY TILES.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3/4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees).
If you do not have to pay a fee, please say why below.

AMENDMENT TO PLANNING PERMISSION 2000/1478.

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. S. POCOCK

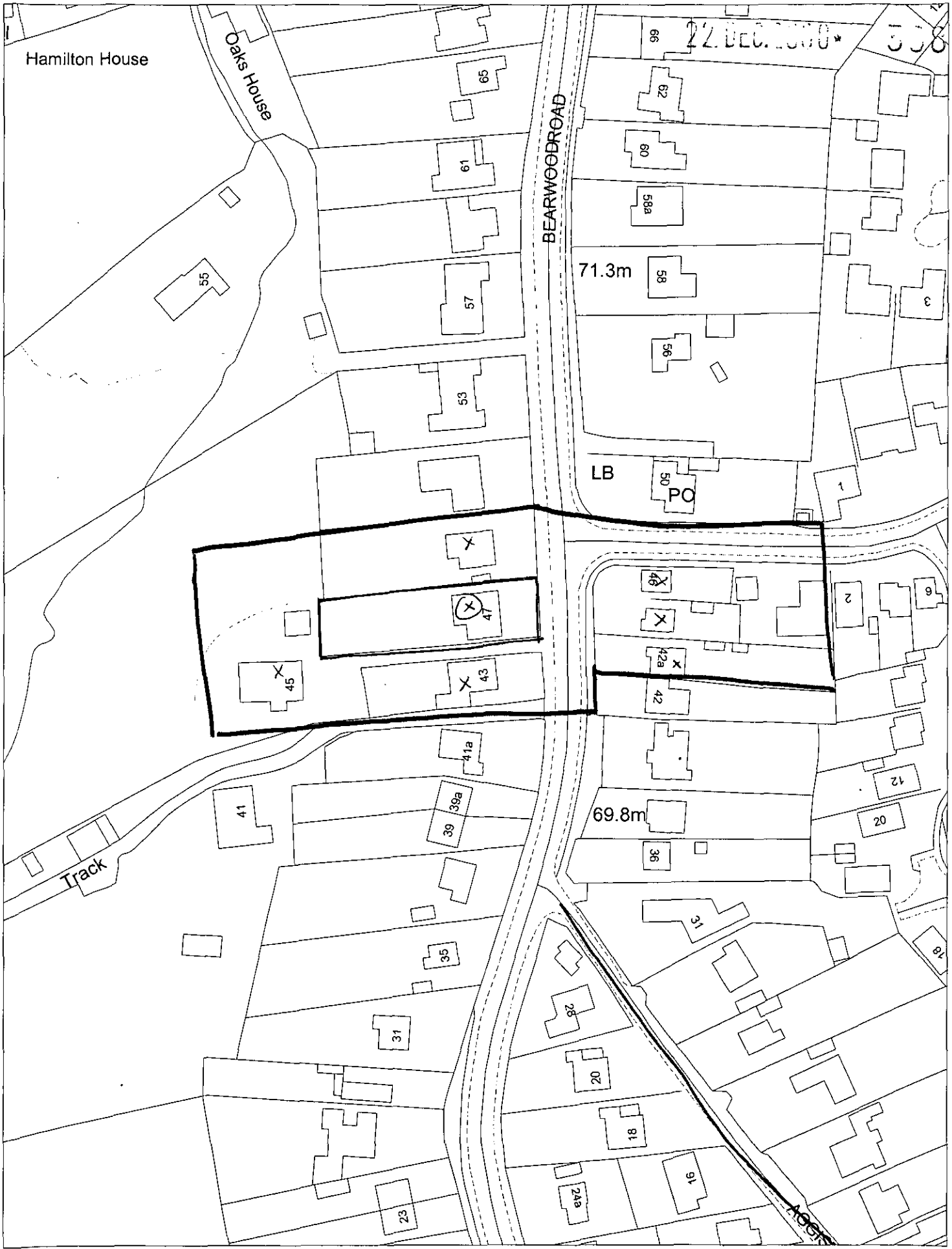
Date 20·12·2000

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3089**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

N W E S