[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2015

LOCATION:
Bluebell Cottage Farm Commonfield Lane, Barkham Wokingham.

APPLICANT:
Mr & Mrs R Ayres C/O Andesign

PROPOSAL:
Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)

EARLIEST DATE FOR DECISION: **20/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 15/09/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Ayres
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/2015

Parish:	**FINCHAMPSTEAD**
Location:	**Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham**
Proposal:	**Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the replacement dwelling.

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

Reason
2. To ensure a satisfactory external appearance.

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:

South East Area Local Plan : Policies STV2, SC1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan : Policies WCC1, WCC2, WOS3, WBE1, WT7

John Mitchell CH
John Mitchell
Development Control Manager
Date: 04/09/2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	2015 EXC
BUILDING CONTROL NUMBER	FP2000/0906 Bna
~~APPLICANT~~/AGENT	Andrews
ADDRESS OF SITE	Bluebell Cottage Farm Commonfield Lane FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	detached double garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/G/249	AH/G/249
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/9/00.	

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	

Application Number F/2000/2015
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work + delete "existing building" &
			insert "replacement dwelling"
	N16	~~[illegible]~~ SEMLP	STV2, SC1, SBE1, SBE2
		WDLPDD	WCC1, WCC2, WOS3, WBE1,
			WT7

John Mitchell
4/9/00

Application Number: F/2000/2015
Bluebell Cottage Farm, Commonfield Lane, Barkham

Appraisal: Planning permission for a replacement bungalow was granted in 1997 (97/66278/F) and an amendment to the siting of the replacement dwelling was approved in 1998 (98/67969/F). Permission of a cattery was also granted in 1998.

The officers report for 97/66278/F indicated that the original dwelling had permission for extensions which would result in it having a total-floor area of 138m^2. The proposed replacement had an area of 156m^2. The additional room in the loft would add 37m^2 to the total floor area of the property. The only external alteration is the two velux windows in the rear elevation and hence it would not result in an increase in the overall scale of development on the site.

The proposed garage would be located about 2.5 metres to the side of the dwelling and the front of it would be level with that of the bungalow. It would have a 6 x 6 metre footprint and a hipped roof with a maximum height of 4.5 metres. It would not be excessively large or prominent.

Recommendation: conditional approval

RECORD OF SITE VISIT

SITE ADDRESS: Bluebell Cottage Farm
Commonfield Lane Barkham
Wokingham.

APPLICATION NUMBER: F/2000/2015

OFFICER: Emy Circuit

DATE OF SITE VISIT: 1 August 2015

1 SITE/STATUTORY NOTICE DISPLAYED ? on gate

2. DESCRIPTION OF SURROUNDINGS

rural setting

3. DESCRIPTION OF SITE/BUILDING

original bungalow close to track + replacement,
nearing completion – windows in place.

4. RELATIONSHIP TO ADJOINING PROPERTIES

large plot ∴ none close.

5. SITE CONSTRAINTS

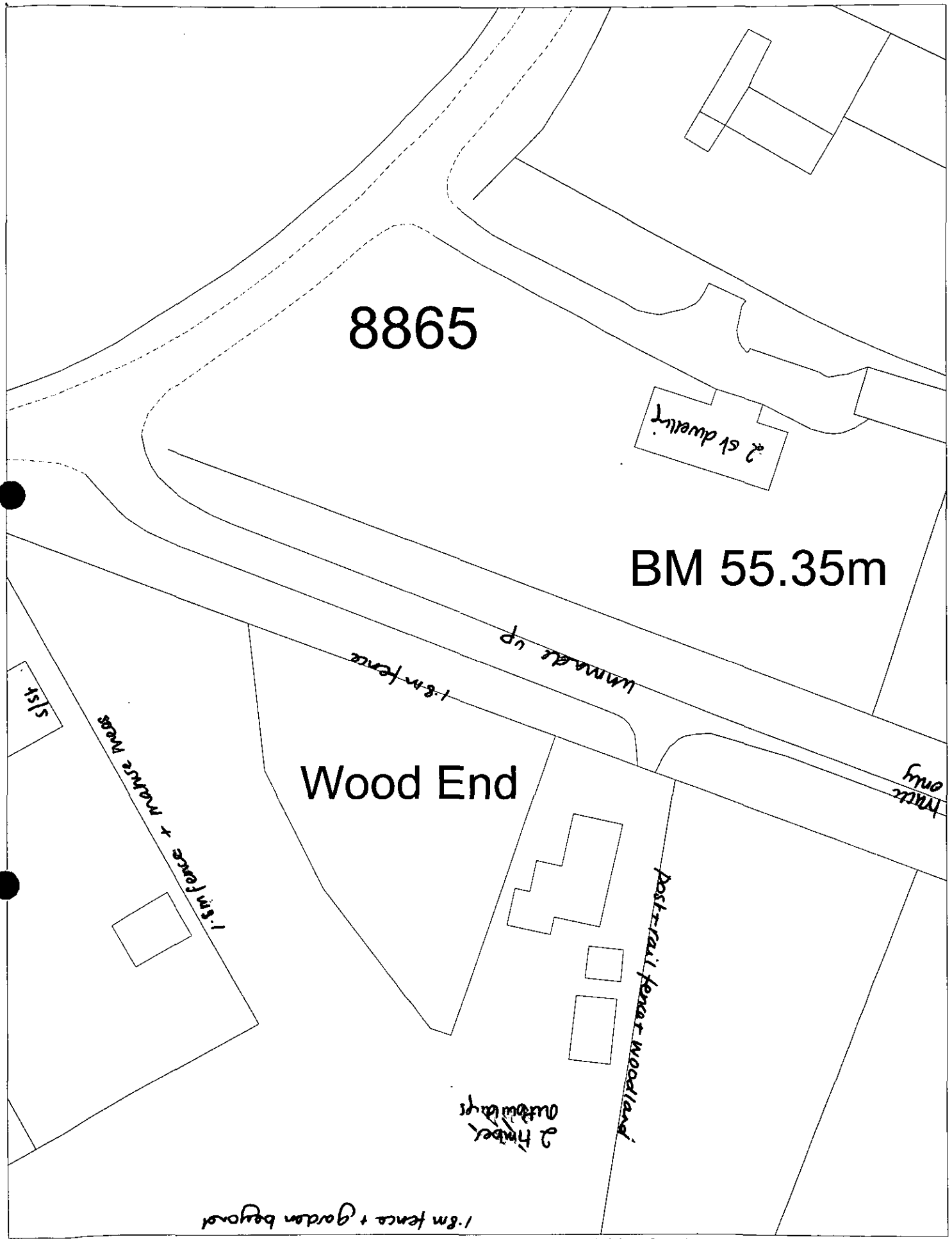
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

31 July 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2015

Applicant : Mr & Mrs R Ayres C/O Andesign.

Location : Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.

Proposal : Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		1 August 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....1 August 2000.....

Date Registered : 21/07/2000

Earliest Date for Decision : 20/08/2000

Latest Consultation Date/Site Notice Expiry Date : 20/08/2000

This application will have expired on: 15/09/2000. 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 :

Bracknell Highways- SC23(SR000) parking garaging and turning
Public Rights of Way - no objection
Parish Council " no objections"
Environmental Health - no objections.
Environment Agency- no objections

Planning Issues :

Countryside + Gap
neighbours /street scene/character.

Received by Wokingham District Council

Application No: F/2000/2015

Proposal:
Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)

Location:
Bluebell Cottage Farm, Commonfield Lane, Barkham, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/08/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

27 July 2000

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

Tel: (0118) 974 6479

Date: **27 July 2000**

My ref: F/2000/2015

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/2015
Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.
Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2015**
Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.
Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6479

Date: **27 July 2000**

My ref: F/2000/2015

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/2000/2015
Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.
Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2015**
Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.
Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

90/97

Start date: 21 JUL 2000	Map No. ..... Site ...0.55....
Officer: EYC / Application No. F/2000/2015	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE AND INSTALLATION OF VELUX WINDOWS IN ROOF OF DWELLING (RETROSPECTIVE)

Location: BLUEBELL COTTAGE FARM, COMMON FIELD LANE

Parish: FINCHAMPSTEAD Ward: Finch. South.

27.7.2000
28/7

Applicant: MR/MRS AYRES

Fee Received 95-00 (2) 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			
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 : 27.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m Landfill Site consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓ .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

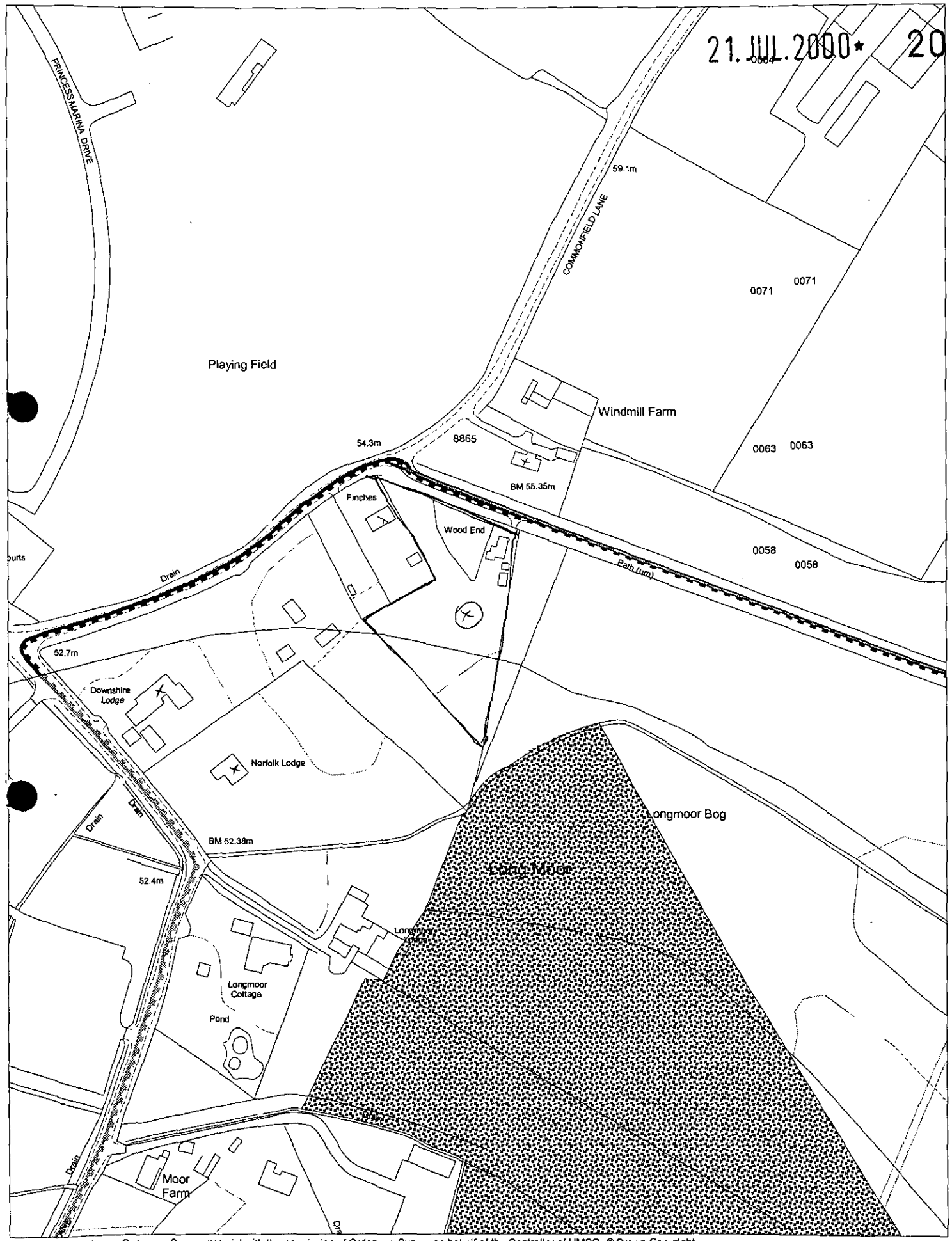
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

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

NEIGHBOURS:

O/N + Downshire Lodge, Park Lane, Wokingham.
The Finches, Commonfield Lane
Windmill Farm Cottage, Commonfield Lane
Norfolk Lodge, Park Lane



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Development Control Section, Environmental Services, Wokingham District Council.
25 July 2000

Scale: 1 : 2500

N
W E
S

Our ref: SP\2000\002158\001
Your ref: F/2000/2015

Date: 18th August 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 33331
POL	ILS
DC	SNF
APP	
CS	
21 AUG 2000	
COPIES TO:	ACK:
	FILE:

For the attention of: Emy Circuit

Dear Sir/Madam

ERECTION OF DOUBLE GARAGE AND INSTALLATION OF VELUX WINDOWS (RETROSPECTIVE) - BLUEBELL COTTAGE FARM, COMMONFIELD LANE, BARKHAM

Thank you for your letter dated 27 July 2000 which was received on 31 July 2000. You are asked to quote the following reference in any correspondence: SU76NE/3/7. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 777 651	~ 230 metres	Moor Farm

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Andesign, 9 Perkins Way, Wokingham RG41 2TN

FROM: Emy Circuit

DATE: 27 July 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2015

Proposal: Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective).

Site Address: Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.

Applicant: Mr & Mrs R Ayres C/O Andesign.

Your observations are required in respect of this application **by 20/08/2000**

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 AUG 2000	
COPIES TO:	ACK:
	FILE:

The Parish Council has no objections to this application.

SIGNED: C.S.C

DATE: 11 - 8 - 00

Clerk To Finchampstead Parish/Town Council.

PLANN
POL
DC
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney Environmental Health

To: Emy Circuit, Planning

My Ref: JM/LW/20001845

Your Ref: F/2000/2015

Date: 10 August, 2000

PROPOSED ERECTION OF DETACHED DOUBLE GARAGE AND INSTALLATION OF VELUX WINDOWS IN ROOF OF DWELLING (RETROSPECTIVE)

LOCATION: BLUEBELL COTTAGE FARM, COMMONFIELD LANE, BARKHAM

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney
Environmental Health Officer
(Environmental Protection and Housing)

See part 1 register for further plans

[redacted] FROM

Public Rights Of Way Officer
F A O Graham Barnwell
TO

From: Emy Circuit

Date: 27 July 2000

PLANNING SERVICES	HPT
POL	
DC EXC	
APP	
CS	
COPIES TO:	

Application Number: F/2000/2015

Proposal: Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective).

Site Address:
Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.

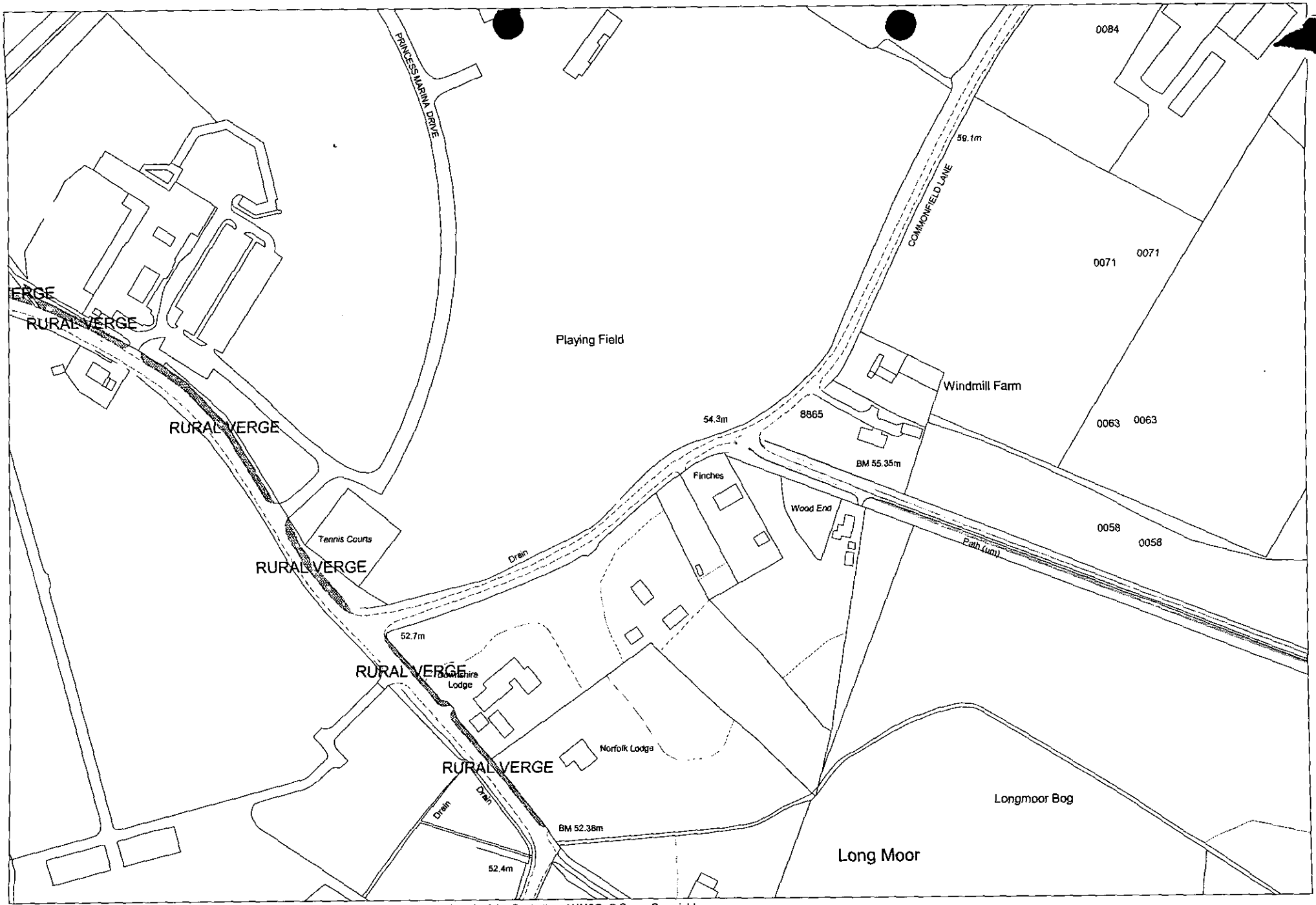
Applicant:
Mr & Mrs R Ayres C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

I have no objection to this application.

All damage to public right of way indicated on the attached map during building works must be repaired

G Barnwell
4th August 2000



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Engineering Section, Environmental Services, Wokingham District Council.

4 August 2000

Scale: 1 : 2500

N W E S

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 27 July 2000

Application Number: F/2000/2015

Proposal: Proposed erection of detached double garage and installation of velux windows in roof of dwelling (Retrospective)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Bluebell Cottage Farm, Commonfield Lane, Barkham, Wokingham.

Applicant:
Mr & Mrs R Ayres C/O Andesign.

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).

Sc 23 (Surfacing, Parking & Turning).

SR 06.

Signed: _____ **Print name:** ADAM COSSINS

2/8/00

QUILTERS
~~BLUEBELL COTTAGE~~

ADDRESS ~~WOODEND~~ COMMON FIELD LANE PARISH ~~BARKHAM~~ LINCH

PLOT No. C/O/NAME 10/7/97 ~~ACCORDING TO RECENT APPLICATION~~ C/O/NAME 12/00 ORD. SHEET No.

BUILDER 0/98/61 MR COREN O/L DWELLING/SMALLHOLDING Ret

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR12749	Miss E Fulbrook	S/S extension	28.1.80	app NA
95/63171/F	MR & MRS. J. AYRES	REPL. DWELLING	5.3.96	Ret
97/65373/F	"	S/ST. EXTENSIONS	7.5.96	C/A
X 97/66228/F		REPL. DWELLING	21.11.97	C/A
FP97/6564	"	S/ST. EXTENSIONS	1.8.97	APP
DN98/0132	Andesign	Demolition of Building	1.4.98	APP.
FP98/7390	Mr. & Mrs. Ayres	New Detached Bungalow	16.4.98	C/A
* 98/67969/F	"	Erect Dwelling amend to app. 97/66278/F	24/8/98	C/A.
98/68217/F	"	Erect Cattery	21.10.98	C/A.
F/2000/2015	Mr + Mrs R Ayres	Erect Det Dble garage	4.9.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

21.JUL.2000* 2015

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 D. AYRES BLUEBELL COTTAGE FARM COPPINFIELD LANE FINCHAMPSTEAD, BERKS RG40 4PN 0118 9762207
2	Agent's Name Address and postcode Phone number	ADDESIGN 9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN 0118 9780165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DOUBLE GARAGE & TWO SKYLL ROOF WINDOWS (RETROSPECTIVE)
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.	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

		Existing:	Proposed:
9	How many bedrooms does the property have?	NO CHANGE	
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS R. AYRES

Date 20/7/2000

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