APPLICATION NO:
F/2002/8156

LOCATION:
1. 64 Barkham Ride, Finchampstead
Wokingham.

APPLICANT:
Heldon Homes C/O The Edwards Irish P/Ship

d PROPOSAL:
Proposed erection of 2 detached dwellings and detached double garage.

EARLIEST DATE FOR DECISION: 06/01/2003

APPLICATION WILL HAVE EXPIRED ON:
03/02/2003

CASE OFFICER: Elaine Vashi

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Heldon Homes
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/8156

Parish:	**FINCHAMPSTEAD**
Location:	**64, Barkham Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of 2 detached dwellings and detached double garage.**

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The bathroom and ensuite windows in the 1st floor rear and side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the north side elevation of Plot 1 and the first floor level or above in the south side elevation of Plot 2 of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order

with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. 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.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons

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

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

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

4. To safeguard the residential amenities of the occupiers of neighbouring properties.

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informatives

1. This approval is in respect of Plan numbers 1557 04B and 1557 03B, received by the Local Planning Authority on 12 March 2003.

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 Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/03/2003

Notice checked by: C Hunter

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 4 June, 2003
My ref. BC/DC/F/2002/8156
Your ref.

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

Heldon Homes
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION F/2002/8156
SITE: 64 BARKHAM RIDE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/8156 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 13 May, 2003

My ref. CD/FP2003/4157(8156)

Helden Homes
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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
E-mail:

Dear Sirs,

TWO DETACHED DWELLINGS AND DETACHED GARAGE AT 64 BARKHAM RIDE, FINCHAMPSTEAD

Thank you for your Building Regulations Application Number FP2003/4157 received on 17 April.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 4 of Planning Permission F/2002/8156 removed Permitted Development rights in respect of additional windows at first floor level or above in the south side elevation on plot 2. Two windows are shown on the Building Control plans.

If you are intending to pursue this proposal would you please submit a planning application to this department by 3 June. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	8156 EV
BUILDING CONTROL NUMBER.	FP 2003/457 Brian
APPLICANT/AGENT	The Edwards Inch Partnership
ADDRESS OF SITE	64 Barkham Ride FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	2 detached dwellings + detached double garage

DRAWING NUMBERS		BC	DC
BLOCK PLAN		1557 - 13	1557 - 04B
ELEVATIONS	Plot 1	02A	03B
	Plot 2	04A	
FLOOR PLANS	Plot 1	01A	— "
	Plot 2	08A	

garage 12 — "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/3/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? BC - plot 1 front elevation of garage not shown hipped + dormers slightly repositioned Seen Elaine		
DATE condition 4 restricts + 2 first floor side windows	7/5/03	Southeleva Plot 2

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	13/5/03.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/8156

Applicant : Heldon Homes C/O The Edwards Irish P/Ship.

Location : 64, Barkham Ride, Finchampstead, Wokingham.
Proposal : Proposed erection of 2 detached dwellings and detached double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/1/03.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/12/2002

Earliest Date for Decision : 06/01/2003

Latest Consultation Date/Site Notice Expiry Date : 06/01/2003

This application will have expired on: 03/02/2003. 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 P. COUNCIL : no obj. but have raised concerns re access.
THAMES WATER : no objection
LANDSCAPE : no objection
OBS LETTERS : 6 received.

Planning Issues :
IMPACT UPON NEIGH.
IMPACT UPON CHAR. OF AREA.

67410/3872 - prev. consent for add. dwelling - outline.

Application no. F/2002/8156

Appraisal:

The application being considered proposes the erection of two dwellings on land to the rear of no.64 Barkham Road. There is a small detached, uninhabited bungalow at present located to the west of the site (behind no.62) and an outstanding outline consent for a bungalow to be located opposite existing (on the site of the present scheme), that was renewed in 2001.
The current scheme proposes two chalet style dwellings approximately 8.4m to the ridge, with hipped roof designs, and each has a lower projecting front section approximately 7.4m to the ridge. The property to be located on plot 1 has a single integral garage approximately 5.9m high. The original plans submitted showed the dwellings the opposite way round, but have been handed so that the single storey part of plot 1 would be adjacent to the rear of no.64 Barkham Road. The detached garage of plot 2 has also been revised so that it is located further away from the flank wall of no.7 Moor Close and the roof has been redesigned (hipped roof) so that it appears less bulky and limits loss of light to this property.

Impact upon neighbouring residents

No 7 Moor Close

This is a two storey detached dwelling located to the west of the application site. The side elevation of this property would be adjacent to the proposed garage of plot 2 and the front part of the dwelling to be located on plot 2. The plans have been revised so that the garage is moved almost 2m further away from the side of no.7 Moor Close and has a full hipped roof design. There are 2 secondary windows in this side elevation of no.7 that serve a breakfast room and a utility room door. It is considered that the design and distance of the garage away from the no.7 would not have a detrimental impact upon this property in terms of loss of daylight or privacy.

No.8 Moor Close

This is a two storey detached property whose rear elevation is located approximately 13m away from the side elevation of the dwelling proposed on plot 2. Given the siting, size and massing of the proposed dwelling and the roof line which would slope away from no.8 it is not considered that the built form would appear overbearing or have a detrimental impact upon the residents of this property in terms of loss of daylighting. As there would be no windows located higher than ground floor level in the side elevation of plot 2 adjacent to no.8 it is not considered that the proposal would result in overlooking or loss of privacy.

No.9 Moor Close

This is also a two storey detached property located to the south east of the application site, approximately 19m away from the rear of the proposed dwelling at plot 2. Given this distance it is not considered that the proposed development would have a detrimental impact upon the living conditions of the residents of no. 9.

No.68 Barkham Ride

This is a two-storey chalet style detached dwelling that has been extended at single storey level to the rear and abuts the access road to the site. The property has a swimming pool at the southern most part of the rear garden adjacent to the boundary with the application site. The plans have been revised so that the property located on plot 1 has its single storey element closest to the boundary with no.68, approximately 17.4m away from its rear elevation. Given this distance and the scale and massing of the single storey garage of plot 1 it is not considered that the development would have an adverse impact upon the outlook or daylighting to the rear of no.68. Given that the driveway is the established entrance into the site and until recently has been in regular use it is not considered that the additional movements would cause unnecessary harm to the residents of this property.

No.70 Barkham Ride
This is also an extended two-storey chalet style dwelling that would be approximately 15m away from the side of the property to be located on plot 1 and at an oblique angle to it. Given the scale and massing of the property on plot 1, and its distance and angle from no.70 it is not considered that it would have an adverse impact upon this property in terms of overlooking or overshadowing.

No.62 Barkham Ride
This is a detached bungalow that abuts the access road to the side. As mentioned above it is considered that the use of the access drive to no.64 has become established over the years and it is not considered that additional traffic movements along it would be detrimental to the residential amenity of the residents. It is not considered that this dwelling would be affected by the physical location of the proposed dwellings in terms of loss of daylight or privacy given their siting.

Impact upon the character of the area
The area is characterised by a mixture of housing types from chalet style dwellings fronting Barkham Ride to larger two storey dwellings to the rear of the site on Moor Close. The proposed chalet style dwellings would therefore not be out of character in the area. It is also considered that the size and scale of the dwellings and their location is appropriate and would not appear obtrusive or incongruous in the surrounding area.

Highway Safety
The Local Highway Authority requested that the driveway be widened to 4.1m along the whole of its length and have commented that an additional area for turning be provided on the site. However, given that the driveway is existing and a distance of 4.1m is shown were the driveway is adjacent to Barkham Ride the Highway Authority have reassessed the situation and are satisfied that there is sufficient space at this point of the driveway for a vehicle to pull in to allow another vehicle to pass safely. With regards providing additional turning area the proposed garage for plot 2 cannot be pushed any further back as this would be detrimental to the living conditions of the residents of no 7 Moor Close. It is considered that the situation proposed is not so bad that it would compromise highway safety in the area and is therefore acceptable.

Application Number F/2002/8156
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3.	C045	R045.	INS: "1st FL. ~~REAR~~ SIDE BATHROOM
			& ENSUITE WINDOWS."
4.	C044	R044	INS: 1st FL. LEVEL OR ABOVE ~~OF~~. IN
			NORTH SIDE ELEVATION OF PLOT 1
			AND 1st FL. LEVEL OR ABOVE IN THE
			SOUTH SIDE ELEVATION OF PLOT 2.
5.	C049	R049.	
6.	C070	R070.	
7.	C100	R100	
8.	C122	R122	
9.	C150	R150	
10.	C151	R151	
11.	C153	R153-	
	IN01.		This approval is in respect of
			the ~~GS~~. plan nos. 1557.04B
			& 1557.03B received by the
			LPA on 12th March 2003.

2. **Informative for approvals**

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Gwilliam
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 20/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 64 Barkham Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8156

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 8/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
residential area
mixture of H. types

3. DESCRIPTION OF SITE/BUILDING
existing bungalow - uninhabited
lge garden area - backland developed.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 68 Bham - limited rear garden, swimm. pool, 1.8m bound. fence
rear lounge/kitch. windows.
no. 70 - rear bound fence plus planting.
no. 7 Moor Close - 2st det. with s.st. ext.
no. 8 - habitable windows at rear elev. @ grd & 1st fl. level. screened by conifer hedge & fence.
no. 9 - "

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 17 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8156

Location: 64, Barkham Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of 2 detached dwellings and detached double garage.

Applicant: Heldon Homes C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Change in design of roof to detached garage on Plot 2. Drawing nos: 1557/03B & 04B.

For information only.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/6156. Date Rec. 12/3/03.

Location: 64, BARKHAM RIDE

Parish: FINCHAMPSTEAD

Applicant: HELDON HOMES.

Description of attached plans: CHANGE IN DESIGN OF ROOF TO DETACHED GARAGE ON PLOT 2.

Drawing No's: 1557/03B & 04B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

- Landscape & Trees ☐
- Urb. Design & Conservation ☐
- Highways ☐
- Dinton Pastures ☐
- Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: FOR INFO - NEIGHB @ NO. 7 MOORSIDE CLOSE. HAVE BEEN NOTIFIED VERBALLY BY MYSELF

Date for Responses —

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From: _____

New Site Notice Y / N

Revised Proposal Description: _____

CASE OFFICER E.V.

Consultations Sent by Admin. on 17.03.PS

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

67029

12 MAR 2003

COPIED TO

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
8156

11 March 2003

Ref: PHE/FJ/1557

For the attention of: Elaine Vashi.

Dear Sirs,

RE: PROPOSED COTTAGES – 64 BARKHAM RIDE – WOKINGHAM.
APPLICATION NO. F/2002/8156.

Following our telephone conversation this morning I enclose three copies of revised drawing Nos. 1557/03B and 04B for your approval.

As discussed I have amended the garage roof design on both drawings to show a fully hipped roof, which I trust will overcome the objections of the residents of No. 7 Moor Close.

I look forward to receiving the planning approval notice shortly.

Yours faithfully

Paul Edwards

Paul Edwards
Partner

. Encs.

Cc. Heldon Homes.

Date: 06 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8156

Location: 64, Barkham Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of 2 detached dwellings and detached double garage.

Applicant: Heldon Homes C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Properties handed and change in roof design of garage on plot 2. Drawing nos: 03A & 04A.

Comments are required by 20/03/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8156 Date Rec. 24/2/03

Location: 64, BARKHAM RIDE

Parish: ~~BARKHAM~~ FINCHAMPSTEAD.

Applicant: HELDON HOMES.

Description of attached plans: PROPERTIES HANDED & CHANGE IN ROOF DESIGN OF GARAGE ON PLOT 2

Drawing No's: 03 A & 04 A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: AS PER ORIGINAL CONSULTATION

Date for Responses 2 WKS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From: _____

New Site Notice Y / N

Revised Proposal Description: _____

CASE OFFICER E.V.

Consultations Sent by Admin. on 06.03.R5

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES HPT 65838
POL
EY
APP
CS
06 FEB 2003
COPIES TO
FILE:

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

5 February 2003

Ref: PHE/DP/1557

For the attention of Elaine Vashi

Dear Sirs,

Detached houses 64 Barkham Ride Finchampstead
App No F/2002/8156

Following our telephone conversation this morning I have considered your comments regarding the relationship with plot 1 of the proposed detached houses and the existing properties Nos 68 and 70 Barkham Ride.

I enclose two copies of sketch drawing 1557/05Sk which I feel overcomes your concerns,and as you can see involves handling both of the two proposed houses.

By handling plot one the garage is the closest element to the boundary thereby increasing the distance to the main flank wall. Cropped hips to both main house and garage add to the further " softening " of the elevation.

In handing the house the drive to the garage necessitates the removal of the existing tree on the corner of the site. Although a tree is lost it will be beneficial for both the new plot 1 and No 68 Barkham Ride.

If required two substantial replacement trees can be planted in the rear gardens of the proposed houses, both of suitable species to make a permanent contribution to the site.

I trust these amendments overcome your concerns but should you require any further information or clarification we can discuss them next Tuesday 11th February.

Yours faithfully.

Paul Edwards.

Paul Edwards
Partner

cc. Heldon Homes

FROM: Elaine Vashi

DATE: 13 December 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8156

Proposal: Proposed erection of 2 detached dwellings and detached double garage..

Site Address: 64, Barkham Ride, Finchampstead, Wokingham.

Applicant: Heldon Homes C/O The Edwards Irish P/Ship.

13 JAN 2003

Your observations are required in respect of this application **by 06/01/2003**

No objection in principal to the proposed development, but the Parish Council expresses reservation about the narrowness of the access road onto the site.

SIGNED: C.S.Cl

DATE: 10 JAN 2003

Clerk To Finchampstead Parish Council Parish/Town Council.

Our Ref. **15961**
Your Ref. F/2002/8156
Date. 23 December 2002

PLANNING SERVICES	HPT
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24 DEC 2002	
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This matter is being dealt with by -
NBOKULI

FAO Kerrin Lithgow
Wokingham District Council
DX33506
WOKINGHAM

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

64 Barkham Ride
Finchampstead
Wokingham

I refer to your consultation received in this office on 13/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 13 December 2002

Application Number: F/2002/8156

Proposal: Proposed erection of 2 detached dwellings and detached double garage.

Parish: FINCHAMPSTEAD PARISH

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

Applicant:
Heldon Homes C/O The Edwards Irish P/Ship.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Request revised plan showing access road a minimum of 4.1m wide for its entire length and increased turning area for service/delivery vehicles.
Spoke to Adam on 12/3/03 re highway issues. Adam has reviewed at plans & considers width of driveway of 4.1m adjacent to the main road to be acceptable.

EV.

Signed: _____ **Print name:** AE 23/12/02

Please see Part I for plans

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

17 DEC 2002

From: Elaine Vashi

Date: 13 December 2002

Application Number: F/2002/8156

Proposal: Proposed erection of 2 detached dwellings and detached double garage..

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

Applicant:
Heldon Homes C/O The Edwards Irish P/Ship.

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

The trees on this site are not significant in the wider landscape and are not suitable for including in a Tree Preservation Order. I have no objection to the loss of the tree shown to be removed.

The trees and hedges being retained should be protected with stout fences (BS5837; 1991) during development if planning permission is granted.

Neil Etherington
6/2/03.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8156. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8156

YOUR NAME: MR & MRS C THOMAS
MISS V. HUMPHREYS.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
68 Barkham Ride
Wokingham
Berkshire
RG40 4ET

PLEASE RETURN YOUR COMPLETED FORM TO:

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

OUR FAMILY
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: please see attached comments. thanks for really looking into our objections and taking them fully into consideration. I and my daughter have lived in this house for 20 years. My husband for the last seven. Please ensure that only one house is built on this land, in keeping with the existing bungalows and surrounding Barkham Ride properties. Please see attached sheet for details.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Application Ref: F/2002/8156

OBJECTION: LOSS OF LIGHT/OVERSHADOWING

The proposed development would cause a major reduction in light and overshadowing across our entire back garden. The roof height, dwelling size - especially the front side view of plot 1 where the main bedroom starts from the apex of the roof, and proposed location immediately alongside our total rear garden fence mean that the midday shadow would block the light from 35% of our rear garden in July, increasing to 85% in early spring and late autumn and even less during the middle of winter. Our rear garden is only 50' in depth. Our dining room only 32' from this house. Building immediately alongside our fence will completely alter and affect our family life.

OBJECTION: HIGHWAY SAFETY

It is not possible to increase the width of the access onto the roadway. The plans submitted to you fail to show the presence of both an underground cable access manhole cover and an overhead services pole carrying 415V mains supplies and telephone connections to all the surrounding properties, both are immediately adjacent to the driveway (see photograph).

There is heavy and increasing traffic flow along Barkham Ride especially during the mornings and evenings with many buses picking up and dropping off school children alongside no 64. The proposal to build two **further** properties sharing the existing driveway will create a road safety hazard. The plans show three new garages with further parking for more vehicles in addition to the original garage to the bungalow, but the enclosed photograph clearly shows the obscured nature of the access driveway. No other infill housing along Barkham Ride has such a possible high vehicle count for a similar driveway – and in no instance has the planning department approved more than ONE additional property – even where the residents of Barkham Ride were less affected due to 100' rear gardens.

OBJECTION: DESIGN, APPEARANCE AND LAYOUT

Properties adjacent to the proposed development along Barkham Ride are all bungalows or dormer bungalows – this is a mature residential area and properties all have good separation between them. Squeezing two full-sized houses in addition to the original bungalow into this plot is over-development and not in keeping with the existing development of the local area. Planning Application 44779/GG dated 3/10/95 granted outline planning permission for one single bungalow and garage - with the original bungalow remaining intact and apparently not involved in this planning application, the building of only ONE property would be a realistic use of the land and reduce all three objections listed above. The design of the site would then look realistic, and not that of two large detached houses facing down on a single storey bungalow.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.

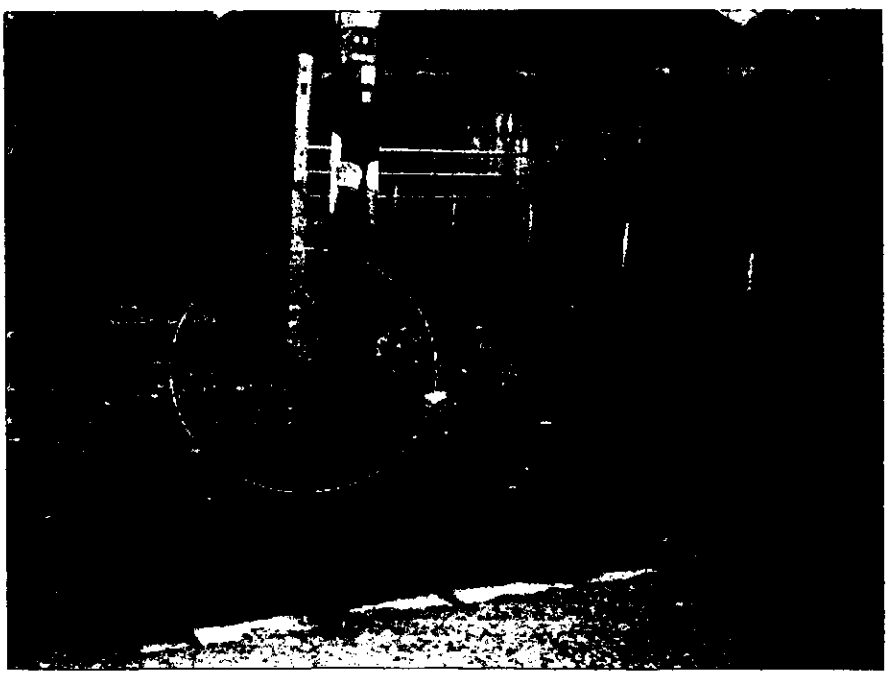


FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PHOTOGRAPH SHOWING RESTRICTED VISIBILITY OF ACCESS DRIVEWAY TO BARKHAM RIDE TRAFFIC.



MANHOLE COVER AND TELEGRAPH POLE IMMEDIATELY ADJACENT TO ACCESS DRIVEWAY.



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Aiming for Excellence

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MISS V. HUMPHREYS.

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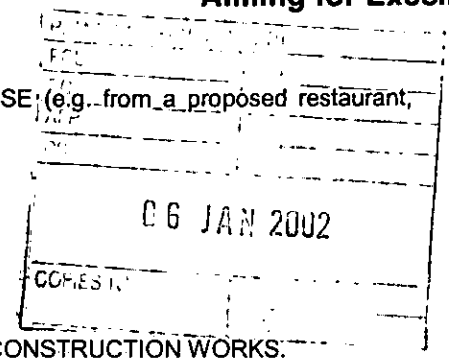

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COMMENTS ON APPLICATION: F/2002/8156

YOUR NAME: B. SEAL

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
62 Barkham Ride
Wokingham
Berkshire
RG40 4ET

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Comments: PLEASE SEE ATTACHED OBJECTIONS.
I AM relying on you to take great care to consider all my concernsdocumented on the attached page.

Continue over the page if more room required

Application Ref: F/2002/8156

Design Appearance and Layout:
I object strongly to the fact that two large detached houses are proposed for this additional land, making three properties in total. It was always the case that only one additional property, that of a single storey bungalow would be applicable - such a building would preserve and retain the privacy and establishment of the properties along Barkham Ride. Three properties on this small backfill of land is overpowering, and not suitable for the residents of Barkham Ride, nor for the original bungalow which both houses will completely swamp and be out of character with.

Loss of Light, Overshadowing and Privacy:
The design of the proposed large houses, not Cottages as they appear to be named, will cause not only loss of light and more overshadowing of my single storey bungalow and garden, but will also destroy my privacy in being overlooked from the top windows of plot 1. The design of this specific house does not in any way from the front appear to have taken this into any consideration. I see from the plans that the rear of the property has a dormer window whereas at the front it comes from the roof line, and is a large dominant feature - totally overlooking my garden. The 'large' tree shown in the front of Plot 1 is in fact a Beech tree with complete loss of leaf for half the year. It looks a very large tree in the plan, however, it is a small framed tree, and will not give me any cover or privacy. It could also be removed altogether as it will no doubt take light from the main front room on the ground floor of Plot 1.

The second concern that I have in this area is concerning the existing single storey bungalow. With the property company now owning all the land, but at this point applying for two properties on the additional land, I feel that there is a great possiblitity that if these houses are built, subject to your planning permission being granted, that a further request will be entered either by the property company, or the purchasers of the bungalow to extend this, or knock it down completely and build yet another detached property at the very edge of my garden.

Highway Safety:
It is of great concern with the amountof traffic on Barkham Ride already, with school bus stopping right outside, that with large detached houses, the amount of cars up and down that narrow drive will be a great safety hazard. Backing out into Barkham Ride is, in itself almost an impossibility, but out of this drive, and with the number of possible cars, I see this as a great safety issue. Turning into this access drive will not give any view of other cars trying to come out. At peak times this will cause a lot of frustration. My driveway is directly next to the access driveway, in the plan it shows a large curve for access in - this is not the case as my driveway is there.

PLANNING APPLICATION COMMENTS SHEET
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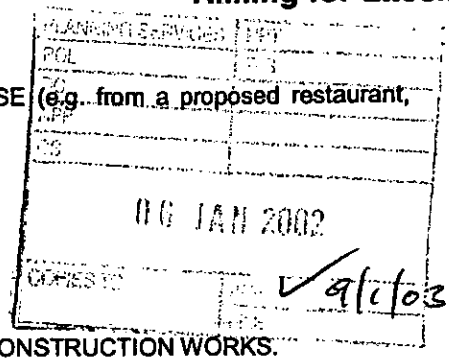

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I AM relying on you to take great care to consider all my concernsdocumented on the attached page.

Continue over the page if more room required

Sheila Viner

From: Gillian Flynn [gillianflynn@hotmail.com]
Sent: 06 January 2003 01:38
To: Development.Control@wokingham.gov.uk
Subject: APPLICATION F/2002/8156

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06 JAN 2002

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Your Ref: Elaine Vashi
F/2002/8156

We wish to object to the proposed erection of 2 detached dwellings and double garage at 64 Barkham Ride, Finchampstead, Wokingham.

Our comments are as follows:

This proposal has changed from a SINGLE BUNGALOW to 2 dwellings.

Our property (9 Moor Close)will now be overlooked

There will be extra noise from families and vehicles (also from the construction work) which will affect the sleep of a shift worker who is responsible for many thousands of lives.

There should be no connection to the Moor Close drainage system

We would wish for the conifers to remain which give us some privacy

Please note that your letter was delayed in the Christmas post and owing to holidays, we have not had time to post our objection.

Mr Patrick and Mrs Gillian Flynn
9 Moor Close
Finchampstead
Wokingham
Berkshire
RG40 4EZ

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088

Sheila Viner

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DC	ENF
APP	
GS	

06 JAN 2003

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From: Gillian Flynn [gillianflynn@hotmail.com]
Sent: 06 January 2003 01:38
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Your Ref: Elaine Vashi
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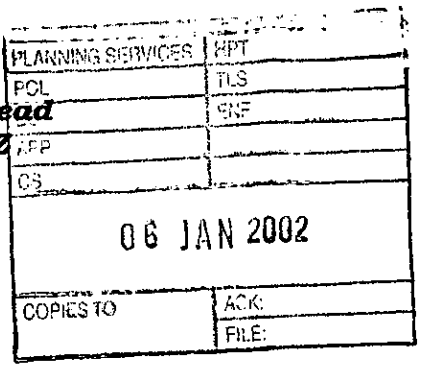
Mr John Bass
8 Moor Close, Finchampstead
WOKINGHAM, RG40 4EZ



JB/sjb

2 January 2003

FAO Elaine Vashi
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Vashi

Application Number: F/2002/8156
Site Address: 64 Barkham Ride, Finchampstead, Wokingham
Proposal: Proposed erection of 2 detached dwellings and detached double garage.

I wish to comment on the above proposals and my concerns for the opposition are listed below:

1. It was my understanding that the original proposal was for a single bungalow and garage to be erected on the land as above.
2. The plans indicate that my view will be obscured by the side elevation of one dwelling and as such a brick wall and a window will be visible.
3. Light will be lost.
4. Three main bedrooms, lounge, dining room and kitchen face the rear of my house and consequently my property (No. 8) will be overlooked.
5. Two garages will inevitably result in increased noise from vehicles.
6. There is a potential of added air pollution.
7. The trees bordering my property are not to be removed, although I realise there is no conservation order on conifers, as this can affect the water table. However, I have no objection to the trees being lopped to a manageable height to maintain my light source.
8. There should be no connection to Moor Close drainage system.
9. There should be no soakaways in immediate vicinity of fence.
10. Undertaking must be given to protect my fence and reinstate said fence and/or plants if damaged.

I await your decision.

Yours sincerely

J Bass

John Bass

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8156. (Case Officer:Elaine Vashi)

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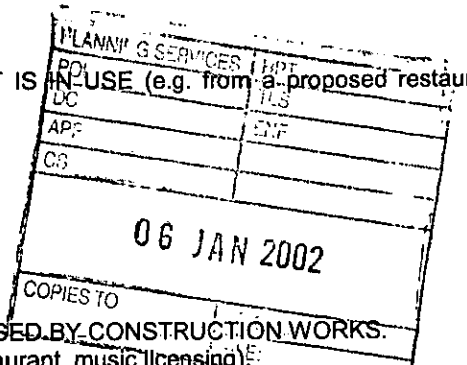

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COMMENTS ON APPLICATION: F/2002/8156

YOUR NAME: JOHN BASS

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
8 Moor Close
Wokingham
Berkshire
RG40 4EZ

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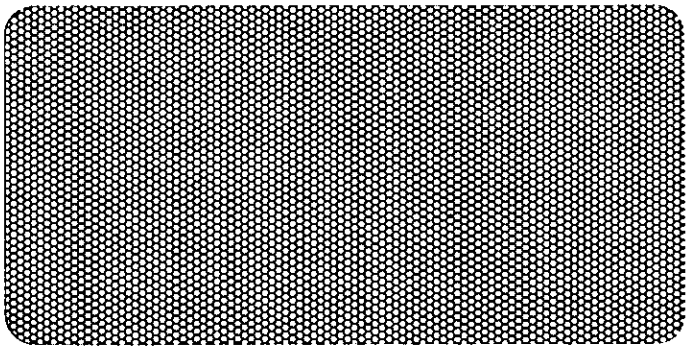
11-60 3/1/03



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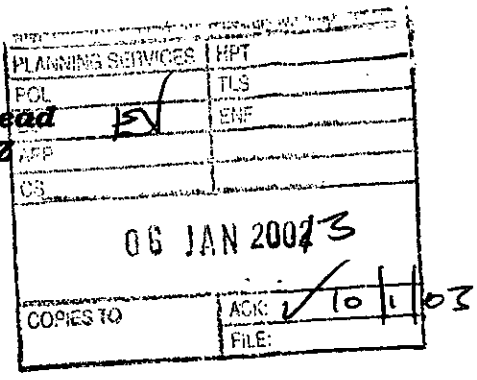

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3. Light will be lost.
4. Three main bedrooms, lounge, dining room and kitchen face the rear of my house and consequently my property (No. 8) will be overlooked.
5. Two garages will inevitably result in increased noise from vehicles.
6. There is a potential of added air pollution.
7. The trees bordering my property are not to be removed, although I realise there is no conservation order on conifers, as this can affect the water table. However, I have no objection to the trees being lopped to a manageable height to maintain my light source.
8. There should be no connection to Moor Close drainage system.
9. There should be no soakaways in immediate vicinity of fence.
10. Undertaking must be given to protect my fence and reinstate said fence and/or plants if damaged.

I await your decision.

Yours sincerely

J Bass

John Bass

your ref:F/2002/8156
our ref: KH / 1633 / misc

HALSON
MACKLEY
PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

fao Ms Elaine Vashi
Planning Services
Wokingham District Council
P O Box No 157
Shute End
Wokingham
Berkshire
RG40 1WR

2 January 2003
by fax. and post

Dear Ms Vashi

Re: Proposed detached dwellings
At: 64 Barkham Road Finchampstead

We have been instructed by the owner occupiers of No 7 Moor Close Mr & Mrs G Baldwin to inspect the above planning application, lodged with your Authority, in relation to the their property.

While they acknowledge that planning permission exists for a single dwelling they are concerned that the proposal now before you for two dwellings is cramped and therefore out of keeping with the existing pattern of development.

We are also concerned that the siting of the detached garage, which appears to be in part less than 1m from the boundary with their property, pays no regard to the presence of their breakfast room window in the adjacent flank wall.

The unneighbourly impact of the garage on the breakfast area is increased by the decision to design the roof with a gable facing the window rather than the gable facing the proposal.

They would prefer the area adjacent to their flank wall to remain open garden area by incorporating the garage into the dwelling all as Plot 1. We should be pleased if you would consider the above and if the removal of the garage is not possible, at least seek revisions to the design to address these specific objections.

We are advised that to date no Notice has been given in respect of the Party Wall etc. Act 1996 Section 6 and although this is not a Planning matter can an informative be included if your Authority is minded to grant permission?

Yours sincerely

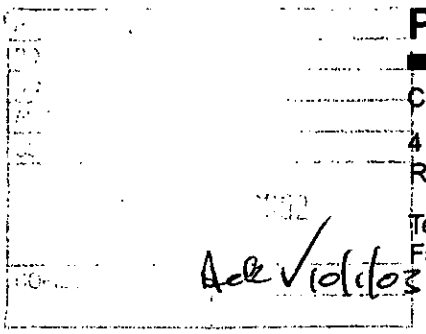
Keith Halson
Halson Mackley Partnership

cc Mr & Mrs G Baldwin

your ref:F/2002/8156
our ref: KH / 1633 / misc

0B8

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556



fao Ms Elaine Vashi
Planning Services
Wokingham District Council
P O Box No 157
Shute End
Wokingham
Berkshire
RG40 1WR

MR. BALDWIN. (Glen)
01189 666049.

2 January 2003
by fax. and post

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Re: Proposed detached dwellings
At: 64 Barkham Road Finchampstead

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Yours sincerely

Keith Halson
Halson Mackley Partnership

cc Mr & Mrs G Baldwin

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8156. (Case Officer: Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TLS
DC	EIT
APP	
CS	
30 DEC 2002	

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8156

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
70 Barkham Ride
Wokingham
Berkshire
RG40 4ET

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: SEE ATTACHED LETTER

Continue over the page if more room required

70 Barkham Ride
Wokingham
Berks
RG40 4ET

January 27th 2002

Planning Application F/2002/8156

Dear Ms Vashi,

With reference to the above planning application, we have several comments to make which may affect your decision to approve or not approve the application.

Several years ago, the previous owner of the plot in question, applied for outline planning permission for just one additional dwelling on this plot, which was a single story Bungalow style, which we did not object to. He eventually applied for an extension of the application for the same building which again we did not object to.

However, the application which is before you now is far different. We think that the placement of two 4 Bedroom cottages on this plot will constitute over development when added to the existing Bungalow on the site. Especially considering the restricted access to the properties.

There is also a precedent to be considered. In Barkham Ride there are a number of Landlocked plots of land which have been developed where building has been restricted to 2 Dwellings only, one of which is the existing property on the plot. We believe that this precedent should be applied in this case, and only one new dwelling should be allowed in addition to the existing dwelling, and in accordance with the original outline planning approval.

Yours sincerely

F P Watkins E M Watkins

Mr and Mrs F P Watkins

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8156. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES	HRT
POL	TLS
DC	ENF
APP	
CS	

30 DEC 2002

COPIES TO: 10/1/03

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
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MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8156

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
70 Barkham Ride
Wokingham
Berkshire
RG40 4ET

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: SEE ATTACHED LETTER

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Application Number: F/2002/8156

Case Officer : EV.

Valid Date : 9/12/02

Map No : 98

Site Area : 0.13

Received Date: 09/12/2002

Level : Delegated Application

Description : Proposed erection of 2 detached dwellings. & detached double garages

Location : 64, Barkham Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Heldon Homes C/O The Edwards Irish P/Ship.

Fee Required: £440 Fee Received: £440 (S)

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 : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

STN + See map

.....

+ pls ind site inside red line

No pre-apps.

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

Tel: (0118) 974 6451

Date: 13 December 2002

My ref: F/2002/8156

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8156
64, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings and detached double garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/8156**
64, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings and detached double garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Long

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

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

Tel: (0118) 974 6451

Date: 13 December 2002

My ref: F/2002/8156

WOKINGHAM UNITARY
Aiming for Excellence

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

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_____

_____

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Signed: _____ Date: _____

Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2002/8156

Proposal:
Proposed erection of 2 detached dwellings and detached double garage.

Location:
64, 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/2002/8156 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2003. 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.

Trevor Watson
Development Control Manager

13 December 2002

Organisation_Name	Building_Name	address1	Postcode
	58A	58ABARKHAM RIDEWOKINGHAM	RG40 4ET
		58BARKHAM RIDEWOKINGHAM	RG40 4ET
		60BARKHAM RIDEWOKINGHAM	RG40 4ET
		62BARKHAM RIDEWOKINGHAM	RG40 4ET
		64BARKHAM RIDEWOKINGHAM	RG40 4ET
		68BARKHAM RIDEWOKINGHAM	RG40 4ET
		70BARKHAM RIDEWOKINGHAM	RG40 4ET
		74BARKHAM RIDEWOKINGHAM	RG40 4ET
		76BARKHAM RIDEWOKINGHAM	RG40 4ET
		78BARKHAM RIDEWOKINGHAM	RG40 4ET
		6MOOR CLOSEWOKINGHAM	RG40 4EZ
		7MOOR CLOSEWOKINGHAM	RG40 4EZ
		8MOOR CLOSEWOKINGHAM	RG40 4EZ
		9MOOR CLOSEWOKINGHAM	RG40 4EZ
		53BARKHAM RIDEWOKINGHAM	RG40 4HA
		55BARKHAM RIDEWOKINGHAM	RG40 4HA
		4COLUMBIA COURTWOKINGHAM	RG40 4PE
	53A	53ABARKHAM RIDEWOKINGHAM	RG40 4HA
	72A	72ABARKHAM RIDEWOKINGHAM	RG40 4ET

09.10.2002 8:36

09.10.2002 8:36

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

8156

09 DEC 2002

06 December 2002

Ref: PHE/FJ/1557

Dear Sirs,

RE: PROPOSED DETACHED COTTAGES – 64 BARKHAM RIDE – WOKINGHAM.

Please find enclosed, on behalf of my client, the application for planning approval for two detached cottages on the above site.

The property benefits from an approval for a single dwelling first granted in 1998, reference no. 98/67410/0, and has recently been continued under reference no. F/2001/3872.

Having viewed the site and taken into account its locality and the surrounding properties the site is quite capable of taking two cottages. This will bring the proposal into line with the government's planning guidelines of increasing the potential of sites within existing residential areas.

The proposed detached cottages are surrounded by full two-storey detached houses to the south and steeply pitched roofs of the chalet bungalows to the north. With the orientation of the proposed buildings no direct overlooking occurs to any of the neighbouring properties.

The application consists of the following documentation: -

- Six copies of drawing Nos.
  - 1557/03
  - 1557/04
  - 02/309 (survey)

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

- Application forms.
- Certificate A.
- A cheque made out for £440.00 being the appropriate fee.

Prior to submitting this application discussions were held with Karen Lithgo of your department and her comments were taken on board when preparing this scheme.

I trust all the details are to your approval but should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards

Paul Edwards
Partner

. Encs.

1509/ab

09 DEC 02

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

WOKINGHAM DISTRICT COUNCIL

09 DEC 2002

For office use only
Application No.

1.	YOUR NAME	HELDEN HOMES
	ADDRESS	FLEET HILL
		FINCHAMPSTEAD BERKS
	POST CODE	RG40 4LB. Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel No. 0118 9774403.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	64 BARKHAM RIDE
		WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.156 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF TWO DETACHED
		4 BEDROOM COTTAGES.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	PLAIN TILES TO BE AGREED FACE BRICKWORK TO BE AGREED
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	2
	5 or more	
	TOTAL	2
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided. YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form. ~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £440·00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P Edwards ON BEHALF OF HELDEN HOMES DATE 04:12:2002

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible]

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . T Edwards . . . . . .

On behalf of . . . . HELDEN HOMES . . . . . .

Date . . . . 4 : 12 : 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PC 02031064

ADDRESS 64 BARKHAM RIDE

PARISH ~~BARKHAM~~ FINCH. 1.4.86

PLOT No. Ex 52B

ORD. SHEET No. SU 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/310/63	Mrs E D Martin	dem ex wooden bldg & erect brick bungalow	28.11.63	N/A	C/A
174/67	Bewell Developments	det bungalow & garage	28.10.67	APP	APP
PD/58/68	MR. W. LAY	CAR PORT	15.2.68	APP	N/A
43730	MR. W. BOWDEN	BUNGALOW & G. LAND ADJ.	20.3.95		Ref
44779	" O/L	"	20.9.95		C/A
~~95/60870/0~~					
98/67410/0	Mr. W. Bowden	Erect Dwelling (App. 44779)	2.7.98		C/A
0/2001/3872	Mr. Bowden	O/L erect of 1 dwell re-newal of consent 67410	14.06.01		C/A
F/2002/8156	Heldon Homes	Erect 2 det. dwellings			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074