26/9

APPLICATION NO:

F/2002/7397

LOCATION:
2 Langley Common Road, Barkham Wokingham.

APPLICANT:
Mrs Gilbert C/O I W Evison

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **22/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 11/10/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Gilbert
C/O I W Evison
110 Florence Road
Parkstone
Poole
Dorset
BH1A 9JG

Application Number: F/2002/7397

Parish: **BARKHAM**

Location: **2, Langley Common Road, Barkham, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative
1. It is advised that you contact Southern Electric Power Distribution plc with regard to the high and low voltage cables on the site prior to work commencing, at: Mapping Services Unit, PO Box 6206, Basingstoke RG24 8BW.

Informative

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

Berkshire Structure Plan Policies C2 and C6.
Loddon Area Local Plan Policies LC19 and LC1.
Deposit Draft Wokingham District Local Plan Policies WCC7 and WCC2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/10/2002

Notice checked by: _____

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

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/7397

Applicant : Mrs Gilbert C/O I W Evison.

Location : 2, Langley Common Road, Barkham, Wokingham.

Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		13/9	

Date of Neighbour Notifications : .....

Date of Site Visit : 3/9/02

Date Registered : 16/08/2002

Earliest Date for Decision : 22/09/2002

Latest Consultation Date/Site Notice Expiry Date : 22/09/2002

This application will have expired on: 11/10/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Southern Electric - no objection

Planning Issues :

Rural Area

Impact upon neighbours

Impact upon streetscene

Application Number: F/2002/7397

Appraisal:

Development
The proposed is for a single storey side extension to form a conservatory. The site is a detached bungalow with detached double garage located outside the identified settlement of Barkham. The dwelling is set away from all boundaries with neighbouring properties. The proposed would not be the full depth of the dwelling, extend 3.25m from the side at a length of 4.5m. The volume of the detached garage and proposed conservatory would exceed the permitted development volume allowance.

1) Impact upon neighbouring properties
The proposed development would be single storey with a hipped roof on all elevations, with a ridge height of 3.1m. The proposed would be enclosed by 2-3m high conifers to the front, side and rear with a mixture of small trees and hedge/shrubs. To the rear is Plas Newydd, also a detached bungalow, which has ground floor rear windows only partially visible from the proposed, the rear boundary is of 1.8m hedge and conifers. It is therefore considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the streetscene
The conifers and hedge along the road to the front of the proposed, which then turn in towards the house in line with the existing side building line is 2m in height which will allow 1.1m of the proposed to be visible from the front of the house. A 1.5m laurel hedge runs along the rest of the front boundary with the road. However, it is considered that this would have no adverse impact upon the character of the streetscene.

Approval: ✓ **~~Refusal:~~**

3) Impact upon rural area and Green Gap and Wedges

The proposed conservatory would result in an increase of 34% on the original floorspace (excludes a ~~double storey and~~ single storey rear extension). The proposed adds 13m² in floorspace. It will be well screened from the road to the front and No 4 as already mentioned. It will not be visible from School Road to the side. It is therefore considered that there would be no adverse impact upon the rural area and green gap and wedges.

Application Number F/2002/7397
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			Informative:
1			It is advised that you contact Southern Electric
			Power Distribution plc with regards to the high and
			low voltage cables on the site prior to work commencing
			at: Mapping Services Unit, PO Box 6206, Basingstoke
			RG24 8BW.

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

Informative for approvals

2 N16

LODDON AREA LOCAL PLAN POLICIES: LC19 2C1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC7 WCC2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2 C6

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrewartha
(Development Control Manager)

Date: 31/10/02

RECORD OF SITE VISIT

SITE ADDRESS: 2 Langley Common Road Barkham Wokingham. (Pendle)

APPLICATION NUMBER: F/2002/7397

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 3/9

1 SITE/STATUTORY NOTICE DISPLAYED ? √No

2. DESCRIPTION OF SURROUNDINGS

semi rural
mixture of detached bungalows + houses. - semis + terrace

3. DESCRIPTION OF SITE/BUILDING

detached bungalow with detached double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

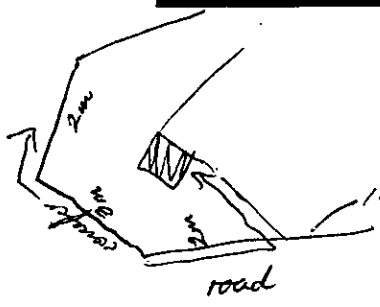
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 2/3m high conifers on side + rear mixed with small trees + hedge/veg.

OTHERS Plas Newydd bungalow g/f/r windows partially visible ~1.8m hedge/conifers



PLANNING DEPT. 610444
FOR S&H
16 SEP 2002
COPIES TO
ACK:
FILE:

Delivering your electricity

PO Box 2042
Reading
Berks
RG4 5YR

Ms D Hancocks
Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Phone: 0118-946-5525
Fax: 0118-946-5626

Our reference: PRN 02091
Your reference: F/2002/7397

13 September 2002

Dear Ms Hancocks

Proposed Extension 2 Langley Common Road Barkham

I refer to your letter dated 29th August 2002 regarding the above.

Southern Electric Power Distribution have no objection to the proposals.

However, the householder should be aware that we have both high and low voltage cables on the south western side of the plot.

Copies of our records are enclosed for your information.

However, the householder should apply for up to date records before work commences. These can be obtained from our Mapping Services Unit, PO Box 6206 Basingstoke RG24 8BW.

Yours sincerely

FWalshKay

Mrs F Walsh-Kay
Wayleave Officer

S+S is a trading name of: SSE Power Distribution Limited Registered in Scotland No. 213459; Scottish Hydro-Electric Transmission Limited Registered in Scotland No. 213461; Scottish Hydro-Electric Power Distribution Limited Registered in Scotland No 213460 (all having their Registered Offices at Inveralmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc, Registered in England & Wales No. 4094290 having its Registered Office at Westacott Way Littlewick Green Maidenhead SL6 3QB www.scottish-southern.co.uk

Application Number : F/2002/7397	**Map No :** 89
Case Officer : DH	**Site Area :** 0·12
Valid Date : 16·8·02.	**Received Date: 16/08/2002**

Level : Delegated Application

Description : Proposed single storey side extension to dwelling to form conservatory.

Location : 2, Langley Common Road, Barkham, Wokingham.

Parish : BA **Ward : BAR** 29.8.02 JB.

Applicant : Mrs Gilbert C/O I W Evison.

Fee Required: £110 **Fee Received: £110** (3)

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	Mark doors on floor plan.	29.8	
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 29.8.02

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) - Electric Sub Station on site.

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

Green gap > Wedges

Rural Area / Countryside

Area of sporadic development

- No pre-apps

NEIGHBOURS

2. Site notices + see map.

1. for School Road &

1. for Langley Common Road.

Organisation_Name	Building_Name	address1	Postcode
		2LANGLEY COMMON ROADWOKINGHAM	RG404TS
		4LANGLEY COMMON ROADWOKINGHAM	RG404TS
		1LANGLEY COMMON ROADWOKINGHAM	RG404TU
		3LANGLEY COMMON ROADWOKINGHAM	RG404TU
HANDPOST FARM			RG414TN
	PLAS-NEWYDD	PLAS-NEWYDDSCHOOL ROADWOKINGHAM	RG414TR

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

Tel: (0118) 974 6480

Date: 29 August 2002

My ref: F/2002/7397

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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

Dear Councillor

Application Number: F/2002/7397
2, Langley Common Road, Barkham, Wokingham.
Proposed single storey side extension to dwelling to form conservatory.

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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7397**
2, Langley Common Road, Barkham, Wokingham.
Proposed single storey side extension to dwelling to form conservatory.
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 Stubbs

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

Received by Wokingham District Council

Application No: F/2002/7397

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
2, Langley Common Road, 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 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/2002/7397 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/09/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

29 August 2002

Environmental Services

For office use only. Application number: 16. AUG. 2002 7397
16 AUG 2002

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MRS GILBERT
	Address and postcode	PENDLE
		2 LANGLEY COMMON RD
		BARKHAM
		RG.40. 4TS.
	Phone number	01189 760743
	Agent's Name	I.W. EVISON
	Address and postcode	110 FLORENCE RD PAKSTONE
		POOLE DORSET
		BH14 9JG.
	Phone number	01202 246845.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	BUILD CONSERVATORY

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.	Bricks to match existing white UPVC frame.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MRS GILBERT

Date 20 JULY 02

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS PENDLE PARISH Burkham.

PLOT No. 2 LANGLEY COMMON ROAD. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
461/71	Mr. B.E. Oakman	Additn. Garage	13. 5. 71	App. C/
1/67/72	" "	Double Garage	3. 8. 72	— C/
BR 19615	"	S/ST. HT. OWC	16.11.82	App
18475	"	"	16.12.82	C/A
2054	"	PITCHED ROOF ON GARAGE	5.1.84	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Liberty Frame Structures - Conservatory - (Y) - 16.7.

DRAINAGE