21/01

APPLICATION NO:
F/2002/8215

LOCATION:
368 Barkham Road, Wokingham .

APPLICANT:
Mr M Anderson C/O Harrall Design Associates

PROPOSAL:
Proposed 2 storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
12/02/2003

CASE OFFICER: **Phillip Taylor**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Anderson
C/O Harrall Design Associates
14 Tomlinson Drive
Wokingham
Berkshire
RG40 3NZ

Application Number: F/2002/8215

Parish: **WOKINGHAM**

Location: **368, Barkham Road, Wokingham.**

Proposal: **Proposed 2 storey rear extension to dwelling.**

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

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

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

Condition
3. 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 of the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/02/2003

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER PT

SITE DETAILS

PLANNING APPLICATION NUMBER	~~1[illegible]~~ 8215
BUILDING CONTROL NUMBER	4094
~~APPLICANT~~/AGENT	HARRALL DESIGN ASSOC.
ADDRESS OF SITE	368 Bonchurch Road Wokingham
DESCRIPTION OF PROPOSED WORK	TWO STOREY REAR EXTENSION

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	2082.2	2082.2
FLOOR PLANS	2082.2	2082.2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	✓ 24/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11.4.03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8215

Applicant : Mr M Anderson C/O Harrall Design Associates.

Location : 368, Barkham Road, Wokingham, .
Proposal : Proposed 2 storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/1

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/03

Date Registered : 18/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 12/02/2003. 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 :

Nghbour comments -

Town Council -

Planning Issues :

Impact upon Character of the Area, Nghbrs Properties, Highway

Relevant Policy - SBE1, SDE2
WDS3, WBE1
ENV.

Application Number: F/2002/8215

Appraisal

The application proposes a two storey rear extension to this detached house set within the identified settlement. it would project 3.8m to the rear overlapping slightly with the end of the side garage. The roof would match the main roof eaves and ridge with a smaller part of the roof projecting to the side with a lower gable.

Impact on Neighbouring Properties

No.368a has no side facing windows and actually projects further back than the proposed extension, no adverse impact. No.366a has a flat roofed single storey extension at the rear and a bedroom window on the first floor of the rear elevation. The proposed extension is complaint with the council's 45° daylight test. Because there is a rear single storey rear extension at no.366a, the proposal is not considered to have any overbearing impact.

Impact on the character of the area

Only a small section of the extension would be visible from the front and it would not have any adverse impact on the streetscene.

Highway

There is a garage and hard standing area. in total 4 cars can be parked on the site

√ Approval

Application Number F/2002/8215
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	and detail of
3	C044	R044	inset : 1st floor S. de elevation of the extension
~~4~~	~~C044~~	~~R044~~	

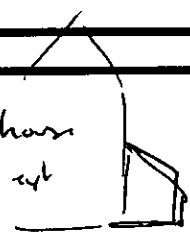
RECORD OF SITE VISIT

SITE ADDRESS: 368 Barkham Road Wokingham . APPLICATION NUMBER: F/2002/8215	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

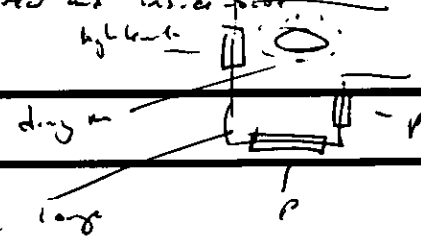
3. DESCRIPTION OF SITE/BUILDING detached house
lean to side ext



4. RELATIONSHIP TO ADJOINING PROPERTIES — bedroom window of rear ext inset 1-3m.

366a ~~west~~ (east) – sls flat roof ext – 2nd dg room window with pond door to rear and inside facing

368a (west) – no habitable room window
wc – stairs



5. SITE CONSTRAINTS daylight to 366a

TREES

ACCESS/PARKING 3

LEVELS flat

BOUNDARY TREATMENT 1.5 hedge at rear

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8215
CASE OFFICER: Phillip Taylor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
N° 366 A Barkham Road, Wokingham	14	14/1
N° 368 A Barkham Road, Wokingham	21	30/1

Application Number: F/2002/8215

Case Officer : PT

Valid Date : 18.12.02.

Map No : 82

Site Area : 0.07.

Received Date: 18/12/2002

Level : Delegated Application

Description : Proposed 2 storey rear extension to dwelling.

Location : 368, Barkham Road, Wokingham, .

Parish : WK Ward : EVE 24.12.02 →.

Applicant : Mr M Anderson C/O Harrall Design Associates.

Fee Required: £110 Fee Received: £110 (2)

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	~~not outlined in red.~~		
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 24.12.02 JD.

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 : Barkham

SEB

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		343BARKHAM ROADWOKINGHAM	RG41 4DJ
		345BARKHAM ROADWOKINGHAM	RG41 4DJ
	WILLOWS	WILLOWSBARKHAM ROADWOKINGHAM	RG41 4DL
	TIMBERSCOMBE	TIMBERSCOMBEBARKHAM ROADWOKINGHAM	RG41 4DL
		368BARKHAM ROADWOKINGHAM	RG41 4DL
	366A	366ABARKHAM ROADWOKINGHAM	RG41 4DL
		347BARKHAM ROADWOKINGHAM	RG41 4DJ

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

Tel: (0118) 974 6442

Date: 24 December 2002

My ref: F/2002/8215

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2002/8215
368, Barkham Road, Wokingham, .
Proposed 2 storey rear extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8215**
368, Barkham Road, Wokingham, .
Proposed 2 storey rear extension to dwelling.
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 Marinos

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

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

Tel: (0118) 974 6442

Date: 24 December 2002

My ref: F/2002/8215

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

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 Morgan

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

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

Tel: (0118) 974 6442

Date: 24 December 2002

My ref: F/2002/8215

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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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Trevor Watson
Development Control Manager

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_____

_____

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 King

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

Received by Wokingham District Council

Application No: F/2002/8215

Proposal:
Proposed 2 storey rear extension to dwelling.

Location:
368, Barkham Road, Wokingham, .

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8215 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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

24 December 2002

Environmental Services

For office use only.
Application number: 18.DEC.2002 8215

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.

8215
18 DEC 2002

1	Your name Address and postcode Phone number	MR. M. ANDERSON 368 BARKHAM ROAD WOKINGHAM BERKSHIRE
2	Agent's Name Address and postcode Phone number	HARRALL DESIGN ASSOCIATES 14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE 01189 733069
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.	368 BARKHAM ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR EXTENSION + INTERNAL ALTERATIONS.
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.	ALL TO MATCH EXISTING SEE DRAWINGS.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr M. ANDERSON

Date 17/12/02

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

ADDRESS 368 BARKHAM ROAD PARISH Wok/Without 1.4.86

PLOT No. Ex-Cash's Store ORD. SHEET No. SU. 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00837	MR. C. BOOKER	CONVERSION - SHOP TO LIDING ROOM.	13.6.74	N/A C/A
BR 953	"	"	27.6.74	APP N/A
39445	MR. D. WELLS	2+ S/ST - HB.	8.10.92	C/A
FP/92/0394	"	4/ST. HT / BAY WINDOW / DS	10.11.92	APP
F/2002/8215	Mr Anderson	2/St R. ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074