APPLICATION NO:
F/2000/1377

LOCATION:
155 Barkham Road, Wokingham.

APPLICANT:
Mr & Mrs T Downes C/O Clive Hackett M.B.I.A.T.

PROPOSAL:
Proposed front and rear dormer extensions to dwelling.

EARLIEST DATE FOR DECISION: **09/06/2000**
28 day month exp. 13/06/2000
APPLICATION EXPIRY DATE: **22/06/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Downes
C/O Clive Hackett M.B.I.A.T.
5 Mickle Hill
Sandhurst
Berkshire
GU47 8QL

Application Number: F/2000/1377

Parish: **WOKINGHAM**

Location: **155, Barkham Road, Wokingham.**

Proposal: **Proposed front and rear dormer extensions 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 16/06/2000

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/1377
Your ref.

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

Mr & Mrs T Downes
C/o Clive Hackett
5 Mickle Hill
SANDHURST
Berkshire
GU47 8QL

Dear Sir

PLANNING PERMISSION 2000/1377
SITE: 155 BARKHAM ROAD, 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 2000/1377 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

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1377	NB
BUILDING CONTROL NUMBER	FP 2000/0874	Howard
~~APPLICANT~~/AGENT	Clive Hackett	
ADDRESS OF SITE	155 Barkham Road. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	loft conversion (front + rear dormers)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00302/11 A	00302/11
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/7/00	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1377

Proposal:
Proposed front and rear dormer extensions to dwelling.

Location:
155, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

16 May 2000

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1377

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2000/1377
155, Barkham Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1377**
155, Barkham Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1377

CONFIDENTIAL

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1377
155, Barkham Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1377**
155, Barkham Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1377

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

Dear Councillor

Application Number: F/2000/1377
155, Barkham Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1377**
155, Barkham Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Applicationo	Name & Address
F/2000/1377	J P Watson 2 Wisteria Close Barkham Road Wokingham RG41 4BZ

APP approved :
letter sent 23/6/00

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1377

Applicant : Mr & Mrs T Downes C/O Clive Hackett M.B.I.A.T..

Location : 155, Barkham Road, , Wokingham.
Proposal : Proposed front and rear dormer extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : ..5/6.....

Date Registered : 27/04/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 22/06/2000

Consultation Responses :

Wokingham TC: 13/6 - Refusal on the grounds of overbearing/detracts from existing house.

Highways: 7/6 - conditions

Neighbours/SN :— 2/5 - 2 Wisteria Close - no objections.

Planning Issues : (10'd Sett fronting greenroute/green corridor)

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2.
3) Impact upon highway safety - WBE3

Application Number: F/2000/1377

Appraisal :

· Development: loft conversion / front & rear dormer extns forming an extn to the bedroom.
The dormers will be 3.2m width & will not be above the main ridge height of the dwelling. They will be flat roofed & not pitched. They will be 3.7m above ground level & be ≈ 1.7m in height. They will protrude from the main dwelling by app 1.5m. There is tall hedging with N° 155 & 1.8m wall/house forming boundary with N° 157. N° 155 is app 2.5m from the boundary with N° 157 & the dormer will be a total of ≈ 4m from the boundary.

1) Impact upon neighbouring properties:
Letter of no objection rec from 2 Wistaria close (at rear of N° 155).
It is considered that the proposed d'mers would have no adverse negative impact upon neighbouring properties by overlooking/overbearing/overshadowing.

2) Impact upon the streetscene.
Nor TC made objections on the grounds that the d'mers would be overbearing & would detract from the balance of the dwelling.
It is considered that dormer extns would not be overbearing due to their size and the fact that they do not extend beyond the ridge height.
With regard to detracting from the balance of the dwelling - It is considered that the balance would not be sufficiently affected to warrant a refusal. Although the proposed dormers do not match the style of the existing dormers, the style of the existing is not appropriate for the proposed location of d'mers.
It is therefore considered that there would be no detrimental impact to neighbouring properties.

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

Application Number F/2000/1377
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	Work
	SC23	SR06	Garaging, parking + turning

John Murden
16/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 155 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/1377

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on telegraph pole at front of property

2. DESCRIPTION OF SURROUNDINGS
fronting green route - dwellings (detached - mixed design) set back from road.

3. DESCRIPTION OF SITE/BUILDING
Detached - large rear garden
existing rear dormer (pitched roof) - proposed dormer will be lower than ridge & not extend as far forward as existing conservatory extn

front: main bulk of house at front in front of part of dwelling to have tr dormer carparking & shrubs (flower border) between house + road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a

LEVELS House is higher than main road - flower/shrubs in foreground (by ground) - help to obscure the house.

BOUNDARY TREATMENT 1.8m wall/house boundary with 157
tall hedging with 153

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 APR 20
Officer: NAB	Application No. F/2000/1377

Map No. 75 Site 020

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FRONT & REAR DORMER EXTENSIONS TO DWELLING

Location: 155 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons 16.5.2000

Applicant: MR/MRS DOWNES

Fee Received 95-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	PARKING? SPOKEN TO APPLICANT – NO INCREASE IN NUMBER OF BEDROOMS ONLY INCREASE IN SIZE 10/5/2000		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps

.....

* landfill area

NEIGHBOURS: S/N + 134, 136, 138, 153, 155 + 157 Barkham Road ✓

2 Wisteria Close

10 Evergreen way.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

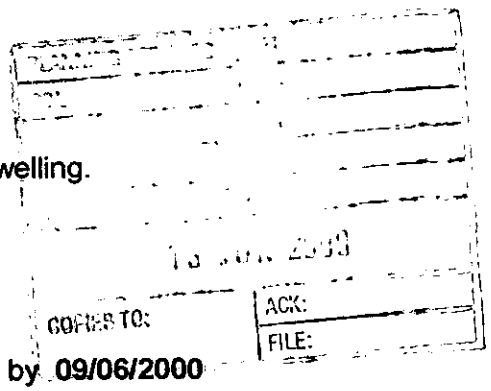
Case officer: Natalie Brown

Application Number: F/2000/1377

Proposal: Proposed front and rear dormer extensions to dwelling.

Site Address: 155 Barkham Road, Wokingham.

Applicant: Mr& Mr T Downes C/O Clive Hackett MBIAT



Your observations are required in respect of this application by **09/06/2000**

Recommend refusal on the grounds that the dormer by its design is overbearing and detracts from the balance of the existing dwelling.

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

HIGHWAYS/CONSULTATION SHEET

From: Natalie Brown

Date: 16 May 2000

Application Number: F/2000/1377

Proposal: Proposed front and rear dormer extensions to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
155, Barkham Road, , Wokingham.

Applicant:
Mr & Mrs T Downes C/O Clive Hackett M.B.I.A.T..

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments

SC: 23 (Insert Garaging, Parking & Turning)

SR: C6.

Signed: S Knowles. **Print name:** Steph Knowles.

09/06/00.

From JP WATSON

Tel. 0734 791897

Wisteria Close,
Barkham Road,
Wokingham,
Berks.,
RG41 4BZ

PLANNING SERVICES	HPT
POL	TLS 2
DC	ENF
APP	
CS 0735	NB
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

Wokingham District Council

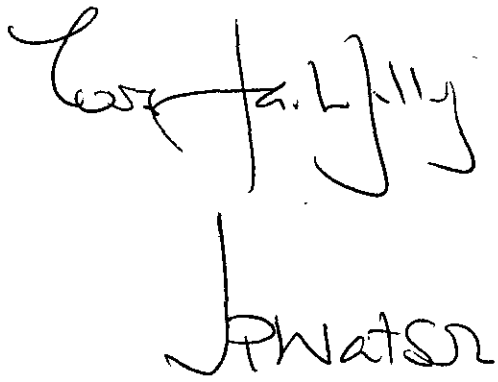
PLANNING APPLICATION

55 BARKHAM ROAD WOKINGHAM

Your Reference F/2000/1377

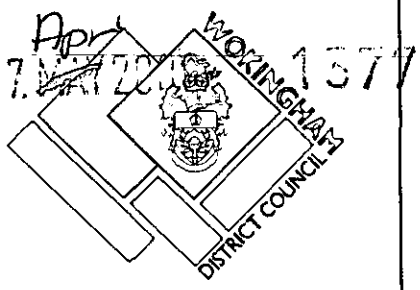
I acknowledge receipt of your letter of the 16 May 2000 concerning developments to the above property

I have studied the proposals and have no objections as the property is at right angles to my own house and garden shielded by the length of the garden and the perimeter hedge



1959/a

HOUSEHOLDER PLANNING APPLICATION



27 MAY 2010 1377

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS T DOWNES
	ADDRESS	155, BARKHAM ROAD WOKINGHAM BERKSHIRE
	POST CODE	RG41 2RS Tel. No. 9785235
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	CLIVE HACKETT, M.B.I.A.T. ~~5 Mickle Hill, Sandhurst~~ Berkshire, GU47 8QL ~~Tel: 01344 776422~~
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	155, BARKHAM ROAD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	LOFT CONVERSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BROWN TILE HANGING + LEAD ROOF

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / ~~NO~~ AS EXISTING

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

9. 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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

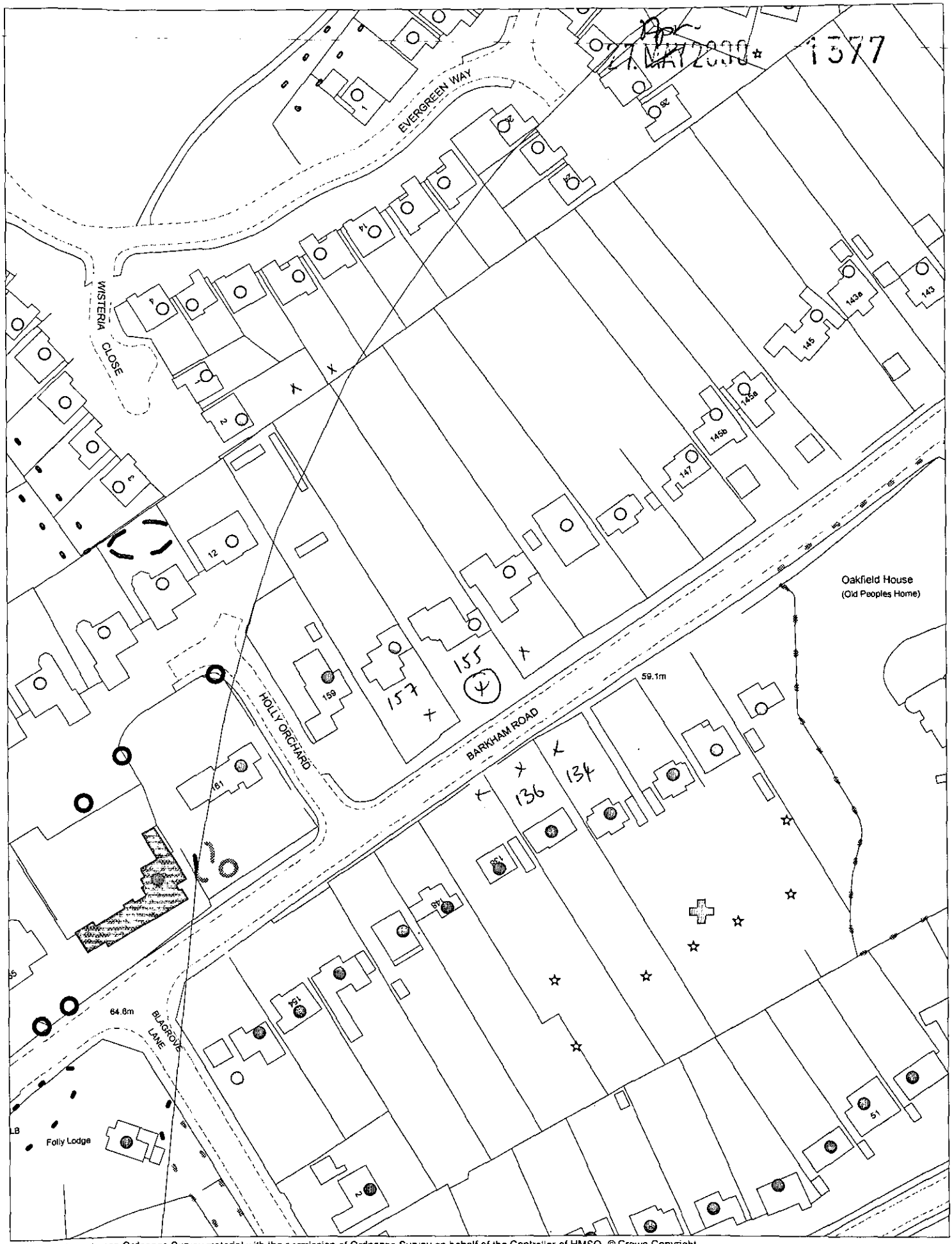
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR + MRS T DOWNES

DATE 25-4-00



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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 1250