4111

APPLICATION NO:
F/2002/7693

LOCATION:
St. Leonards Barkham Road, Wokingham.

APPLICANT:
Mr K Westlake C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/10/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/11/2002

CASE OFFICER: **Louise Smith**

APPROVED

Rec'd by hand
20/01/03

7693

OBS MD SEABROOK filing
BORRIS
BARKHAM RD
WOKINGHAM
RG41 4TG
20/01/02

PLANNING SERVICES	HPT
POL	TLS
DC LS	ENF
APP	
CS	
20 JAN 2003	
COPIES TO	ACK 23/1
	FILE:

LOUISE SMITH
DEVELOPMENT CONTROL OFFICER
WOKINGHAM DISTRICT COUNCIL

- re app. no. F/2002/7693

Dear Ms Smith,

I wish to object to this application for the same reasons I stated in my previous letter.

I hope these points will be taken into account.

Yours sincerely.

MYLES SEABROOK

(delivered by hand 20/01/02)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Westlake
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/7693

Parish: **BARKHAM**

Location: **St. Leonards, Barkham Road, Wokingham.**

Proposal: **Proposed two storey side 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 in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
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) 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.

Condition
5. 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.

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.

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

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

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.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 29/01/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7693

Applicant : Mr K Westlake C/O The Edwards Irish P/Ship.

Location : St. Leonards, Barkham Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/09/2002

Earliest Date for Decision : 31/10/2002

Latest Consultation Date/Site Notice Expiry Date : 31/10/2002

This application <u>will have expired on</u>: <u>25/11/2002.</u> 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 :
Morris - obj - design, lgwk + privacy
Sunny Ridge - street scene, design, daylight + privacy
PC - ?

Planning Issues :
Ld. sett.
SW. Sc
Neighb.
Highways

Application Number: F/2002/7963 – St Leonards, Barkham Road

Appraisal:

Development

The site is a semi-detached dwelling, situated within the identified settlement boundary. The application being considered proposes a two storey side extension.

Planning permission (F/2002/6576) has been granted on the adjacent garage site for two new dwellings. Planning permission (F/2002/6902) for a two storey side extension at St. Leonards was withdrawn.

1. Impact upon neighbouring properties

   The proposed extension would be located c.3.5m to the west of plot 2 on the adjacent site. Despite the extension projecting 4.5m forward of this neighbouring dwelling at first floor level, there would be no significant loss of light to the ground floor, front elevation, study window of this neighbour. Furthermore, given the spacing between the dwellings and the bulky detached garage at plot 2 (which is located along the side boundary), the proposal is not considered to be significantly overbearing.

   No first floor side elevation windows are proposed in the west facing elevation of the extension. The neighbour at plot 2 has a ground floor kitchen window in the side elevation, however this is set a significant distance back in this elevation.

   Revised plans (1512-06) were received showing the depth of the rear projection reduced from 5.1m to 3.7m (the conservatory extends a further 3.5m to the rear of this level) and the rear balcony removed. Given that this element of the extension would be set in 3m from the party boundary with the adjoining semi and taking into consideration the design of the extension (catslide roof and fully hipped roofline), it is not considered that the development would be significantly overbearing. In addition, there would be no significant loss of light or overlooking impacts.

   The proposed conservatory would project to the rear of the two storey element, however, given its siting, design and materials, it is not considered to exert any significant impacts.

1. Impact upon the character of the area

   Despite the width of the proposed extension, the set back from the front of the dwelling and reduced ridge height would ensure the subservience of the extension to the host dwelling. Furthermore, the monopitch roofline above the garage element would break up the façade of the extension and the proposed design and materials would compliment those existing. The dwelling forms a pair of semi-detached houses set amidst detached dwellings, however, for the reasons discussed it would not detract

significantly from the character of the semi's to warrant a refusal. The development would not be out of character with the wider street scene and two large, detached dwellings have been granted consent on the adjacent site.

2. Impact upon highway safety (parking provision)
   There is sufficient on site parking to accommodate the proposed extension.

Approval:	**Refusal:**
✓	

20/1

Application Number F/2002/7693
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	side elevations of the extension at
			first fl level or above.
4	C049	R049	
5	C122	R122	

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

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: GN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 28/1/03

See new plans for garage site

Previous app 45° angle from window in front of new dest. next door

RECORD OF SITE VISIT

SITE ADDRESS: St. Leonards
Barkham Road Wokingham.

APPLICATION NUMBER: F/2002/7693

OFFICER: Louise Smith

DATE OF SITE VISIT: 9/10/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Res rd - towards edge of settlement.
mix of dwelling types

3. DESCRIPTION OF SITE/BUILDING
semi-d dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage being demolished
2 new houses (detached) being erected

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING - large area hardstanding to front 4 or more cars

LEVELS level - gentle slope down to rear gdn - near level around house.

BOUNDARY TREATMENT left 2m cb fencing

OTHERS

Date: 02 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7693

Location: St. Leonards, Barkham Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr K Westlake C/O The Edwards Irish P/Ship.

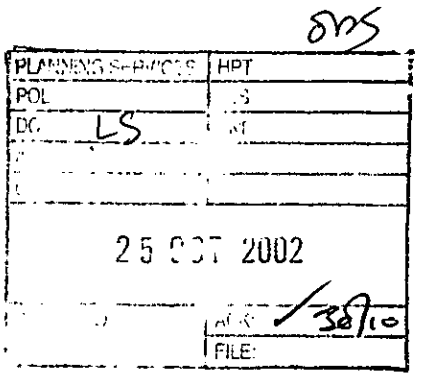
Case Officer: Louise Smith

The new plans show the following: Projection of the extension to the rear reduced and the rear balcony at first floor level removed. Drawing no: 1512-06.

Comments are required by 20/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Myles Seabrook D.P.L.M
Borris
Barkham Road
Barkham
Wokingham
Berks
RG41 4TG



Louise Smith
Development Control Administration
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

22/10/02

Dear Miss Smith,

re planning application for St.Leonards, Barkham Road, Barkham. (F/2002/7693)

I wish to object to the above planning application for the following reasons;

Design, appearance and layout

St Leonards is one of a pair of semi-detached houses. These were built in 1926, and are of the classic "semi" design. The proposed development does not take this into account; *i.e.* it does not follow the contours of what already exists.
A development, however large, which took into account the shape of the building as a whole would be far more acceptable.
The proposed roof-line is most confused.

Impact on the appearance of the area

Every house in this part of Barkham Road has a similar roof-line, which, when seen as a whole, is most attractive. This is especially well illustrated in the planning application for Barkham Hill Garage, which obviously takes this into account. The proposal for St Leonards stands in opposition to this.

Effect on the level of daylight and privacy of existing property

The height and size of the extension would have a detrimental effect on the amount of light at the back of my home, especially as I have already lost light due to the development at "Sunnyridge".

Planning case law and previous decisions

I hope the same rigorous standards which you applied to my own application in 1991 will apply in this case.

Yours Sincerely,

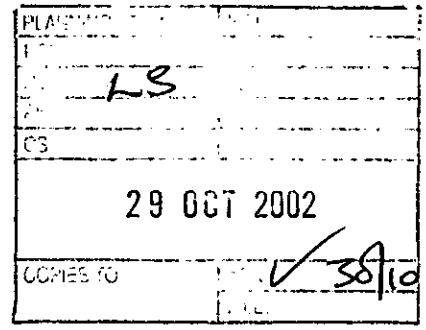
M. D. Seabrook

phone- 0118 977 6172 mobile- 07979 804956
e-mail- myles@borris40.freeserve.co.uk
vat no. 529 0666 32

~~6902~~
7693

OB8

PLANNING
LS
CS
29 OCT 2002
COMES TO
30/10



Sunny Ridge
Barkham Road
Wokingham
Berkshire
RG41 4TG
25 October 2002

Planning Department
Wokingham District Council
Shute End
Wokingham

Dear Sir

OBJECTION TO PLANNING PROPOSAL FOR EXTENSION TO PROPERTY KNOWN AS "ST LEONARDS", BARKHAM ROAD, WOKINGHAM.

I am making an objection on the above planning proposal. I hope you will consider my comments when making your decision. My objection is made on the following grounds:

Impact on the appearance of the area

The planned extension is to a well-balanced traditional 1926 semi-detached property. The plans show that the extension will increase the size of the property by almost 100% at the front and the same again at the back. This has the visual effect of totally unbalancing the property, and in particular the roof size. I have enclosed a copy of the street scene before and after the proposed extension. As can be seen the "before" picture shows that the houses are all comparable in their roof design, even the two new houses being built on the Barkham Hill Garage site have been designed to blend in with the shape and size of surrounding properties. The "after" picture clearly demonstrates the effect of the proposed extension. This shows that the traditional semi-detached property has lost all of its natural symmetry, and also the symmetry of the street as a whole has been lost. The property is no longer a semi-detached but a hybrid.

Design, appearance and layout

The planned extension is obviously modern and is not in keeping with a traditional 1926 semi-detached property. These properties were never intended to have double garages nor to have more than three bedrooms; the proposed extension contains a double garage and four bedrooms. Similarly the ground floor significantly increases the traditional two rooms to include a kitchen, utility and family room almost 100% larger than the existing floor space. Although this may seem necessary for the modern 21st century family these features should only be found in modern houses and not added to perfectly well designed 1920's properties.

The back view of the property shows a planned dormer to the master bedroom. This design includes French doors and a balcony. These are totally out of keeping with a property of this period, and again with the symmetry of a traditional semi-detached house. Similarly on the ground floor the addition of a conservatory, although in itself a reasonably attractive feature, once added to the already extended kitchen area makes the overall appearance of the house too large, too modern and completely out of keeping with the remaining part of the semi.

There is no mention in the plans of the building materials to be used, however I suspect it would be difficult to source material, especially roof tiles of a the same quality and design to match the existing property. This would again contribute to the "modern" and unbalanced appearance of the proposed extension.

Conservation of buildings

Although 1920's houses do not have any "conservation" status attributed to them they do represent a style and era which has past, and which should be retained for the future. These properties were designed to be symmetrical, they were fit for their purpose and just because that does not match the present occupants "lifestyle" does not mean that they should be extended beyond all recognition. The whole purpose of a semi-detached house is its symmetry with its neighbour and the proposed extension destroys that. The proposed extension also removes some of the original features of the property, most importantly the chimney. In a time when most new houses do not have chimneys surely this is an aspect of house design from the past which is worth retaining.

Effect on the level of daylight and privacy of existing property

As mentioned previously the proposed extension is significantly larger than the existing property. Although this has no impact on privacy at the front of the house it would have significant impact on privacy at the back of the property. My estimation is that the property including the conservatory would extend approximately 30ft into the back garden. There is little natural screening between my property and St Leonards and this would mean that the occupants of St Leonards would have a clear view from their family room and conservatory into my property (main bedroom and kitchen), and we would be able to see, and be seen, directly from my main bedroom (which has floor to ceiling windows) into their conservatory and family room. I feel therefore that the privacy issue needs to be considered for both parties in any planning decision.

Noise and disturbance resulting from the proposed development

If approved the building of such a large extension would create significant noise and disturbance for my family, my neighbours and myself. There are currently three building projects underway directly adjacent to St Leonards and this is having a profound effect on my family life. My four-year-old son is asthmatic and is unable to play in our garden due

to the dust being produced by the current building projects. Any development at St Leonards, which is closer to us, would obviously have a greater effect on my son. I would also be concerned about the amount of vehicles any development would require. We live on a very busy part of Barkham Road and any extra large vehicles would cause a particular hazard.

To summarise I object to the proposed extension of the property at St Leonards on the following issues:

- Proposed extension is too large in comparison with the other half of the semi-detached property
- Proposed extension alters the natural symmetry of the property and the skyline of Barkham Road
- Proposed extension has modern features, double garage, balcony, large rooms which are not in keeping with a traditional 1920's semi-detached property
- Proposed extension will use modern materials not in keeping with the original property
- Original features of the property, especially the chimney will be lost in the proposed extension
- Privacy will be compromised for all parties with such a large extension
- Noise and disturbance from the proposed extension will exacerbate the problems being experienced from three current building projects.

I would be grateful if you could confirm that you have taken my comments into consideration in making your decision on planning approval. Please contact me if you have any queries arising from this objection.

Yours faithfully,

B Thompson

Bernadette Thompson, BA(Hons), CPFA

Application Number : F/2002/7693	**Map No : 82**
Case Officer : LS	**Site Area :** 0.11
Valid Date : 30/9/02	**Received Date: 30/09/2002**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : St. Leonards, Barkham Road, , Wokingham.

Parish : BA **Ward : BAR**

Applicant : Mr K Westlake C/O The Edwards Irish P/Ship.

Fee Required: £0 **Fee Received: £0** Resubmission 2002/6902 w/drawn

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	only 1 form.		
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 I f "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

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

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

Tel: (0118) 974 6463

Date: 07 October 2002

My ref: F/2002/7693

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/2002/7693
St. Leonards, Barkham Road, , Wokingham.
Proposed two storey side 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7693**
St. Leonards, Barkham Road, , Wokingham.
Proposed two storey side 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 Stubbs

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

Received by Wokingham District Council

Application No: F/2002/7693

Proposal:
Proposed two storey side extension to dwelling.

Location:
St. Leonards, 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/2002/7693 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/10/2002. 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

07 October 2002

Organisation_Name	Building_Name	address1	Postcode
	BORRIS	BORRISBARKHAM ROADWOKINGHAM	RG414TG
	BARN COTTAGE	BARN COTTAGEBARKHAM ROADWOKINGHAM	RG414TG
BARKHAM HILL GARAGE			RG414TG
	ST. LEONARDS	ST. LEONARDSBARKHAM ROADWOKINGHAM	RG414TG
	1A	1ABEARWOOD ROADWOKINGHAM	RG414TB

Neighbour consultation list F/2002/7693

Tel. **0118 974 6502**
Date: 03 July 2002
Your Ref:
My Ref: **Mr F Leo - F/2002/6902**

30.SEP.2002 7693

WOKINGHAM UNITARY
Aiming for Excellence

Mr K Westake
C/O The Edwards Irish P/Ship
86
Langborough Road
Wokingham
Berks
RG40 2BT

RECEIVED
09 JUL 2002

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

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2002/6902
Site Address: St. Leonards, Barkham Road, , Wokingham.
Proposal: Proposed two storey side extension to dwelling and rear conservatory.

Thank you for the above application, which has now been accepted along with the sum of £110 in fees.

The case officer who will be dealing with your application is **Mr F Leo** who can be contacted on **0118 974 6502.** If you wish to discuss any aspect of your application proposals please contact the case officer quoting reference number **F/2002/6902.**

The Council will try to deal with your application within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those, which require modification.

If the Council has not made a decision on your application within 8 weeks of the date of the application being registered as valid (i.e. by **14/08/2002**) then you have a statutory right to appeal to the Secretary of State on grounds of 'non – determination'. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions, they can be contacted on (0117) 987 8000.

If you should wish to make such an appeal, this Council would no longer be able to determine your application, and you would have to wait for an Inspector appointed by the Secretary of State to make a decision. You may therefore wish to discuss matters with the case officer, prior to submitting any such appeal.

Please note that in addition to Planning Permission you may also require Building Regulation approval, for further advice contact the Building Control Section on (0118) 974 6375.

Yours faithfully

Mr F Leo

Development Control Officer

30.SEP.2002 7693

Development Control Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

13 August 2002

Ref: JI/PHE/FJ/1512

For the attention of: Mr F Leo.

Dear Sirs,

RE: EXTENSION TO ST LEONARDS – BARKHAM ROAD – WOKINGHAM.
APPLICATION REF: F/2002/6902.

Please accept this letter as formal notification of withdrawal of the planning application with reference to the above site.

Please can you confirm receipt of this notice at your earliest convenience?

Yours faithfully

John Irish
Partner

Cc. Mr K Westlake

Via fax and post.

30.SEP.2002 7693

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

FAX COVER SHEET

TO	MR F LEO
COMPANY	WOKINGHAM DISTRICT COUNCIL, PLANNING.
FROM	MR. J. IRISH
FAX No	0118-9746484
PAGES INC	2 DATE 13:08:02

MESSAGE:

RE: ST LEONARDS - BARKHAM RD - WOKINGHAM.

PLEASE SEE ATTACHED LETTER.

30.SEP.2002 7693

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 August 2002

Ref: JI/FJ/PHE/1512

For the attention of: Mr Leo.

Dear Sirs,

RE: ST LEONARDS – BARKHAM ROAD.

I refer to the meeting between your Mr Leo, Mr Westlake and myself on 16th August 2002 concerning the above project and now enclose, as requested, a feasibility study (drawing No. 1512/FS1) showing a revised side extension respecting the 45° overlooking guideline.

Please confirm the acceptability of this revised proposal.

Yours faithfully

John Irish
Partner

. Encs.

Cc. K Westlake.

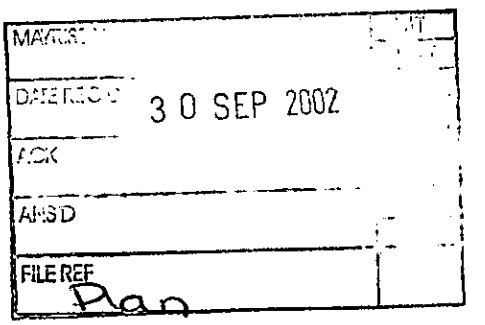
30.SEP.2002 7693

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

7693

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



27 September 2002

Ref: PHE/FJ/1512

Dear Sirs,

RE: EXTENSION TO ST. LEONARDS – BARKHAM ROAD – WOKINGHAM.

Following the recent withdrawal for an application for a two-storey side extension to the above property I enclose a revised application for a similar extension.

Discussions have been held with Mr Leo of the Planning Department who highlighted some concerns with the previous application. His comments have been taken into account in preparation of the revised design and I trust it will meet with your approval.

The application consists of the following documentation: -

- Six copies of drawing No. 1512/05.
- Application forms.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

P Edwards.

Paul Edwards
Partner

. Encs.

Environmental Services

For office use only. 30.SEP.2002 7693
Application number:

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 DISTRICT COUNCIL
30 SEP 2002

1	Your name Address and postcode Phone number	MR. K. WESTLAKE ST LEONARDS BARKHAM ROAD WOKINGHAM BERKS.
2	Agent's Name Address and postcode Phone number	THE EDWARDS IRISH PARTNERSHIP 36 LANGBOROUGH ROAD WOKINGHAM BERKS RG40 2BT 0118 989 4403
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.	ST. LEONARDS BARKHAM ROAD WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
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.	PLAIN TILES TO MATCH EXISTING RENDER AND FACE BRICKWORK TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.		
	AMENDED APPLICATION FOLLOWING WITHDRAWAL OF ORGINAL.		
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: A Edwards

on behalf of MR C WESTLAKE.

Date 26:9:2002

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

1933 ST. LEONARDS

ADDRESS BARKHAM HILL PARISH BARKHAM

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/6902		Mr. K. Westlake	2St/S + R Conserv.	W	D	
F/2002/7693		" " "	2/St side ext			

MINISTRY DECISION:

SPECIAL ORDERS: