APPLICATION NO:
O/2001/5425

LOCATION:
The White House Barkham Road, Wokingham.

APPLICANT:
A J Atkinson C/O Martin Butler Partnership Ltd.

PROPOSAL:
Outline application for the proposed erection of one Dwelling. Demolition of outbuildings only. chalet bungalow dwelling

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Natalie Brown**

APPROVED

538

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RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A J Atkinson
C/O Martin Butler Partnership Ltd.
28 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: O/2001/5425

Parish: **BARKHAM**

Location: **The White House, Barkham Road, Wokingham.**

Proposal: **Outline application for the proposed erection of one chalet bungalow dwelling. Demolition of outbuildings only.**

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. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition

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

Condition

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

Condition

5. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

6. Prior to the commencement of the development hereby permitted in outline, the outbuildings as shown on drawing 2107-2/08 shall be demolished and all materials resulting from the demolition shall be removed from the site.

Condition

7. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition

8. 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

9. 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.

Condition

10. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed by means of a footway crossing rather than a kerbed junction and provided with visibility splays of 2.4 metres x 90 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and

Applicationo	Name & Address
O/2001/5425	Judith Neuhofer Clerk to Barkham Parish Council Small Oaks Doles Lane WOKINGHAM. RG41 4EB
O/2001/5425	W D N Jackson Highands Barkham Road WOKINGHAM. RG41 4TG
Application Approved	Letters sent 13.02.02

WOKINGHAM UNITARY
Aiming for Excellence

turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

Reason
5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
6. To safeguard the character of the premises.

Reason
7. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

Reason
10. In the interests of highway safety and convenience.

Reason
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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 EN1 and LD3.
oddon Area Local Plan Policies LTV1, LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

5425

OBS.

Highlands
Barkham Road
Wokingham
Berks RG41 4TG

Home: 0118 9780824
Work: 01252 395417

23 December 2001

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

PLANNING SERVICES | NPT
FOE | TLS
DC NR | ENF
APP |
CS |
27 DEC 2001
COPIES TO: | ACK: ✓
FILE:

3 JAN 2002

Dear Sir/Madam,

Application O/2001/5425 – The White House, Barkham Road

With reference to the above outline application for erection of a chalet bungalow in the grounds of The White House, I am the owner of The Cottage which borders the proposed site, and also the owner of Highlands whose garden also borders the proposed site.

The proposal is an improvement on the previous application (F/2001/4421) with a more acceptable shape and siting. I am concerned however that the plan fails to show the ground slope and site section on a site that falls substantially over the length of the proposed dwelling. In particular I would like any consent to include a condition that the height of the floor slab at the back (SE) side of the building should not be more than 0.5m above the current ground level. This will minimise the impact of the proposed building on what is a hill top position.

Yours faithfully,

W D N Jackson

W D N Jackson

Tel: (0118) 974 6492

Date: 17/1/02

My ref: O/2001/5425

CONFIDENTIAL

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: O/2001/5425
The White House, Barkham Road, , Wokingham.
Outline application for the proposed erection of one Dwelling. Demolition of outbuildings only.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ . REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28/1/02

checked 30/1 & no listing letters received NMB

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **O/2001/5425**
The White House, Barkham Road, , Wokingham.
Outline application for the proposed erection of one Dwelling. Demolition of outbuildings only.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Stubbs

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

17/1/02

Dear Councillor Stubbs,

If you are able to return the listing letter to me by 24/1/02, we would be able to issue the decision within the 8 week date.

Natalie Brown

With Compliments



Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

Received by Wokingham District Council

Application No: O/2001/5425

Proposal:
Outline application for the proposed erection of one Dwelling. Demolition of outbuildings only.

Location:
The White House, 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 O/2001/5425 to enable the library staff to locate the correct information.

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 31/12/2001. 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.

Head Planning and Transportation

07 December 2001

WORK SHEET FOR : Natalie Brown

Application Number : O/2001/5425

Applicant : A J Atkinson C/O Martin Butler Partnership Ltd..

Location : The White House, Barkham Road, , Wokingham.
Proposal : Outline application for the proposed erection of one ~~Dwelling~~. chalet bungalow dwelling.
Demolition of outbuildings only.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/12

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 21/12 .....

Date Registered : 30/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 25/01/2002. 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 :

Planning Issues : D & Sett

Application Number: O/2001/5425

Appraisal :

See attached sheet

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

* amended description of development as per front please *

Application Number O/2001/5425
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C002	R002	O/L permissions
			of the insets: all except siting
			& del: "Means of access thereto"
(2)	C012	R012	Ex. materials to be agreed.
(3)	C070	R070	HRS construction
(4)	C100	R100	Site levels.
(5)	C017	R017	Boundary Treatment.
(6)			Prior to the commencement of the development
			hereby permitted in outline, the outbuildings
			as shown on drawing 2107-2/08 shall be
			demolished & all materials resulting from the
			demolition shall be removed from the site
		Reason:-	To safeguard the character of the premises.
(7)	C040	R040	No PD - Extns, alts + outbuildings.
(8)	C049	R049	Garaging to be retained.
(9)	C122	R122	Parking + turning
* (10)	C125	R125	Access + visibility splays
			Ins: 2.4m x 90m.
			Ins: (after 'the vehicular access proposed shall be formed' by means of a footway crossing rather than a kerbed junction
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			ENV1, URB1, URB2, LTS
SOUTH-EAST AREA LOCAL PLAN POLICIES:			*
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WOS2, WOS3, WRE1, WT7,
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			ENV1, LD3,
MINERALS LOCAL PLAN POLICIES:			

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

Date: 30/1/02.

(11) C129 | R129 - construction vehicles
(12) C130 | R130 - No mud during construction
(13) C137 | R137 - Turning within site. Ins: dwellings

Informatives: NO7 (access).

RECORD OF SITE VISIT

SITE ADDRESS: The White House Barkham Road Wokingham. APPLICATION NUMBER: O/2001/5425	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

settlement. Predom Res

3. DESCRIPTION OF SITE/BUILDING

Offbldg at rear (4m to ridge, 5m to top of chimney)
settlement boundary at rear of site (hedging) - fields beyond.
trailers yard at rear existing res. dwelling.
wooden shed along boundary →

4. RELATIONSHIP TO ADJOINING PROPERTIES

← garage - appn for res (breeze block wall)
→ Res. (hedging). (has offbldg along boundary)
approx level with rear of existing dwelling } 2s.

willow tree cottage adj (appd till House → rear of res - CA for replacement dwelling (Appn 4351).
↳ within settlement boundary.

5. SITE CONSTRAINTS

TREES pines/cons.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Used for trailers + wood yard.
operators license to repair barrels.

Application No.	Received	Barkham	Listed by
F/2001/4421	16.7.01		Cllr Miller

Applicant: **AJ Atkinson c/o Martin Butler Partnership**
Location: **The White House, Barkham Road, Barkham**
Proposal: **Erection of two dwellings plus demolition of existing house and outbuildings**

1. **Planning History** – Permission was granted for a shed & garage in 1974, and a porch & canopy were approved in 1976.
Councillor Miller has requested that the Committee consider this application.

2. **Proposal** – The application is for the demolition of the existing 4 bedroom dwelling and its replacement with two 4 bed houses: Plot 1 would be slightly further south than existing dwelling, at a similar distance from the road, but an average of 7m deeper than the present dwelling. Plot 2 would be sited about 21m away at its nearest point from the rear boundary with open countryside.

3. **Consultations** -
   - ***Environmental Health:*** no objections subject to standard working hours condition.
   - ***Highways:*** no objections subject to conditions re garaging, parking & turning, vision splays, construction vehicles & access, & prevention of mud on road.
   - ***Landscape:*** concerned over impact on surrounding countryside due to height of Plot 2.
   - ***Local Residents:*** One neighbour objects on grounds of the size and height of the new dwellings, emphasised by rising land; effect on visual amenity of area - long distance views available from footpath and roads between Barkham Church and Edneys Hill areas; excessive height compared with precedent at Coppid Hill House; and too hard an urban edge to the countryside, even allowing for the inclusion of area in Barkham Hill settlement in draft Wokingham District Local Plan.
   - ***Barkham Parish Council:*** object – see attached

4. **Appraisal** – Main issues:

   A. Principle of Development. Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH1 & 6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Housing Mix and Density. Policies H5 and H9 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policies WH1 & 6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan;

Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Impact upon the character and appearance of the surrounding area. (Policy EN1 of the Berkshire Structure Plan; Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Impact upon highway safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; Policies WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
F. Concerns of Residents.

A. Principle of Development

The site is located within the identified Barkham Hill settlement, near to its south western extremity, where development is normally acceptable in principle, subject to according with the other policies within the District's Development Plans. The site would be regarded as 'previously used land' as it comprises a dwelling and its present garden area. The principle of development would therefore be in accordance with government guidance in PPG3 – Housing.

B. Housing Mix and Density

The site is 0.15 hectares, and the proposed development would be at a density of nearly 13 dwellings per hectare (dph), well below the 30dph target in PPG3. This target is not directly applicable to sites of below 0.3 hectares within settlement boundaries, however, and in any case would produce a layout out of character with this part of Barkham Hill, composed of detached dwellings in larger plots.

C. Impact upon the Residential Amenity of the Neighbouring Dwellings

Plot 1 would replace the existing dwelling, approximately midway between The Cottage, and the main Barkham Hill Garage building to the west. Due to the length of the rear garden, Plot 2 would lie over 40m from the main rear wall of The Cottage, but the greater floor area and depth proposed for Plot 1 would take this 2 storey house around 9m beyond the rear of The cottage, with a breakfast room window at mid depth. There is good landscape screening, but the increase in bulk would be overbearing in relation to The Cottage.

D. Impact upon the Character and Appearance of the Surrounding Area

Plot 2 would be sited over 24m to the rear of Plot 1, and around 18m behind the main rear wall of Barkham Hill Garage, and therefore well to the rear of the general line of the rear of the other dwellings to the west. There would be a clear benefit in removal of the substantial and high single storey outbuildings at the rear extremity of the site, but as proposed this would be outweighed by the 9m overall height to ridge of Plot 2. There are distinct long views from open countryside to the south and south-east, and the proposal would be unduly prominent from these areas within the Green Gap/ Wedge, contrary to the relevant Local Plan policies.

E. Impact upon Highway Safety
The proposal would result in a net increase of one dwelling, and the Highways Officer is satisfied that the development would have no significant detrimental impact upon the highway safety of the surrounding road network.

F. Concerns of Local Residents
The concerns of the local resident have been noted, and his concerns relating to overdevelopment have already been addressed in this appraisal.

5. **Conclusion** – although residential development is acceptable in principle, the siting, height and bulk proposed for Plot 1 would have a detrimental impact on the amenity of the neighbouring occupier, and that for Plot 2 would be unduly prominent in relation to the adjoining Green Gap/ Wedge area of open countryside.

6. **Recommendation** – REFUSE planning permission for the following reasons:

1. The height, bulk and location of the dwelling for Plot 2 would be unduly prominent from the Green Gap/ Wedge open countryside to the south and west of the site, contrary to the aims of Policy LH1(c) of the Loddon Area Local Plan and Policy WH1(d) of the draft Wokingham District Local Plan.

2. The siting, height and depth of the dwelling for Plot 1 would have an unduly overbearing relationship with the adjoining dwelling to the east of the site, contrary to the aims of Policies LH1(b), LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3, WH1(c) and WBE1 of the draft Wokingham District Local Plan.

Informatives

1. You are advised, in accordance 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 H5 and EN1.
Loddon Area Local Plan Policies LH1, LBE1 and LBE2.
Draft Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Ron Madell

Application Number: O/2001/5425 – The White House

Appraisal:

Development
Outline application for the demolition of outbuildings and the erection of one chalet bungalow to the rear of The White House, Barkham Road.

This application follows the refusal (at Committee) of application F/2001/4421 which was for the demolition of outbuildings and existing dwelling and erection of two dwellings. This was refused on the grounds that the height siting and depth of the dwelling on plot 1 (front of the site) would have an overbearing relationship with the adjoining dwelling, and that the height, bulk and location of the dwelling on plot 2 (at the rear of the site) would be unduly prominent from the green gap/wedge open countryside to the south and west of the site. (copy of report attached)

The site is located within the identified settlement of Barkham. The settlement boundary runs along the rear boundary of the site with land beyond designated as rural and green gap/wedge. The land level slopes away toward the rear of the site

1) Impact upon neighbouring properties
   The proposed development would be set away from the neighbouring boundaries and in having a hipped roof, the massing would be taken away from the rear area of the properties either side.
   It is considered that due to the single storey nature that there would be no overbearing effects and no overlooking.

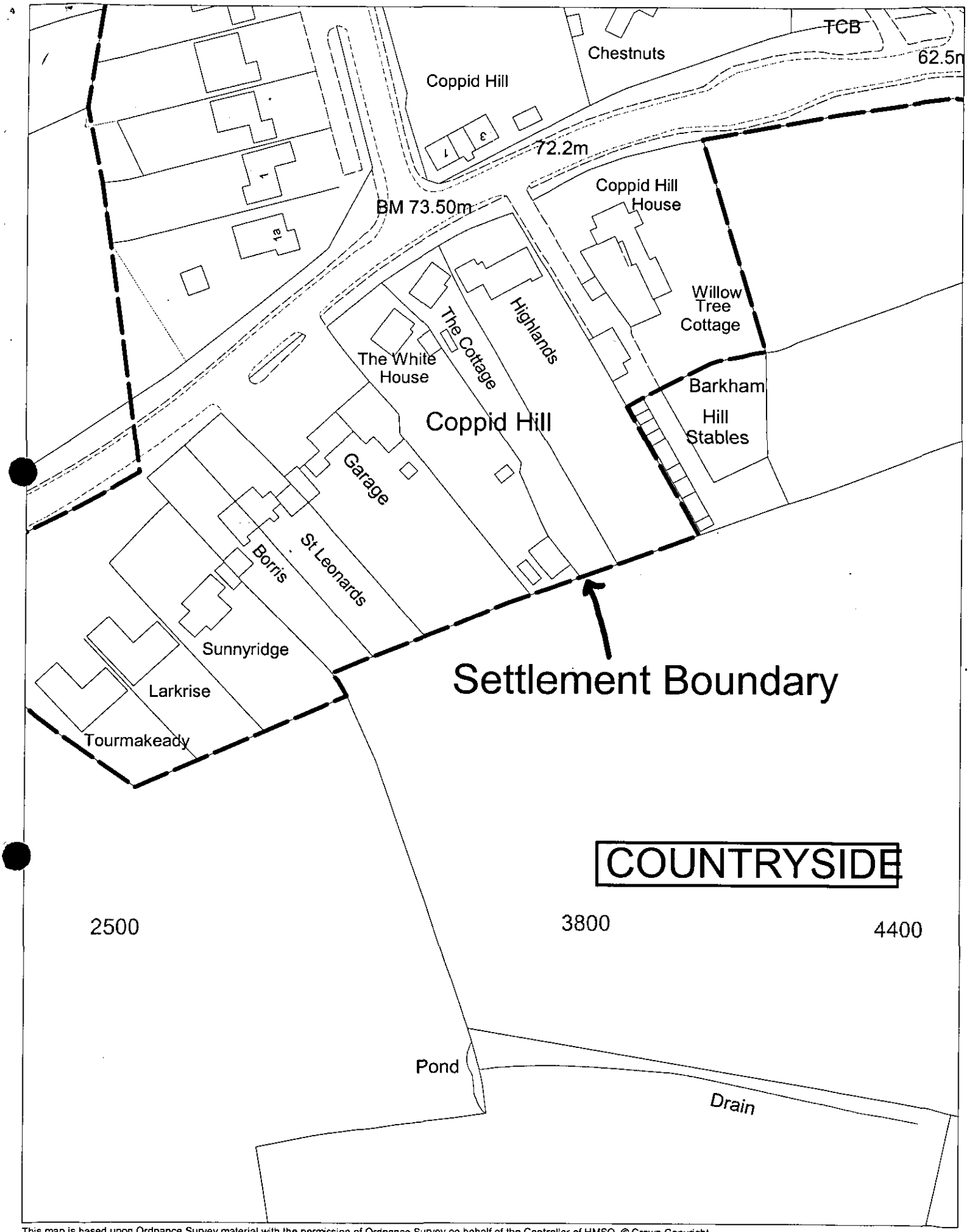
2) Impact upon the character of the area
   The proposed dwelling would be located between 29m-32.5m from the settlement boundary at the rear (the boundary is not parallel to the proposed dwelling). The previously refused dwelling would have been 21m-24.5m from the boundary. The current application in being further from the boundary with settlement and rural is an improvement over the previously refused application.
   The proposed dwelling is chalet style. Illustrative elevations show that it would have a ridge height of 7m. The previously refused dwelling was two-storey in nature with a ridge height of 9m.

   The reduction is ridge height of 2m, and subsequent reduction of bulk compared to the previous dwelling coupled with the fact that it would be located further from the settlement boundary overcomes the previous reasons of refusal (outlined above).

It is recommended that a condition be added to ensure that the existing outbuildings are demolished and materials resulting from the demolition be removed from the site prior to the erection of the dwelling approved.

3) Impact upon highway safety (parking provision)
Subject to the inclusions of conditions with regard to garaging, turning and parking being retained and visibility splays, and provision of construction vehicles during construction, the highways department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001

Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001	Map No. 82 Site 016
Officer: NAB | Application No. O/2001/5425	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING. DEMOLITION OF OUTBUILDINGS ONLY.

Location: THE WHITE HOUSE BARKHAM ROAD

Parish: WOKINGHAM Ward: BARKHAM

Applicant: A J ATKINSON

re submission 2001/4421

Fee Received 00-00 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			
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 : 7/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + see map
+ WDN Jackson, Highlands, Barkham Rd, Wham RG41 4TG
+ Mr & Mrs Prior, The White House, Barkham Rd, Wokingham (inside redline)

POL	TLS
DC NS	ENF
APP	
CS	
	FILE:

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
Telephone / Fax *0118 977 2857* *RG41 4EB*
E-mail *judith@neuhofer.freeserve.co.uk*

Miss N. Brown
Planning Dept.
Wokingham District Council

Date: 14th December 2001

Dear Miss Brown,

Application Number O/2001/5425
The White House, Barkham Road
Outline application for the proposed erection of one dwelling. Demolition of outbuildings only

I am writing to you on behalf of Barkham Parish Council concerning the above numbered application. These plans were looked at in detail at our recent meeting. The Council would like to raise concern over the continued developments which are located behind the building line of the road and feel that if this dwelling is permitted then it will set a precedent which would make further such developments difficult to refuse planning permission.

Also we would like to add that this site is located on the brow of a hill at a particularly dangerous junction and feel that any additional traffic movements at this location would not be beneficial.

Therefore Barkham Parish Council recommend that this application is refused.

Yours sincerely,

J P Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

Barkham Parish Council supporting recycling by using 100% recycled materials for all its correspondence.

Natalie Brown

From: John Mullaney
Sent: 18 December 2001 12:37
To: Natalie Brown
Subject: THE WHITE HOUSE, BARKHAM ROAD, O/2001/5425

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 December 2001

Location:	The White House, Barkham Road, Barkham, Wokingham
Proposal:	Outline application for the proposed erection of one dwelling. Demolition of out buildings only.
Application Number:	O/2001/5425

In response to your consultation dated 7 December 2001 for the above application, the landscape comments are as follows:

The site is within the settlement boundary, but backing onto open countryside and consists of an existing house with a number of existing outbuildings to the rear. The house is positioned fairly close to Barkham Road and forms part of a consistent linear settlement pattern of properties along this road. Many of these properties have long back gardens with no back-land housing development. Although this site does contain several outbuildings they are fairly unobtrusive due to their low elevation.

The site is located in a prominent position on top of Coppid Hill with the land falling away to the east; south and west.

The size of the proposed dwelling, although a chalet bungalow, is significant in comparison to the neighbouring properties and will be emphasised by the raised elevation of the site. I therefore consider that the development is unacceptable as it will have a detrimental impact on the surrounding countryside, as the dwelling will be visually intrusive and out of character with the existing settlement pattern.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 07 December 2001

Application Number: O/2001/5425

Proposal: Outline application for the proposed erection of one Dwelling. Demolition of outbuildings only.

Parish: BARKHAM PARISH

Site Address:
The White House, Barkham Road, , Wokingham.

Applicant:
A J Atkinson C/O Martin Butler Partnership Ltd..

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).

C049, R049
C122, R122
C126 (INSERT: 2.4m by 90m), R126. C125 | R125 ✓
C129, R129
C130, R130
C137, R137.

NO7

Comment - Access to be formed by means of a footway crossing rather than a kerbed junction.

Signed: _____ **Print name:** AC 12/12/01

30.NOV.2001 5425

MBP

Martin Butler Partnership Limited
Architectural Design & Planning Consultants
28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel/Fax: 0118 989 0990

28th November 2001

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Re: Retention of Existing House and Erection of Chalet Bungalow at "The White House" Barkham Road, Wokingham.

Further to our previous application ref. F/2001/4421 refused on the 3rd October 2001 and after subsequent discussions with Mr Madell, we produced an alternative sketch Sk01 which was presented to Mr Madell on the 14th October 2001 for his comments prior to a formal planning submission.

We understand Mr Madell is no longer with the authority. However, prior to him leaving he assured me that he would discuss the matter with Mr Thorp. We have tried on several occassions to discuss the matter further, leaving messages for Mr Thorp but to date nobody has returned our calls.

We are extremely disappointed with the council's service and therefore have no alternative but to submit new outline planning application without the benefit of your comments including the following documentation:-

1. Six copies of application form.

2. One copy of certificate B and Notice under article 6 served on the current owner.

3. Six copies of drawing Nos. 2107-2/
   08 Site and Location Plans.
   09 Plans, Elevations and Section (Illustrative purposes only).

4. This is a repeat application therefore we believe this is exempt of any fee.

Should you have any queries please contact the undersigned.

Yours faithfully

Martin Butler

cc. A. J. Atkinson

30.NOV.2001 * 5425

1913 *la*

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION
(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* THE WHITE HOUSE PARKHAM RD. WOKINGHAM

I give notice that *(b)* A. J. ATKINSON

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* RETENTION OF EXISTING HOUSE/ERECTION OF CHALET BUNGALO AND DEMOLITION OF EXISTING OUTBUILDINGS

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PLANNING DEPT P.O. BOX No 157 COUNCIL OFFICES SHUTE END WOKINGHAM BERKSHIRE RG40 1WR

by *(f)* 19th DECEMBER 2001.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Martin Bailey

† On behalf of A. J. ATKINSON.

Date 28th NOVEMBER 2001.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† *Delete where inappropriate*

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1769a

30.NOV.2001 * 5425

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	A.J. ATKINSON
	ADDRESS	ORCHARD DENE BASINGSTOKE RD ALDERMASTON WHARF BERKS
	POST CODE / PHONE	/ /
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MARTIN BUTLER PARTNERSHIP LTD.
	ADDRESS	28 BROAD STREET WOKINGHAM BERKSHIRE
	POST CODE / PHONE	RG40 1AB 0118 9890990
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	THE WHITE HOUSE BARKHAM ROAD WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used:		RETENTION OF EXISTING HOUSE AND ERECTION OF CHALET BUNAGLOW FOLLOWING DEMOLITION OF OUTBUILDINGS
5. Give the area in hectares or part of a hectare	AREA OF SITE	.156.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2107-2/08 SITE & LOCATION PLANS. 03 PLANS/ELEVATIONS (ILLUSTRATIVE PURPOSES ONLY)

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☑	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

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

		SITING	☑
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☑	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK, CONCRETE ROOF TILES & UPVC WINDOWS.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

CLOSE BOARDED FENCE 1.8 METRES HIGH

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING WITH IMPROVED RADII

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	1 / 6 *	/ *
CHALET BUNGALOW	1 / 8 *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

RESUBMISSION OF PREVIOUS SCHEME

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Martin Evans ON BEHALF OF A.J. ATKINSON DATE 28th NOVEMBER 2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
●	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

●

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land *or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).*
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 30.NOV.2001* 5425

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

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

OR

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was serve
+ See Note (a) to Certificate A		
MR & MRS J. PRIOR.	THE WHITE HOUSE BARKHAM ROAD WOKINGHAM BERKSHIRE	28th NOV. 2001.

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed Martin Bucher (MBP

On behalf of A. J. ATKINSON

Date 29th NOVEMBER 2001

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

ADDRESS WHITE HOUSE BARKHAM HILL PARISH BARKHAM.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00920	Mr W J PRIOR	Erection of shed + garage	11 7 74.	N/A C/A
BR 1755	"	GARDEN SHED - STORE of RE-LOCATE GARAGE	2 12 74	REFUSE N/A
BR 5466	"	Porch + canopy	21 9 76	APP —
05398	"	"	28 10 76	N/A C/A
BRA 5882	MR J PRIOR	Utility room + toilet	9-9-88	APP.
F/2001/4421	A J Atkinson	erect of 2 dwell & dem of exist house & outbuildings	3/10/01	Ref.

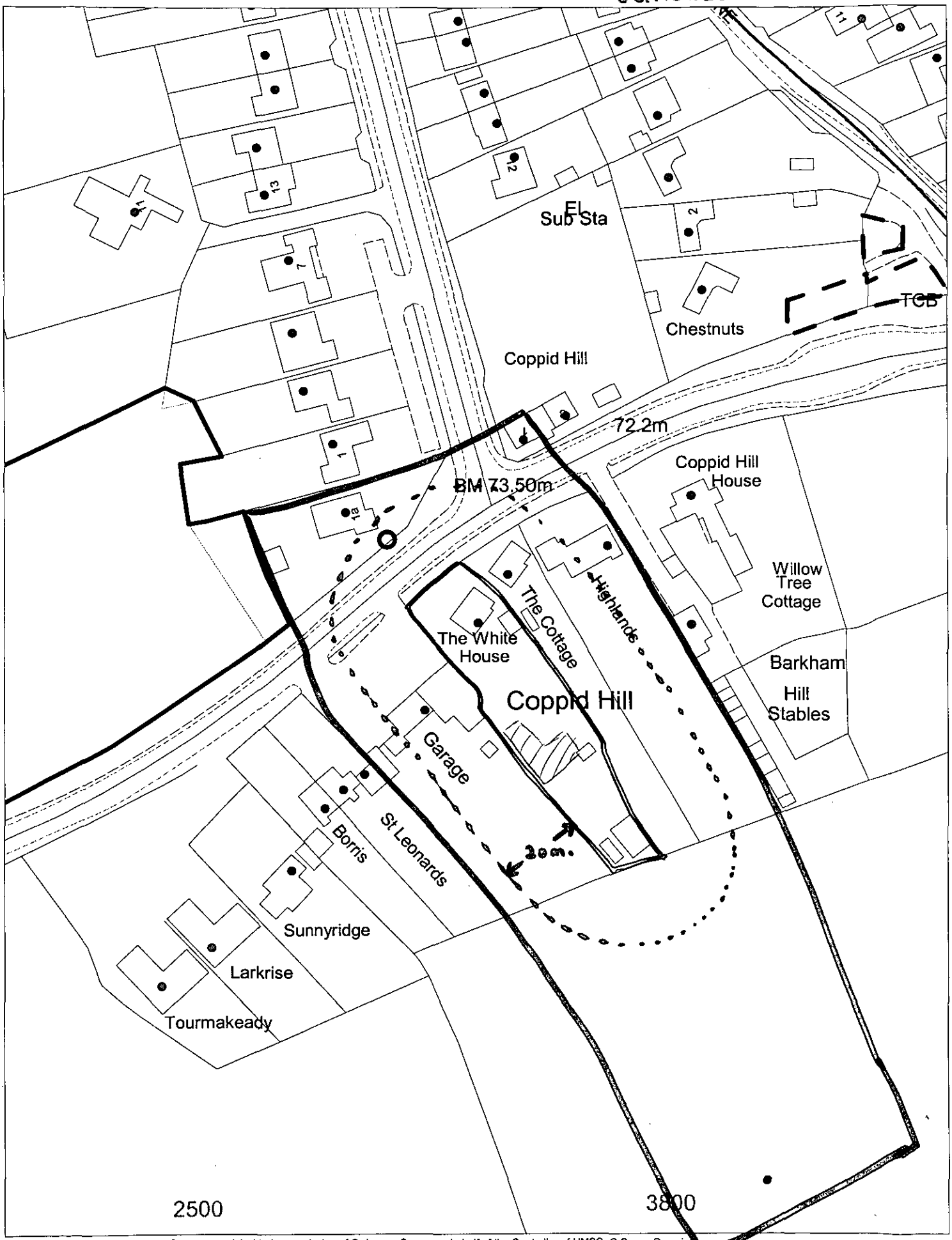
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

30.NOV.2001 5425



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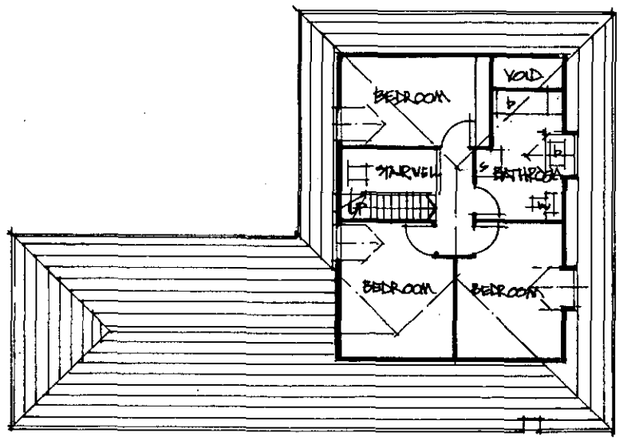
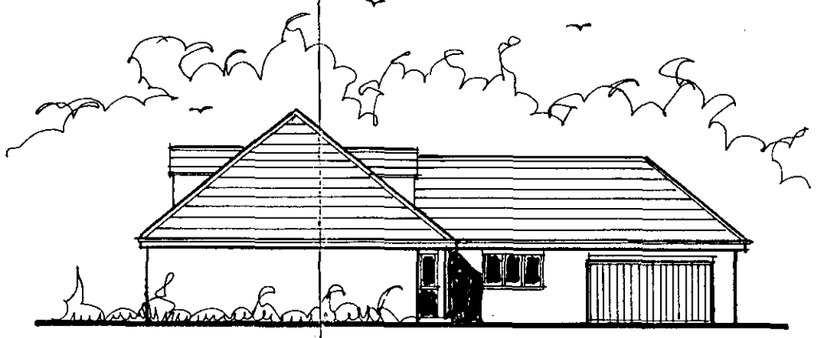
Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001 Scale: 1 : 1250

N W E S

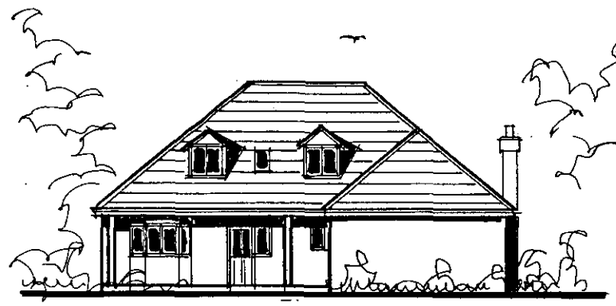
30.NOV.2001* 5425



First Floor Plan



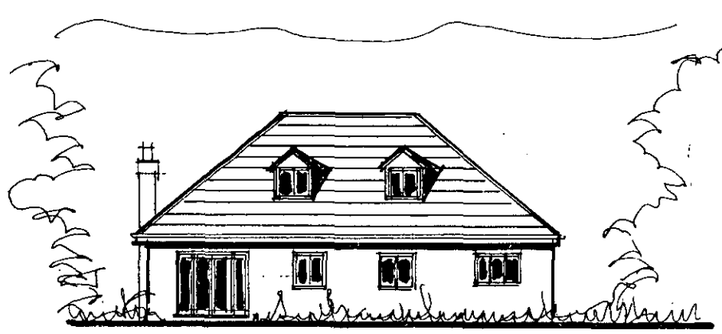
North East Elevation



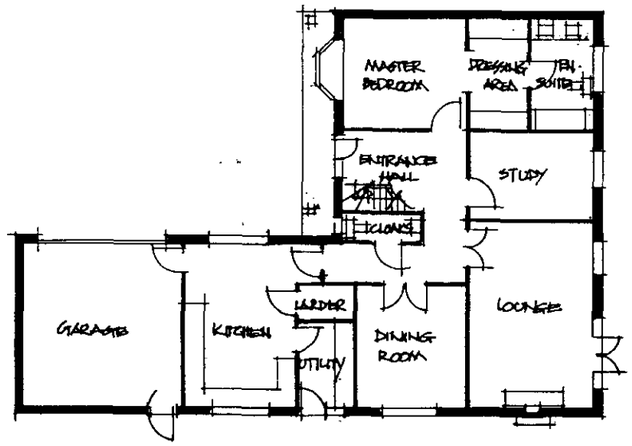
North West Elevation



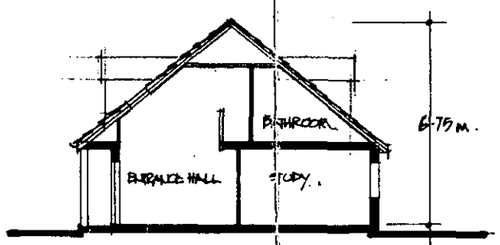
South West Elevation



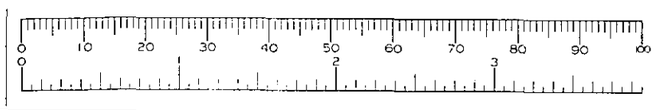
South East Elevation



Ground Floor Plan



Section



PROPOSED CHALET BUNGALOW - 'THE WHITE HOUSE' BARKHAM RD

Client
A.J. ATKINSON
ORCHARD DENE
BASINGSTOKE ROAD
ALDERMASTON WHARF. BERKS

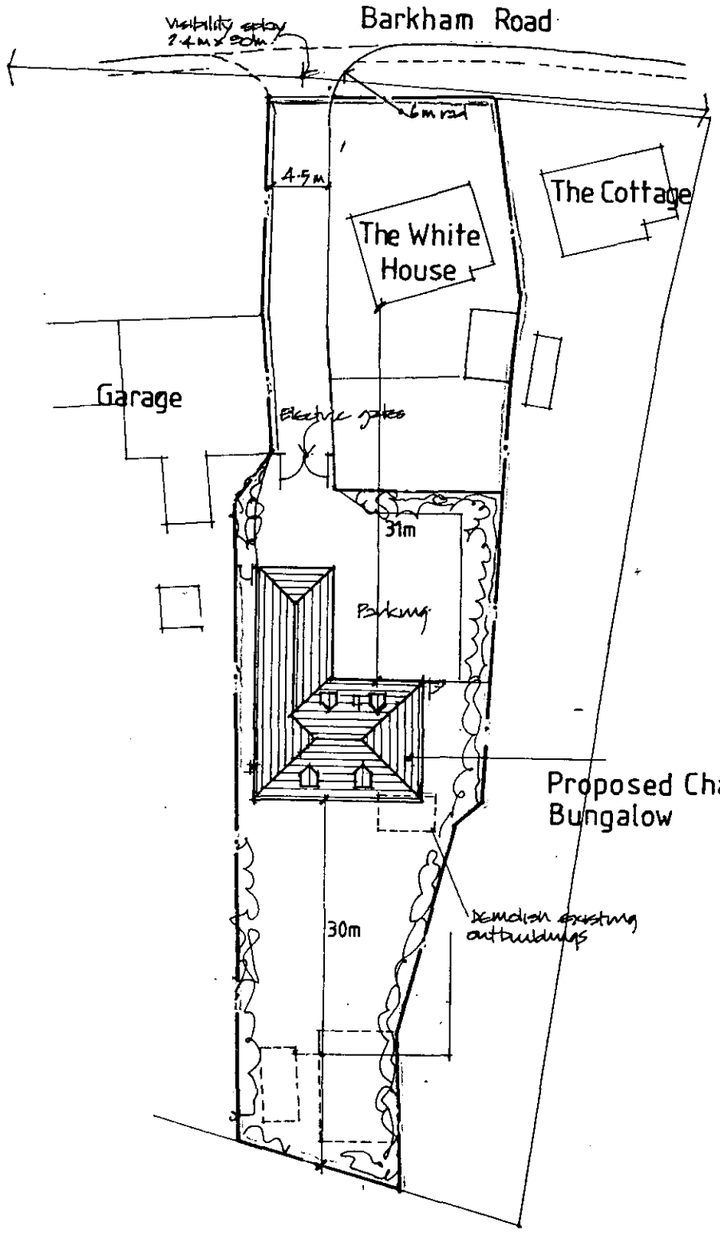
Description
PLANS, ELEVATIONS & SECTION

All dimensions to be checked on site. Any discrepancy between this drawing and other information is to be referred to the Partnership. This drawing is copyright.

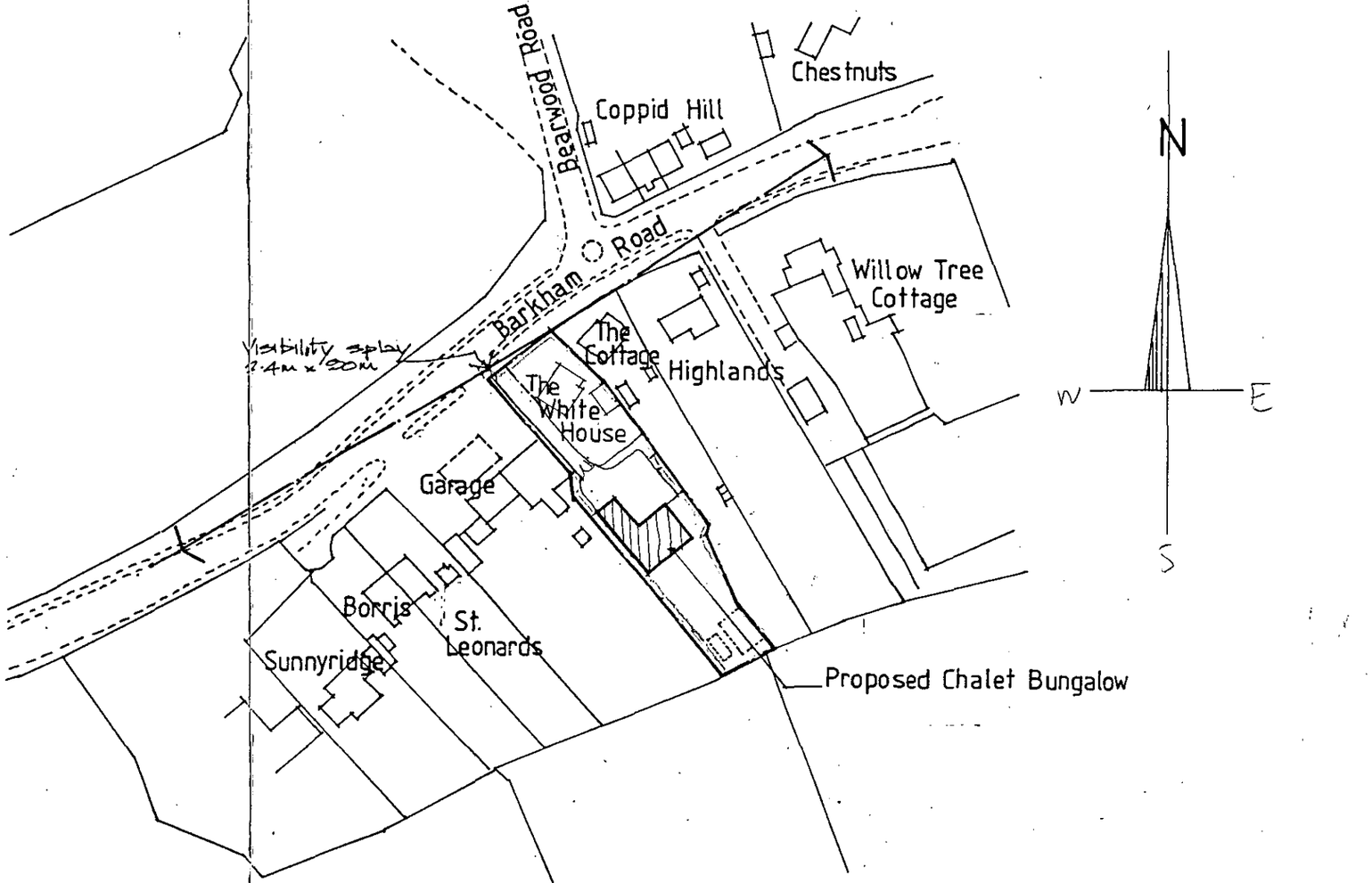
MARTIN BUTLER PARTNERSHIP LIMITED
28 Broad Street
Wokingham
Berkshire
RG40 1AB
Tel: 0118 989 0990

date	drawn	checked	scale	project	drawing	revision
26.11.01	MB		1:200	2107-2	09.	

30.NOV.2001* 5425



Site Plan 1:500.



Location Plan 1:1250

APPROVED

0 10 20 30 40 50 60 70 80 90 100
0 2 3

PROPOSED CHALET BUNGALOW. "THE WHITE HOUSE" BARKHAM RD.

Client
A.J. ATKINSON
ORCHARD DENE
BASINGSTOKE ROAD
ALDERMASTON WHARF BERKS.

Description
SITE & LOCATION PLANS.

All dimensions to be checked on site. Any discrepancy between this drawing and other information is to be referred to the Partnership. This drawing is copyright.

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date	scale	project	drawing	revision
26.11.01	1:500:1250	2107-2	08.	

drawn: WB.
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