APPLICATION NO:
F/2000/1050

LOCATION:
339 Barkham Road, Wokingham.

APPLICANT:
Mr & Mrs R C Fifield

PROPOSAL:
Proposed side dormer extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2000**
28 day member exp 08/05/2000
APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R C Fifield
339 Barkham Road
Wokingham
Berkshire
RG414DJ

Application Number: F/2000/1050

Parish: **BARKHAM**

Location: **339, Barkham Road, Wokingham.**

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

Condition
3. The shower/W.C. room and landing window in the side elevation of the proposed development facing 337 Barkham Road shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation
Date: 08 May 2000

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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE OFFICER

PLANNING APPLICATION NUMBER	F/2000/1050
BUILDING CONTROL NUMBER.	FP03/4458
APPLICANT/AGENT	MR P STANDING
ADDRESS OF SITE	339 Barcham Road Wokingham
DESCRIPTION OF PROPOSED WORK	Dormer Extension

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	received 15/7/03	rec'd 23.3.03
ELEVATIONS	rec'd 15/7/03	"
FLOOR PLANS	rec'd 15/7/03	"

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	8/5/2003	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	24.7.03	

PROBLEMS

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 7 June, 2000
My ref. BC/DC/2000/1050

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs R C Fifield
339 Barkham Road
Wokingham
Berkshire
RG41 4DJ

Dear Sirs

PLANNING PERMISSION 2000/1050
SITE: 339 BARKHAM ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1050 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1050 NB
BUILDING CONTROL NUMBER	FP2000/0685 Martin
APPLICANT/~~AGENT~~	Mr + Mrs Fifield.
ADDRESS OF SITE	339 Barkham Road ~~WOKINGHAM~~ BARKHAM
DESCRIPTION OF PROPOSED WORK	Side dormer ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 26/3/00 ✓	✓ rec'd 23/3/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	26/3/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1050

Applicant : Mr & Mrs R C Fifield .

Location : 339, Barkham Road, , Wokingham.
Proposal : Proposed side dormer extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/5

Date of Neighbour Notifications : .....

Date of Site Visit : 02/05

Date Registered : 23/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Barkham PC: none received

Neighbours/SN: none received.

Planning Issues : (10'd set fronting Green route).

1) Impact upon the neighbouring properties

2) Impact upon the streetscene.

Application Number: F/2000/1050

Appraisal :

1) Impact upon neighbouring properties. —
The proposed development is for a side dormer to the dwelling forming a shower room + landing area.
It will have a flat roof. It will be of length 4.2m & depth 1.2m (it will not protrude the existing building line of bedrooms 1+2). It will be of height 1.2m (& will not be above the existing ridge height of the dwelling).
There N° 339 is set app 2m from the boundary with N° 337 (there is a small porch between the main dwelling & the boundary).
The proposed development will not overshadow or overbearing to neighbouring properties, nor cause any overlooking (landing + shower room windows conditioned to be obscurely glazed).

2) Impact upon the street scene:
Materials will match existing
The property fronts a green route but is set back from the road by 12m & the development will be no closer to the highway. The front is partly obscured by trees & shrubs
∴ no detrimental impact to the street scene.

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

Application Number F/2000/1050
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC20	SR24	SHOWER/WC ROOM + ~~HOUSE~~ LANDING
			SIDE ELEVATION FACING 337 BARCHAM ROAD

John Marien

5/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 339 Barkham Road Wokingham. APPLICATION NUMBER: F/2000/1050	OFFICER: Natalie Brown DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on wall post - entrance to property.

2. DESCRIPTION OF SURROUNDINGS
Detached properties - mixed designs/styles
fronting a green route.

3. DESCRIPTION OF SITE/BUILDING WC window will be ob. glazed
large rear garden previous extns.
Dormer will face 337.
↳ & will be obscured from front (tree)

4. RELATIONSHIP TO ADJOINING PROPERTIES facing N° 339.
Detached
→ 337: 1.8m fencing (has 2 1st floor side windows - ob. glazed).
← 341: 1.8m fencing

5. SITE CONSTRAINTS

TREES some in garden

ACCESS/PARKING N/A

LEVELS /

BOUNDARY TREATMENT as above

OTHERS /

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 MAR [illegible]
Officer: NAB	Application No. F/2000/1050

Map No. 82 Site 0:08

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED SIDE DORMER EXTENSION TO DWELLING

Location: 339 BARKHAM ROAD

Parish: ~~WOKINGHAM~~ Barkham & Ward: Barkham 614

Applicant: MR/MRS FIFIELD

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 6.11.4 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO Pre-apps.

.....

.....

NEIGHBOURS:

S/N + #337, 341, 364 + 366 Barkham Rd

8 + 9 Hornbeam close

6/4

.....

.....

.....

.....

.....

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Received by Wokingham District Council

Application No: F/2000/1050

Proposal:
Proposed side dormer extension to dwelling.

Location:
339, Barkham Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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

Tel: (0118) 974 6492

Date: **05 April 2000**

My ref: F/2000/1050

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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

Dear Councillor

Application Number: F/2000/1050
339, Barkham Road, , Wokingham.
Proposed side dormer extension to dwelling.

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

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1050**
339, Barkham Road, , Wokingham.
Proposed side dormer extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

LITTLECOT
ADDRESS 339 BARKHAM ROAD

PARISH BARKHAM 1-6-86

PLOT No.

ORD. SHEET No. SU 7867 (82)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35-8/71	MR R WEBB	G/FLOOR S/STOREY EXTENSION	15.6.71	N/A C/A
RO/562/71	"	"	30 9 71	APP. N/A
36083	MESSRS BARTLEN	1ST FLOOR EXT.	3-8-90	C/A
BLA 9540	"	DORMER EXT.	19.9.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 26 MAR 2000* 1050

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.

1	Your name	Mr & Mrs R.C. FIFIELD
	Address and postcode	339 BARKHAM ROAD WOKINGHAM BERKS RG41 4DJ
	Phone number	01189 782881
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	339 BARKHAM ROAD WOKINGHAM BERKS RG41 4DJ
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW DORMER TO PROVIDE SPACE FOR NEW EN-SUITE BATHROOM
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 ☐ trees not affected
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	flat roof to dormer - green mineral felt front face of and side cheeks of dormer to be plain tiles 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: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: R.C.F

on behalf of Mr & Mrs R. FIFIELD

Date 22/03/00

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



Site Plan, Scale: 1 to 500

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Date: 15 March 2000

N
W E
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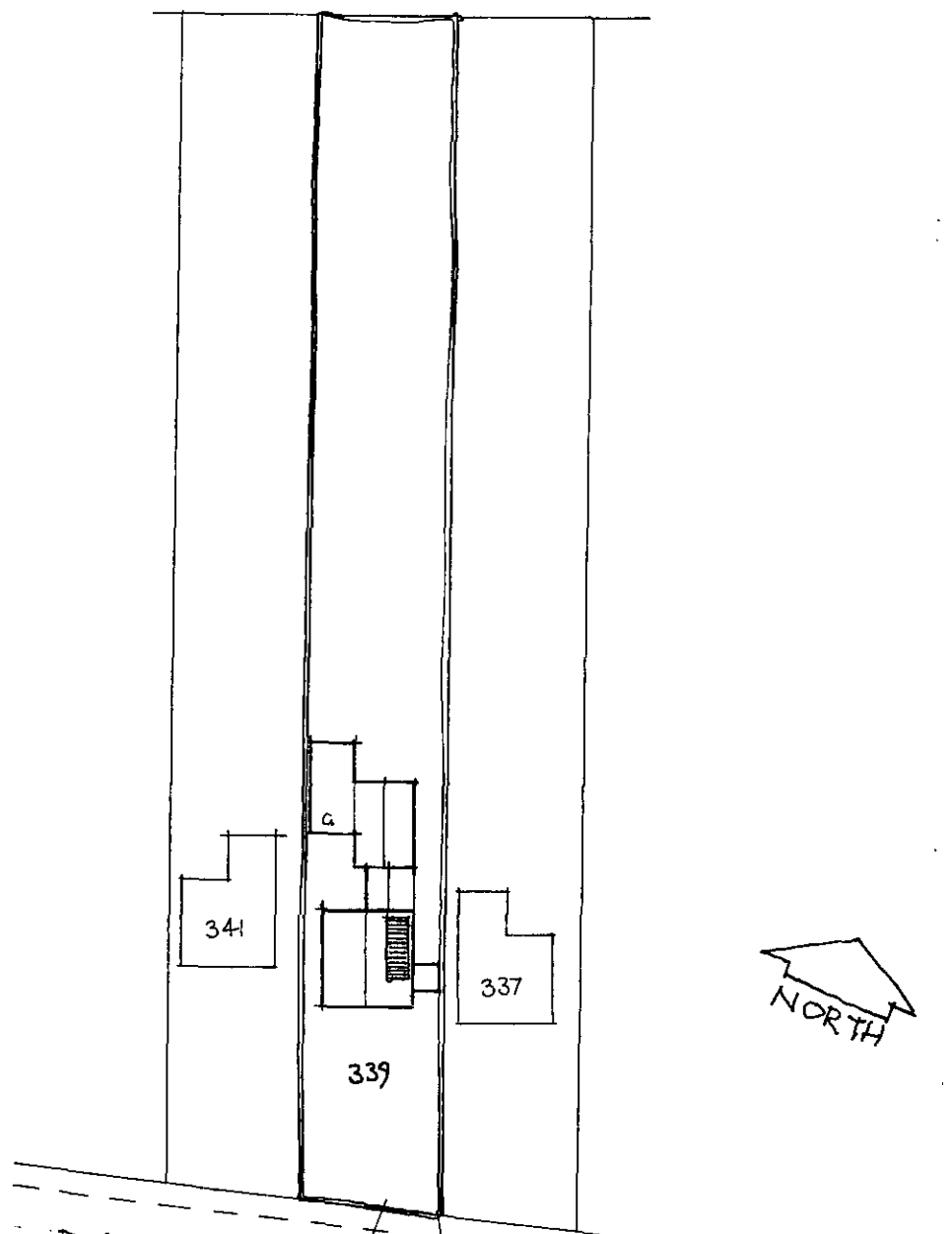
APPROVED

23.MAR2000* 1050



APPROVED

SCALE 1/500
DATE: FEB. 2000

339 BARKHAM ROAD, WOKINGHAM
NEW DORMER.

BLOCK PLAN.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 May, 2002
My ref. AO/F/2000/1050

Mr and Mrs P F Standing
339 Barkham Road
Wokingham
Berks
RG41 4DJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr and Mrs Standing

PLANNING APPLICATION F/2000/1050
PROPOSED SIDE DORMER EXTENSION TO DWELLING AT 339 BARKHAM ROAD, BARKHAM

Thank you for the revised plan received on 2 May, showing reduced size of proposed dormer. I advise you that the proposed alteration is accepted as a minor amendment to the above permission. (The existing conditions of the permission remain in force.)

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner