possible alt?

APPLICATION NO:
F/2000/0961

LOCATION:
124 Barkham Road, Wokingham.

APPLICANT:
Mr & Mrs Tagoe C/O Carl Tagoe BA (Hons) Dip (Arch)

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **21/04/2000**
28day members exp: 25/04/00.
APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: **Natalie Brown**

withdrawn

RAILEX
Marbleboard

WITHDRAWN

Mr / Mrs / ~~Miss~~ Danes

Of: ..... Tel No: 07919596892
07919596893

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message: 68 Larchside Close

7.25 19.25 912311

9.25

F/2004

Message taken by: .....

Date: ..... Time: .....

THE REPROGRAPHICS UNIT
Unit 13 Weller Drive, Hogwood Lane Ind. Est., Finchampstead, Berkshire RG40 4QZ
Telephone: (0118) 973 5844 Fax: (0118) 973 5966
Email: reprographics@wokingham.gov.uk

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0961

Applicant : Mr & Mrs Tagoe C/O Carl Tagoe BA (Hons) Dip (Arch).

Location : 124, Barkham Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 10/05/2000

Consultation Responses :
Wokingham TC : 12/4 "no objections"
Env Health : "no objections" (06/04)
Env. Agency :
Neighbours/SN :

Planning Issues : (ID'd sett, fronts Green route/green corridor).

Application Number: F/2000/0961

Appraisal :

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

Application Number F/2000/0961
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 124 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/0961

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Our ref: SP\2000\001528\001
Your ref: F/2000/0961

Date: 9th May 2000

Please file in application file

ENVIRONMENT AGENCY

29287

POL	FLS
DC	
APP	
CS	

12 MAY 2000

COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Natalie Brown

Dear Madam

SIDE EXTENSION - 124 BARKHAM RD, WOKINGHAM

Thank you for your letter dated 28 March 2000 which was received on 31 March 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/24.** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 802 678	110 m	Molly Millars Lane	no information

In view of distance and the type of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: C Tagoe, Dale Cottage, 40 Rose Hill, Binfield, Berks RG42 5LG

Received by Wokingham District Council

Application No: F/2000/0961

Proposal:
Proposed single storey rear extension to dwelling.

Location:
124, 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 21/04/2000. 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

Byhand 14.7.00.

C. Tagoe BA (Hons) Dip(Arch)
Architect

Dale Cottage
40 Rose Hill
Binfield
Berkshire RG42 5LG
Tel/Fax
(01344)423044

15 July 2000

Your Ref F/2000/0961

FAO Natalie Brown
Department of Environmental Services
Wokingham District Council
PO Box No. 155
Civic Office
Shute End
Wokingham
Berkshire RG40 1WW

17.JUL.2000 1991

2000/0961
WITHDRAWN

Dear Mrs Brown,

Ref. Planning application for extension work to:
124 Barkham Road, Wokingham

As discussed we have now revised our drawing to show the hipped roof construction and consequently we wish to receive full planning permission. In a telephone conversation with Mrs Hurst on 11/07/2000, it was agreed that it would be easier, for administrative purposes, to retract the current application and re-submit, this we have done. Please find enclosed new planning application. Mrs Hurst has also informed us that because this is a revision to an existing application it attracts no fee.

The paragraph below list the enclosed supporting documentation, however if you feel that you need further information for processing this application please do not hesitate to contact me.

Enclosed documents are:

Item	Description	Drawing No.	No of Copies
1.	Householder Planning application form	N/A	6
2.	As existing drawings (Site block plan, plans and elevations)	001/001/00A	6
3.	Proposed works drawings (Site block plan, plans and elevations)	001/002/00A	6
4.	Location plans	N/A	6

Yours sincerely

Carl Tagoe.

Carl Tagoe.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 5 MAR	
Officer: NAB	Application No. F/2000/0961

Map No. 75B Site 0:06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY ~~SIDE~~ REAR EXTENSION TO DWELLING

Location: 124 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons 28.3.2000.

Applicant: MR/MRS TAGOE

Fee Received 95-00 (8) 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	[illegible]		
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 : 28.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ... Discussed verbally Site Cons
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 + 124a, 126, 139, 137 + 135 Barkham Road

11 + 12 Oakleads Drive

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0961

Proposal: *Proposed single storey rear extension to dwelling*

Site Address: 124 Barkham Road, Wokingham

Applicant: Mr & Mrs Tagoe c/o Carl Tagoe BA (Hons) Dip (Arch)

Your observations are required in respect of this application by **21/04/2000**

Objections:

No objections

SIGNED: _____ DATE: 05/04/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
DC	TLS
APP	ENF
CS	
06 APR 2000	
COPIES TO:	TILE:

From: Leanne Parlour
Technical Officer (Housing & Pollution)

To: **Natalie Brown**
Planning

My Ref: LMP/19994316

Your Ref: F/2000/0961

Date: 4 April, 2000

SINGLE STOREY REAR EXTENSION
124 BARKAHM ROAD WOKINGHAM

I have no objections to the above proposal.

Leanne Parlour
Technical Officer

Recd 4.00pm 14.3.00.

15.MAR2000* 0961

C. Tagoe BA (Hons) Dip(Arch)
Architect

Dale Cottage
40 Rose Hill
Binfield
Berkshire RG42 5LG
Tel/Fax
(01344)423044

13/03/00

Department of Environmental Services
Wokingham District Council
PO Box No. 155
Civic Office
Shute End
Wokingham
Berkshire RG40 1WW

Dear Sir/Madam,

Ref. Planning application for extension work to:
124 Barkham Road, Wokingham

On receipt of this application, would it be possible if you could give me some indication how long this application will take to process, for my client would like to know as soon as possible if an extension to his house would be allowed. The paragraph below list the enclosed supporting documentation, however If you feel that you need further information for processing this application please do not hesitate to contact me.

Enclosed documents are:

Item	Description	No of Copies
1.	Householder Planning application form	6
2.	As existing drawings (Site block plan, plans and elevations)	6
3.	Proposed works drawings (Site block plan, plans and elevations)	6
4.	Location plans	6

In addition to the above please find enclosed a cheque for the sum of £95.00. for planning fees.

Yours sincerely

Carl Tagoe.

ADDRESS 124 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.8068 2.3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
3/71 8212	MR. A.R. GIBBS	GARAGE, BEDROOM OVER & BALCONY	18.2.71	APP	C/A
00503	"	ADDITIONS	11.4.74	N/A	C/A
0492	"	"	13.5.74	APP	N/A
20655.	MRS Gibbs.	Lounge Ext.	23.5.83	App.	N/A.
9341	MR & MRS SHEPPARD	S/St. Ht.	29.5.92		C/A
0/92/0504	"	" PART GARAGE CONV.	15.6.92	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 15.MAR2000* 0961

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 Address and postcode Phone number	Mark & Sara Tagoe The Summer House 124 Barkham Road Wokingham. Berkshire RG41 2RP (0118) 9893297
2	Agent's Name Address and postcode Phone number	Carl Tagoe BA(Hons) Dip(Arch) Dale Cottage, 40 Rose Hill Binfield Berkshire RG42 5LG (01344) 423044
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.	The Summer House 124 Barkham Road Wokingham Berkshire RG41 2RP
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey kitchen extension & Minor alterations to on-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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red masonry plinth course to match existing work. and timber Conservatory
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: 3/4	Proposed: 3/4
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.		
	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

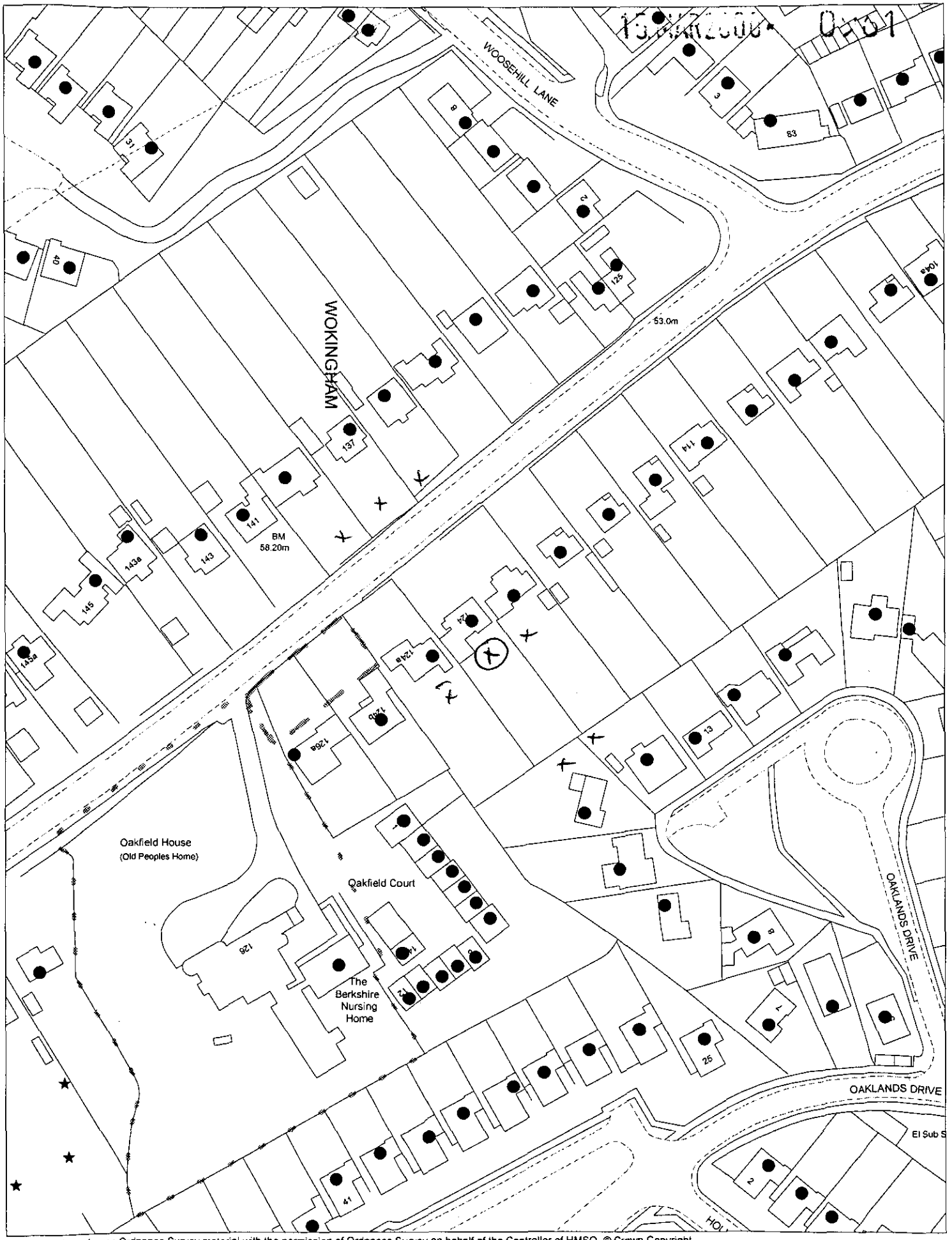
None of the land forms part of an agricultural holding.

Your signature: Mark Taylor

on behalf of Mark & Sara Taylor

Date 13/03/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

22 March 2000

Scale: 1 : 1250

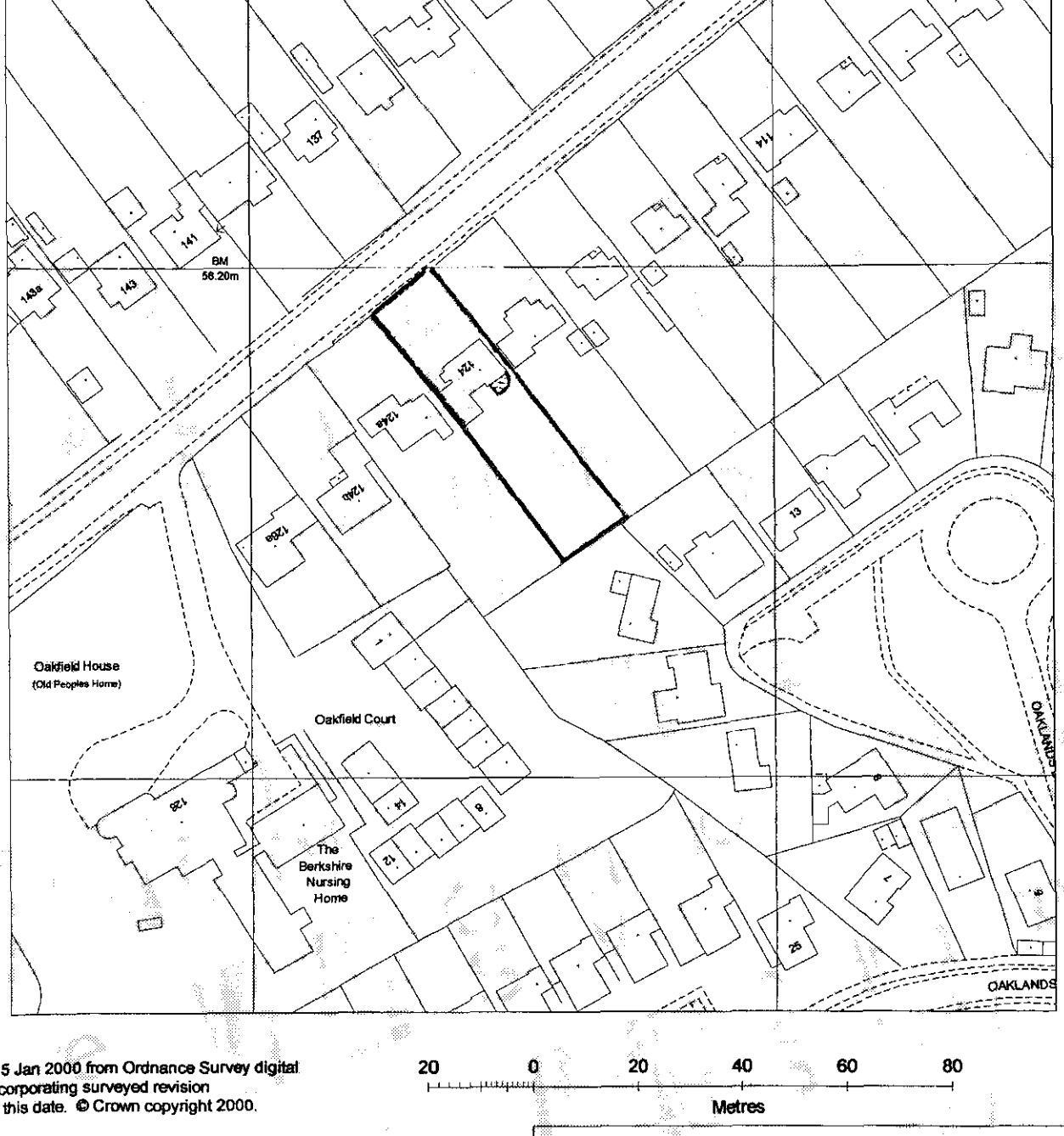
N
W E
S

Ordnance Survey

15.MAR2000* 0961

Siteplan

1:1250 Scale



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20 0 20 40 60 80

Metres

110 - 154 BARKHAM ROAD, WOKINGHAM
RG41 2RP

Centre coordinates : 480053mE 168154mN

National Grid sheet reference at centre of this Siteplan: SU8068SW.

Supplied by : Blackwell's Reading
Serial Number : 536

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 16378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	Motte

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary....Electoral Division
Ward Boundary....Ward
Boro Const Bdy....Constituency
Euro Const Bdy....(County Borough or European)
Und....Undefined
CB....Centre of Bank
CD....Centre of Ditch
CR....Centre of Road
CS....Centre of Stream
Def....Defaced
FF....Face of Fence
FW....Face of Wall
SR....Side of River
TB....Top of Bank
TkH....Track of Hedge
RH....Root of Hedge

Other Information

Chy....Chimney
El P....Electricity Pillar or Pole
ETL....Electricity Transmission Line
FB....Foot bridge
FS....Flagstaff
GP....Guide Post
GVC....Gas Valve Compound
LB....Letter Box
Meml....Memorial
MHW....Mean High Water
MLW....Mean Low Water
NTL....Normal Tidal Limit
P....Post or Pole
PC....Public Convenience
PH....Public House
PO....Post Office
PW....Place of Worship
TCB....Telephone Call Box
Tk....*Track or Track*
(um)....Unmade
W....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/