APPLICATION NO:
F/2000/2721

LOCATION:
25 Jupiter Way, Wokingham.

APPLICANT:
Mrs C Johnston C/O Peter H Watkins

PROPOSAL:
Proposed conversion of garage to study.

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs C Johnston
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/2721

Parish: **WOKINGHAM**

Location: **25, Jupiter Way, Wokingham.**

Proposal: **Proposed conversion of garage to study.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Condition
4. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The driveway shall be widened to 4.8 metres minimum and the associated crossing extended to accommodate this.

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

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

Reason
3. To ensure satisfactory noise attenuation measures are installed.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
6. In the interest 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 Policy EN1.

South East Area Local Plan Policies SBE1/2 and STV1/STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/WOS3.

John Mitchell
Development Control Manager
Date: 27/12/2000

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.

RESTRICTIONS ON USE OR OCCUPATION

PERSONAL PERMISSION

C060 This permission shall be personal to **(INSERT)** and shall not enure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought on to the premises in connection with the use shall be removed.

R060 In granting this permission the Local Planning Authority has had regard to the special circumstances of the case.

REVERTION TO PREVIOUS USE IF CEASE WITHIN 5 YEARS

C061 For the first 5 years following the implementation of this permission, the use hereby approved shall not be carried on other than by **(INSERT)**; should the aforementioned cease to use the premises within the first 5 years of occupation, then this permission shall become null and void and the lawful use(s) of the premises shall revert to that at the date of the granting of this permission.

R061 In granting this permission the Local Planning Authority has had regard to the special circumstances of the case.

ANCILLARY ACCOMMODATION

C062 The **(INSERT extension/building)** hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

R062 The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

OUTBUILDING NOT TO BE USED FOR HABITABLE PURPOSES

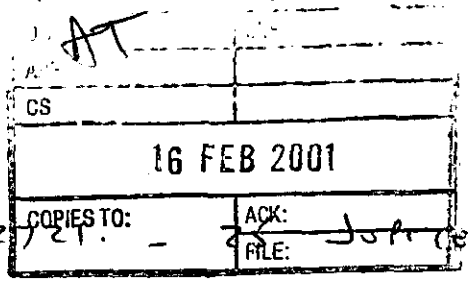
C063 The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

R063 To safeguard the residential amenities of the occupiers of neighbouring properties.

These condition is too onerous (see condition above at C062 (strict)

0118 9423696 40033

48 BROOMFIELD ROAD
TILEHURST
READING RG 30 6AC
14th. FEB. 2001



AT
CS
16 FEB 2001
COPIES TO: ACK:
FILE:

REF. 2000/2721. - 25 JUPITER WAY, WOKINGHAM

Dear Mr. Thorley,

This is to confirm that the dividing wall to the conversion will be a independent stud wall with two layers 9.5mm plaster board and insulation as agreed with Paul Eggleton.

Yours sincerely

Paul Watt

Agent.

Sent copy to Paul Eggleton (Building Control)
16/02/01 AJT.

PLANNING SERVICES	HPT 39377
POL	TLS
DC AT	ENF
APP	
CS	
31 JAN 2001	
PASS TO:	ANK:
	FILE:

95 Jupiter Way
Woosehill
Wokingham
Berks
RG41 3GE

30 January 2001

~~Tel. Home 977479~~

Home: 977479
Work: 978 0011

Application No: F/2000/0791

Dear Sirs

With reference to my proposed conversion of garage to study (approved) and your telephone call on Monday 29 January 2001, I write to confirm your request for the purpose of the room.

My intention for the use of the room is primarily as a retreat for any member of my family, alone or with friends, with the added advantage of an additional toilet & washing facility. With only one W.C. in the house and

the impracticality of travelling to the house whenever nature calls, I am sure you would appreciate, could be tiresome.

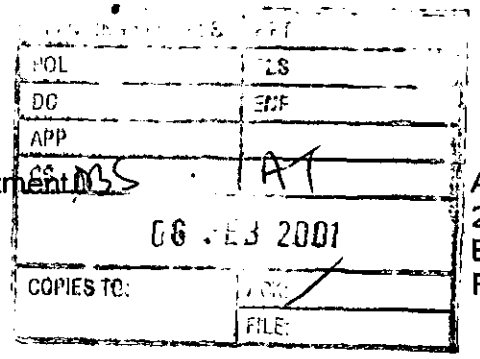
I understand that the room must not be used for sleeping overnight, and that cooking facilities should not be installed. As my request was for a study, and not for a bedroom / kitchen, my intention, I had hoped, would be evident.

I await your instructions on the installment of "noise attenuation measures" and trust this letter clarifies my intentions.

Yours faithfully.

Cheryl Johnston.

Environmental Services Department
Planning Services
P.O.Box 157
Shute End,
Wokingham
RG40 1WR



Alice Cunningham
23 Jupiter Way
Berkshire
RG41 3GE

PLANNING DECISION F/2000/2721 – PLANNING OFFICER A THORLEY,

Dear Sirs,

When I bought my semi-detached home I was of the opinion that I would have only one neighbour attached to the side of my house. I now have to deal with the consequences and pitfalls of a neighbour either side with the attached garage being given planning permission for a 'study'.

I was also extremely surprised and very disappointed to learn of the additions of a toilet and shower in the said 'study' via a third party i.e. the builder instead of through the proper channels. The view taken by the council that this was a reasonable request is contrary to my experience of this neighbour, as she was both verbally threatening and abusive to me on my doorstep over this matter.

My belief is that sanitation is one of the essentials for habitation, I foresee that the next step would be someone using this new study as a bedroom, which is against the planning decision - condition 4. I would also like to know how condition 4, in the planning decision will be enforced by the council, after all, I am not the police. Will regular checks be made to ensure no one is abusing the privilege of using the 'study' as an abode and what will be the consequences be of an enforcement notice being served?

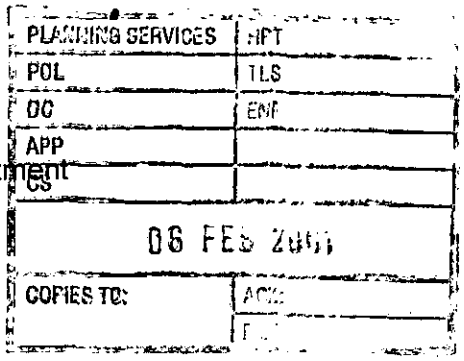
With the knowledge that 25 Jupiter Way will be looking to do the building work as cheaply as possible with almost certainly substandard labour and materials, I would respectfully request that condition 3 of the planning decision is strictly enforced. I would anticipate that the council would ensure that the a superior quality noise abatement scheme as required by the building regulations is imposed, so that the enjoyment afforded by my semi-detached home at the moment be maintained. I am extremely worried that if cheap sub-standard materials are used in the scheme, the noise will be amplified from the proposed study / bedroom / bathroom straight through my garage into my home.

Yours faithfully

Alice Cunningham

Copies to:
Andrew Thorley - Planning
John Mitchell - Development Control Manager
Paul Eggelton - Building Control

Environmental Services Department
Planning Services
P.O.Box 157
Shute End,
Wokingham
RG40 1WR



Alice Cunningham
23 Jupiter Way
Berkshire
RG41 3GE

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Yours faithfully

Alice Cunningham

Copies to:
Andrew Thorley - Planning
John Mitchell - Development Control Manager
Paul Eggelton - Building Control

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 9 February, 2001

My ref. AJT/F/2000/2721

Your ref.

Mrs. C. Johnston
25, Jupiter Way,
Woosehill,
Wokingham.
RG41 3GE

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 Mrs. C. Johnston,

RE: PROPOSED CONVERSION OF GARAGE TO STUDY – 25, JUPITER WAY, WOKINGHAM.

Thank you for your letter and intended use of the proposed converted garage dated 30th January 2001.

In order to meet the noise attenuation measures in condition 3, of the above planning permission, which was approved on the 27th December 2000. Can you please confirm in writing that the "new stud wall running parallel with the existing dividing wall will be double plasterboard filled with insulation and to be completely independent" as discussed with Mr. Paul Eggleton, our Building Control Officer, will be carried out prior to the development commencing.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

A THORLEY
Case Officer (Development Control)

c.c. Mr. P. Eggleton (Building Control Officer)
Mr. P.Watkins (Agent)

Andrew Thorley

From: Paul Eggleton
Sent: 31 January 2001 13:54
To: Andrew Thorley
Subject: 25 Jupiter Way Woosehill

Andrew,

Following our conversation and my subsequent telephone conversations with Peter Watkins & Mrs. Johnston. I can confirm we have agreed the new stud wall running parallel with the existing dividing wall will be double plasterboard filled with insulation and completely independent. This I believe will satisfy your condition.

When the wall has been constructed and inspected I will email you to confirm it is OK.

I have also requested a drawing showing the new drainage run, I will send you a copy when I receive it.

I hope this all makes sense

Paul

x 63744.

~~&~~ write a letter to the owner Mrs. Johnston saying that ~~together with~~ the above specification should be included. + therefore please confirm that it will be carried out as part of the development

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 9 February, 2001

My ref. AJT/F/2000/2721

Your ref.

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

Ms. Alice Cunningham,
23, Jupiter Way,
Berkshire,
RG41 3GE.

Dear Ms. Alice Cunningham,

RE: PROPOSED CONVERSION OF GARAGE TO STUDY – 25, JUPITER WAY, WOKINGHAM.

I refer to your letter received on the 6th February 2001.

Whilst I agree with you that sanitation is essential for habitation, I cannot agree that sanitation inevitably results in habitation. Therefore it would be difficult for the local planning authority to argue that the mere provision of sanitation is a breech of condition 4, of planning permission no. F/2000/2721, as we have already advised you if the study is used for sleeping overnight we would be prepared to initiate enforcement action.

If you become aware of any such breech please telephone our enforcement section on (0118) 974 6452. Unfortunately our resources do not permit us to make regular inspections in the absence of complaints. Furthermore if we were to make regular night time inspections without just cause the council would be open to criticism.

In order to meet the noise attenuation measures in condition 3, of the above planning permission, I have written to the applicant requesting that they confirm in writing that they be up graded prior to the development commencing.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

A THORLEY
Case Officer (Development Control)

F/2000/2721 - 25,Jupiter Way, Wokingham

Received 29/01/01 spoke to Ms Alice Cunningham she said that her neighbour at 25, is installing a shower and WC, and that her builder called round to break into the sewer over the weekend. I said that I would investigate it.

She called again on 31/01/01 for an update, I said that the installation was reasonable in view of the condition placed on the permission notice. I did say that the applicant would be writing in to confirm the intended use and that she could not use it for cooking or for sleeping overnight purposes. I mentioned that Building Control were going to enforce the "noise attenuation measures"

She said could she object to the proposed use! I was not sure.

Andrew Thorley 31/01/01

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 29/1 Time 9.00

WHILE YOU WERE OUT

Name Alice Cunningham

Of (neighbour)

Phone No. 01344 48 44 83 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	*

MESSAGE Re: /2721 ~~please call~~

25 Jupiter Way

(She may want to speak to enforcement about this)

called back Mon/29th/01/01

They are installing a shower + toilet + builder called round to break into adjoining pipework

the condition is to remove + to restitching

compared with C062. Ancillary Accommodation

spoke to Mrs. Cunningham + said to leave it with me!

I spoke to her this morning

Signed Jan 31/01/01 + said re installation of a D+ we was reasonable

Bill Graham 977 0464.

F/2009/3022

53 Barkham Ride

Wants to leave in place

Let it go through. Thurs. pls.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2721 AT
BUILDING CONTROL NUMBER.	FP 2000/1269 Paul.
~~APPLICANT~~/AGENT	Peter H. Watkins
ADDRESS OF SITE	25 Jupiter Way Woosehill WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20170 ✓	PW 20170 ✓
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/1/01.	

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 : Andrew Thorley

Application Number : F/2000/2721

Applicant : Mrs C Johnston C/O Peter H Watkins.

Location : 25, Jupiter Way, , Wokingham.
Proposal : Proposed conversion of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12/2000

Date Registered : 02/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application <u>will have expired on</u>: <u>28/12/2000.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Town Council:
* Neighbour: 1 Letter of objection, concerned about useage + noise.
Highways: Approval with conditions
Environmental H: No Objection

Planning Issues : (identified settlement)
1) Neighbours.
2) Street scene.
3) Highways.

Application Number: F/2000/2721
Appraisal:

1) Impact on neighbouring properties

The proposal is for the conversion of the detached garage of a 2 storey semi-detached house to a study.

The detached single storey garage is attached to No.23 single storey garage and 2 storey house. There will two new windows, one window to be inserted in the south elevation of the garage and a window and door to be inserted in the north elevation, these will not cause any overlooking to neighbouring properties. The entire rear garden is bounded with a 1.8 metre high enclosure.

No. 23, to the west, 2 storey semi-detached neighbour, the house is positioned 2.5 metres away (garage width) from proposal behind, no windows in flank elevation. Main windows at ground floor and at first floor face rear and front gardens due to the orientation and distance away the occupants of this property would not be adversely affected.

However this neighbour is concerned (see letter on file) that the proposed conversion of the garage may affect her property with regards to, the depreciation of market value, the usage and adequate noise prevention.

2) Impact on street scene /visual impact.

The materials will match that of the existing house. It is considered that there will be no significant impact upon street scene or visual amenity of the area.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/2721
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External finishes to match
3.	C022	R022	Details of Noise Attenuation Measures
4	C063	R063	Outbuildings not to be used for habitable purposes
	[redacted]		
5.	C122	R122	Parking + Turning Area before occupation.
6.	Condition:		Unless it is already; widen driveway to 4.8 metres minimum. and extend the associated crossing to accommodate this.
6.			Reason: In interest of highway safety and convenience.
		NOT	(if Condition 6. applies)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1/2 STV1/STV6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WO52/WO53
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV
MINERALS LOCAL PLAN POLICIES:	

27/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 25 Jupiter Way Wokingham.

APPLICATION NUMBER: F/2000/2721

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 8/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front downpipe

2. DESCRIPTION OF SURROUNDINGS Residential — No 23 2storey Terraced house its attached garage is attached to No 25's garage adjacent. No 23 blank elevation, no window. ~~in elevation~~

3. DESCRIPTION OF SITE/BUILDING 2storey semi detached (2up 2down house) Red brick mix brown pantile roof brown stained windows/fascia bd brown guttering, cream coloured garage door.

4. RELATIONSHIP TO ADJOINING PROPERTIES The garage of No 25 is closer to No 23 ~~flat~~ house thereby giving the impression that the conversion will be part of No 23 ~~loss~~ extended garage

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — 1 car space at front of garage grass area/garden at front

LEVELS — N/C

BOUNDARY TREATMENT — Front boundary open side boundary from No 25 to garage 1.8m fence

OTHERS — No 23 rear boundary, 1.8m fence

— Rear boundary 1.8m fence

1.8m fence — No 27, 1.8m fence part way along

1.8m fence

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

Tel: 0118 974 6441

Date: **10 November 2000**

My ref: F/2000/2721

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2000/2721
25, Jupiter Way, , Wokingham.
Proposed conversion of garage to study.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2721**
25, Jupiter Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **10 November 2000**

My ref: F/2000/2721

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

John Mitchell

John Mitchell
Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **10 November 2000**

My ref: F/2000/2721

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

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25, Jupiter Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/2721

Proposal:
Proposed conversion of garage to study.

Location:
25, Jupiter Way, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. 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

10 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2721
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Applicationo	Name & Address
F/2000/2721	A Cunningham 23 Jupiter Way Wokingham RG41 3GE

App. approved
Letter sent 16/01/01

1327

WOKINGHAM DISTRICT COUNCIL

To ANDREW (THROUGH OUT)

Date 16/11/00 Time 13.00

WHILE YOU WERE OUT

Name NEIGHBOUR N° 23 Jupiter Way

Of F/2000/2721

Env Health notified 20/11 Clt.

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE LADY CAME INTO FRONT DESK - V. CONCERNED ABOUT SHARED WALL BETWEEN PROPOSED CONVERSION AND EXISTING INTEGRAL GARAGE TO HER PROPERTY. IS MOSTLY CONCERNED WITH ISSUE OF NOISE. SHE FEELS IT IS NECESSARY TO CONSULT WITH ENVIRONMENTAL HEALTH + FEELS CONDITIONS ON NOISE ATTENUATION

Signed SHOULD BE ADDED - SHE WILL BE WRITING TO YOU. AA

1327

WOKINGHAM DISTRICT COUNCIL

To Andrews

Date _____ Time _____

WHILE YOU WERE OUT

Name Alice Cunningham

Of _____

Phone No. 01344 784483 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2000/2721 - 25 Shelterway

Signed _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV	Map No. 75A Site 0.02
Officer: ~~[illegible]~~ AT	Application No. F/2000/2721
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF GARAGE TO STUDY

Location: 25 JUPITER WAY

Parish: WOKINGHAM Ward: Evendons
10.11.2000 B

Applicant: ~~[illegible]~~ MRS JOHNSTON
Joint cheque with B/control

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

Enforcement Section to be notified ☐ tick if required.

PD rights removed?

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	Side elevation.		
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 : 10:11:2000 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health 20/11.....
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 + 23, 27, 20, 22, 24, 26 Jupiter Way ✓

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/2721

Proposal: Proposed conversion of garage to study

Site Address: 25 Jupiter Way, Wokingham

Applicant: Mrs C Johnston C/O Peter H Watkins

Your observations are required in respect of this application by **04/12/2000**

No objection

SIGNED: _____ **DATE:** 07/12/2000

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT		
	TLS		
DC	ENF		
AFP			
CS			
06 DEC 2000			
COPIES TO:	ACK:		
	FILE:		

From: John Mullaney
Environmental Health

My Ref: JRM

To: Andrew Thorley
Planning

Your Ref: F/2000/2721

Date. December 5, 2000

PROPOSED: CONVERSION OF GARAGE TO STUDY

LOCATION: 25 JUPITER WAY, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

x 6395.

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

AT – For file.
2000/2721 3658

WOKINGHAM DISTRICT COUNCIL

PAYMENTS VOUCHER **VOUCHER NO:** 33235

Pay to: **NAME AND ADDRESS (CAPITAL LETTERS PLEASE)**

MRS JOHNSTONE
C/O MR P WATKINS
48 BROOMFIELD ROAD
TILEHURST
BERKS
RG30 6AL

DATE 24-11-00

DATE	PARTICULARS OF PAYMENT	AMOUNT £	P
02-11-00	Refund of fee paid on application 2000/2721 Fee not required due to removal of P.D rights. (Paid on by B/control)	95	00
	CH	95	00

SPECIAL CHEQUE INSTRUCTIONS

AUTHORITY FOR PAYMENT .....

CERTIFIED FOR PAYMENT .....

PAYEES OWN REFERENCE 2000/2721

COST CENTRE	Detail	VAT CR	£	P
J030	P7435	A	95	00
			95	00

NOTE: -

VAT MUST NOT BE SHOWN UNLESS A VALID V.A.T. INVOICE/ RECEIPT IS ATTACHED

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley - **Date:** 10 November 2000

Application Number: F/2000/2721

Proposal: Proposed conversion of garage to study.

Parish: WOKINGHAM TOWN

Site Address:
25, Jupiter Way, , Wokingham.

Applicant:
Mrs C Johnston C/O Peter H Watkins.

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).

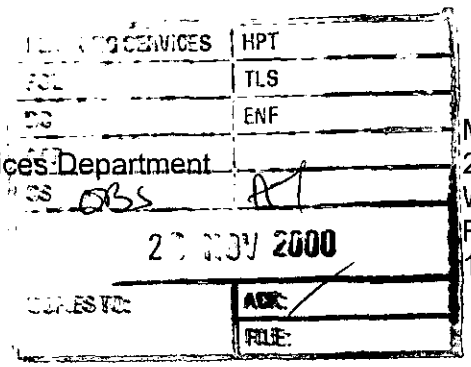
(1) C122, R122.

(2) Unless it is already; widen driveway to 4.8 metres minimum and extend the associated crossing to accommodate this. R= Interests of highway safety + convenience

NO7 (if Condition 2 applies).

Signed: _____ **Print name:** Adam Coggins

22/11/00.



Mr Andrew Thorley
Environmental Services Department
Planning services
P.O.Box 157
Shute End
Wokingham

Miss A M Cunningham
23 Jupiter Way
Wokingham
RG41 3GE
17 November 2000

Ref F/2000/2721 Proposed conversion of garage to study –25 Jupiter Way

Dear Sir,

Further to viewing the plans I wish to advise you of my objection to the scheme. As the double garage is attached to 23 Jupiter Way and **not directly attached** to 25 Jupiter Way, the room will basically be seen as an extension of my home which is certainly not the case. In my opinion it will both depreciate the value of my home and cause an eyesore. Despite it being called a study, it is still a room attached onto my own garage and home and could be used for various purposes i.e. someone actually using it as an abode and hence transmitting noise. Also it appears somewhat strange to me to have a room actually removed from the main building of 25 Jupiter way, after all a 'study' is an extension to your home not a separate building.

I am also quite concerned as the plans laid out suggest that there has been no considerations regarding noise. As far as I am aware by studying the plans, there is no sound-proofing to either the walls or, more importantly, the false ceiling. My home is at present insulated from external neighbour noise by a double garage width, and if no requirement for soundproofing is included within the planning application, I am of the opinion that this alone should be grounds for a negative review of the application. My understanding from the duty planning officer is that clause CO22 for noise abatement should be considered as it does adjoin my property. Also from viewing the plans, the front elevation I feel would neither be tasteful, nor stylish and definitely not in keeping with the general style of the houses surrounding the vicinity of my home.

As I will be directly affected by the changes described in the planning application, I feel that my objection should carry some weight.

Thank you, for your attention business, party room.

Regards

A. Cunningham.

Alice Cunningham

If you wish to contact me, my phone number (daytime) is 01344 784483

ADDRESS 25/27 Jupiter Way PARISH Woringham

PLOT No. 3/4 3E Woosehill ORD. SHEET No. SU. 7868 TS

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24495	WHPT (1st Rung) Housing Assoc.	S/OK. Houses & Garages	10.10.85	[illegible]
BRA OK	"	"	14.2.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
02.NOV.2006 2721

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	MRS. C. JOHNSTON
	Address and postcode	25 JUPITER WAY WOOSEHILL WOKINGHAM
	Phone number	977469
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AC
	Phone number	9423696
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.	25 JUPITER WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE TO STUDY
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.	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.	£95-00	
	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.

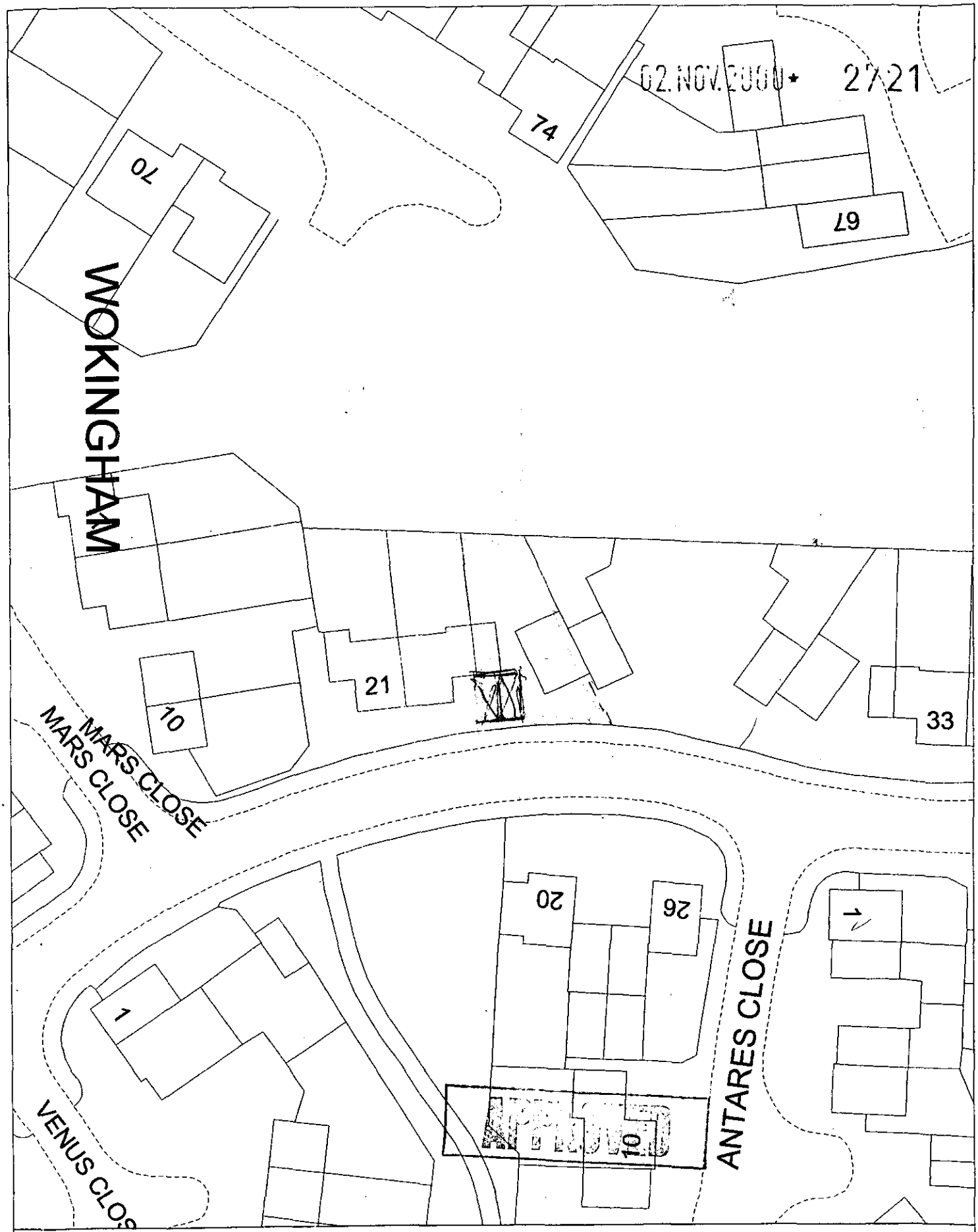
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P M. Wells on behalf of Mrs. Johnston

Date 30-10-2000

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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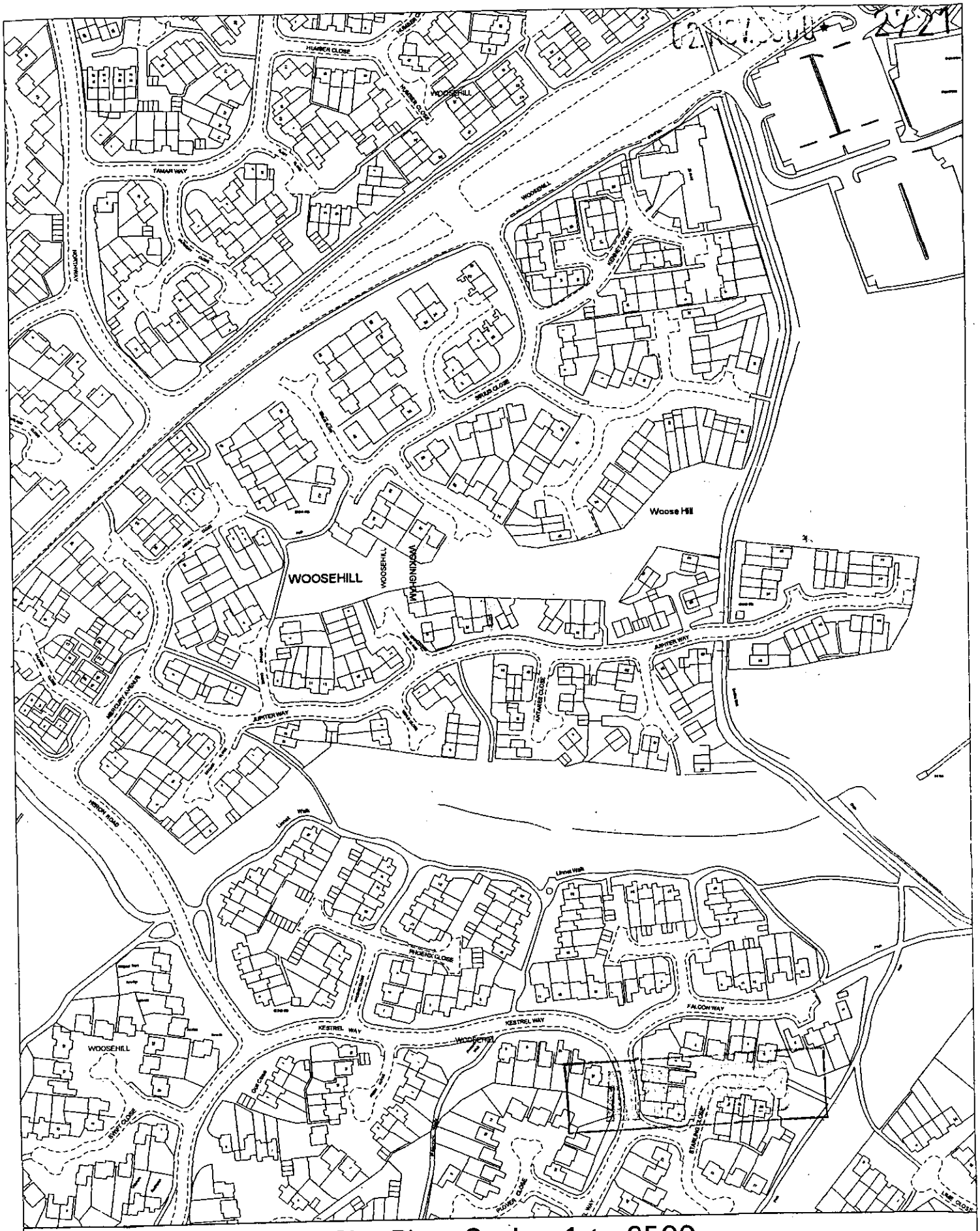
Date: 24 August 1999



Site Plan, Scale: 1 to 2500

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Date: 24 August 1999