B14

APPLICATION NO:

F/2000/2814

LOCATION:

Darbrook Basingstoke Road, Three Mile Cross Reading.

APPLICANT:

Mr & Mrs Little C/O Excel Design Ltd

PROPOSAL:

Proposed conversion of garage to dining room/study and utility room.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Little
C/O Excel Design Ltd
17 Gorse Ride South
Finchamsptead
Berkshire
RG40 4EH

Application Number: F/2000/2814

Parish:	**SHINFIELD**
Location:	**Darbrook, Basingstoke Road, Three Mile Cross, Reading.**
Proposal:	**Proposed conversion of garage to dining room/study and utility room.**

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. The WC window in the north elevation and the door in the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
4. Prior to the commencement of the development, a plan showing the position of the access, extent of the driveway and additional parking for 3 vehicles shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 05/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous BC. FP99/9164.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2814	HP
BUILDING CONTROL NUMBER	FP2000/1297	Alan.
~~APPLICANT~~/AGENT	Excel	
ADDRESS OF SITE	Dorbyoole Basingstoke Rd SWINFIELD	
DESCRIPTION OF PROPOSED WORK	garage conversion	

~~DRAWING~~ NUMBERS	BC	DC
BLOCK PLAN	00673/4	00673/4
ELEVATIONS	8, 9, 11	8, 9, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/1/01	
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	

Received by Wokingham District Council

Application No: F/2000/2814

Proposal:
Proposed conversion of garage to dining room/study and utility room.

Location:
Darbrook, Basingstoke Road, Three Mile Cross, Reading.

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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. 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

22 November 2000

13.NOV.2006 28 4

Client:

Mr and Mrs Little
Darbrook
Basingstoke Road
Reading
Berkshire

Project:

Garage Conversion
and
New Bathroom

Location:

Darbrook
Basingstoke Road
Reading
Berkshire

APPROVED

Excel Design
XL00673

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓
19	Section	✓

APPROVED

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION: Drawing List	
PROJECT:	Garage conversion and new bathroom	SCALE:	DRAWING No: 00673/ 2
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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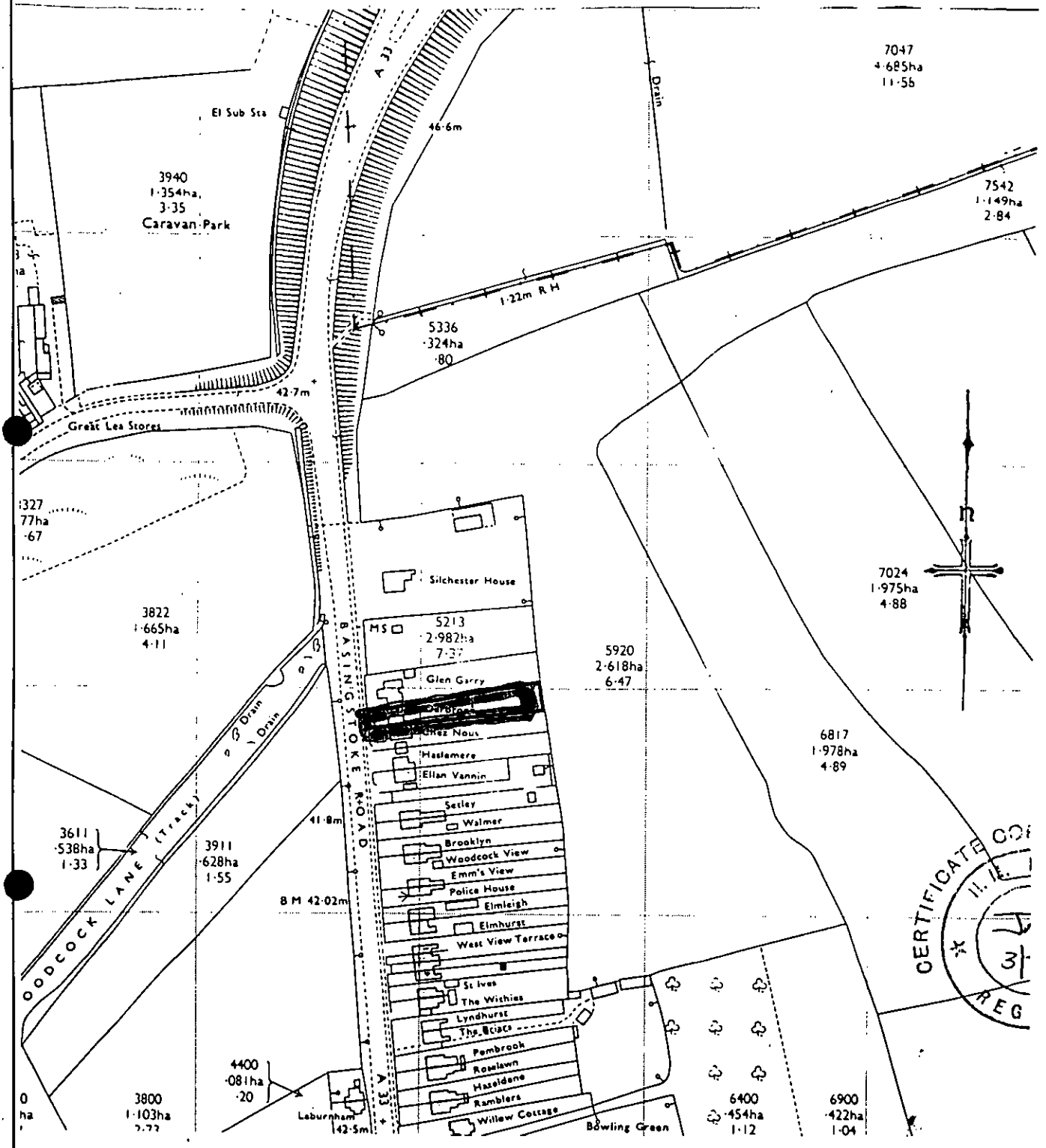
Excel DeSign



CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION:	Location Plan
PROJECT:	Garage conversion and new bathroom	SCALE:	1:2500
DATE:	October 2000	REVISION:	

DRAWING No: 00673/ 3

APPROVED

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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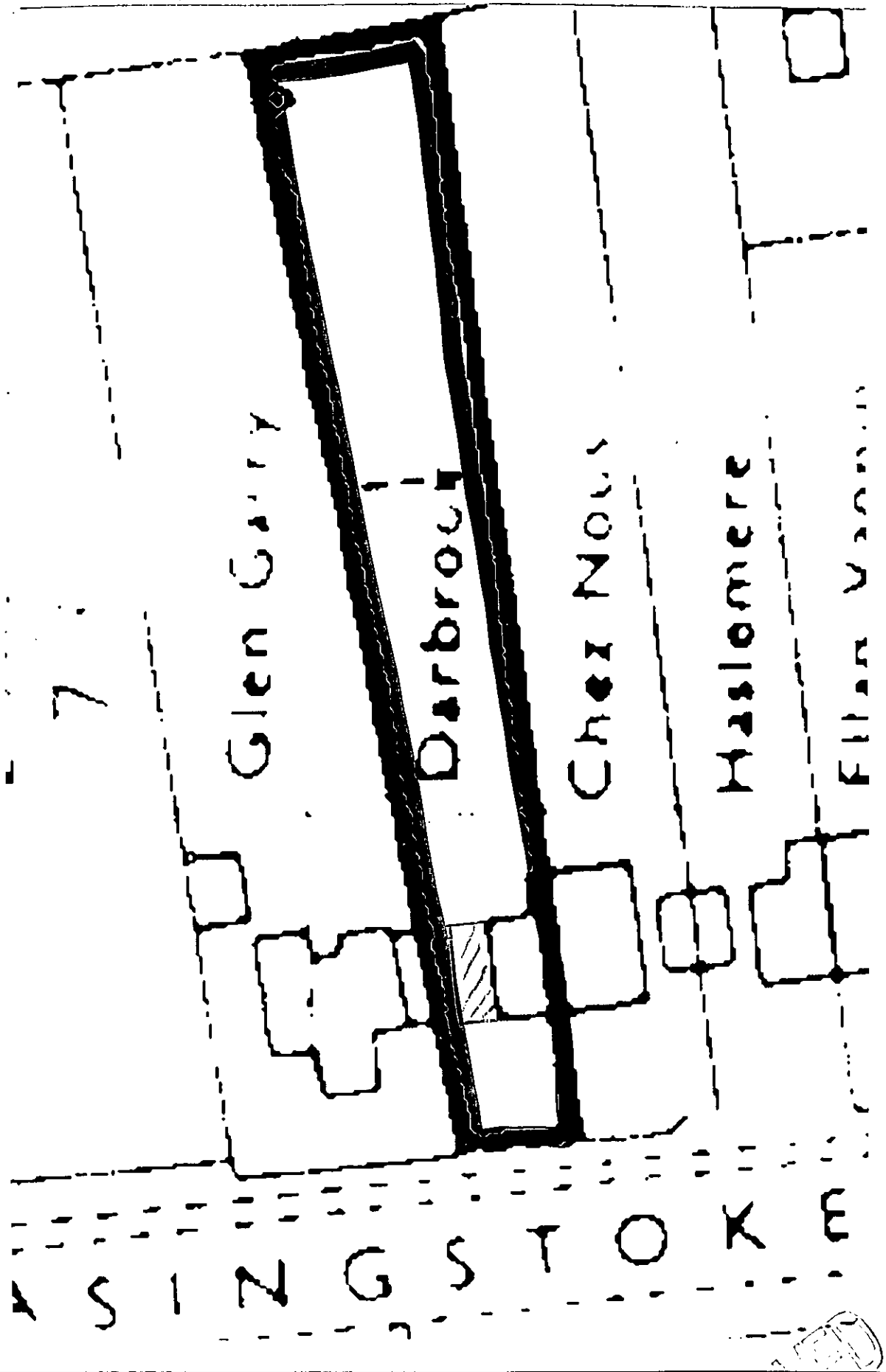

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION:	Block Plan		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:500	DRAWING No:	00673/ 4
DATE:	October 2000	REVISION:			

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16/1/01

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. 3 layers Synthaproof or similar on existing concrete slab.

4. EXTERNAL WALLS
100 mm concrete block rendered to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 mm timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION: Notes	
PROJECT:	Garage conversion and new bathroom	SCALE:	DRAWING No: 00673/ 5
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Existing roof to remain.

10. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

11. MECHANICAL VENTS
Kitchen and Utility: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom and WC: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

12. S.W. DRAINAGE
Existing to remain.

13. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

14. MEANS OF ESCAPE FROM AN INNER ROOM
Every habitable room, which does not open directly onto the hallway or stair leading to the entrance, will have a window or door through which escape can be made. Such a door or window will have an unobstructed opening that is at least 850 mm high and 500 mm wide. The bottom of the window opening will be not more than 1100 mm and not less than 800 mm above the floor.

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION: Notes	
PROJECT:	Garage conversion and new bathroom	SCALE:	DRAWING No: 00673/ 6
DATE:	October 2000	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Front Elevations	
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No: 00673/ 8
DATE:	October 2000	REVISION:		

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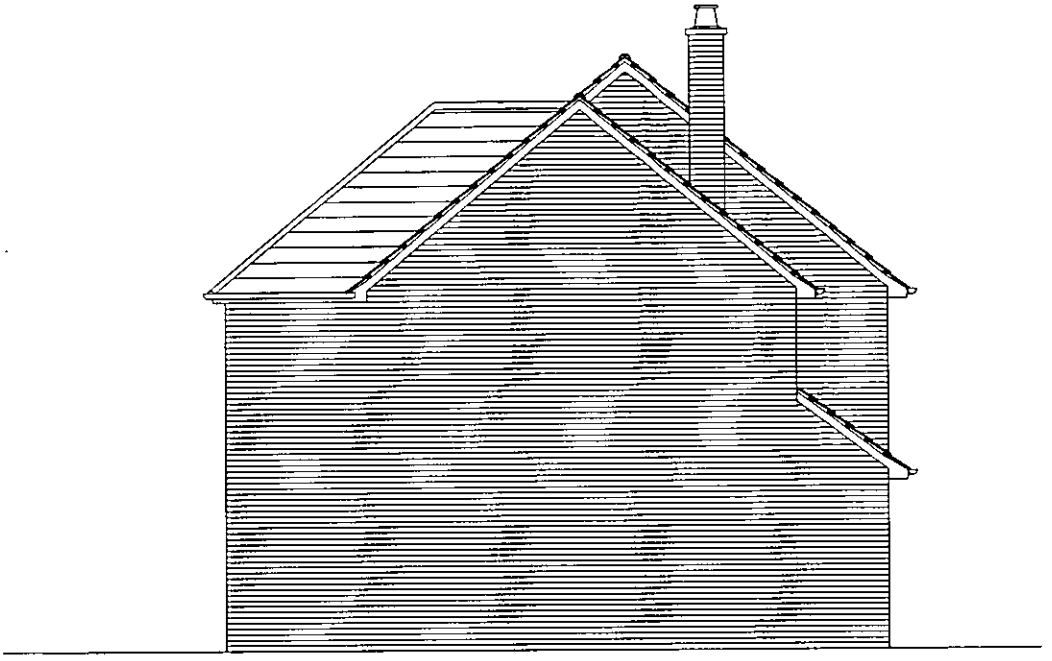
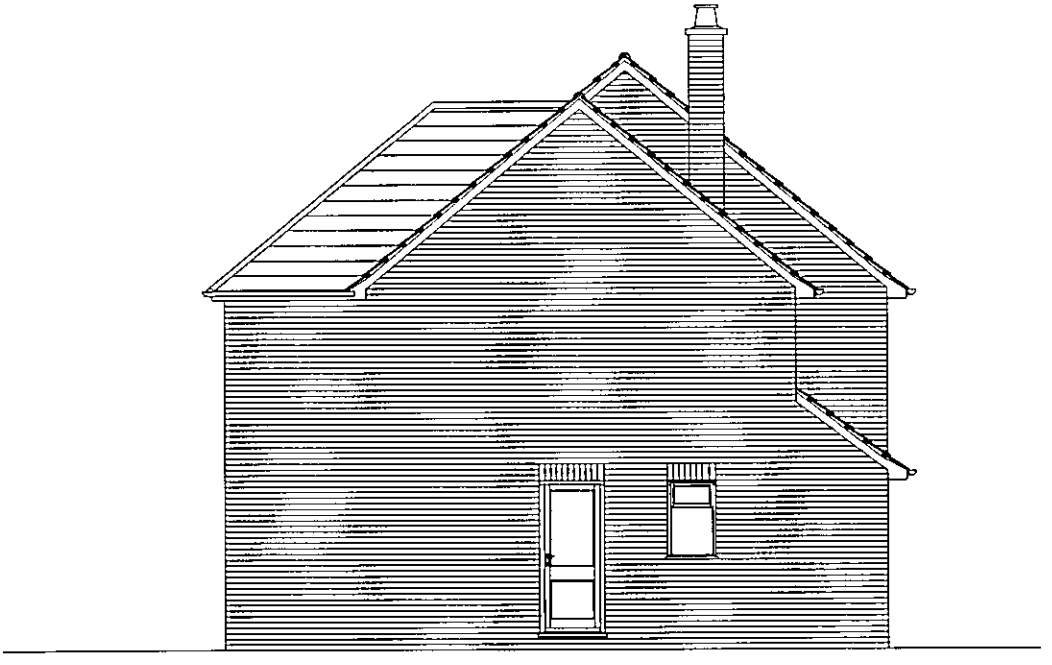


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Left Side Elevations		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 9
DATE:	October 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Rear Elevations		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 11
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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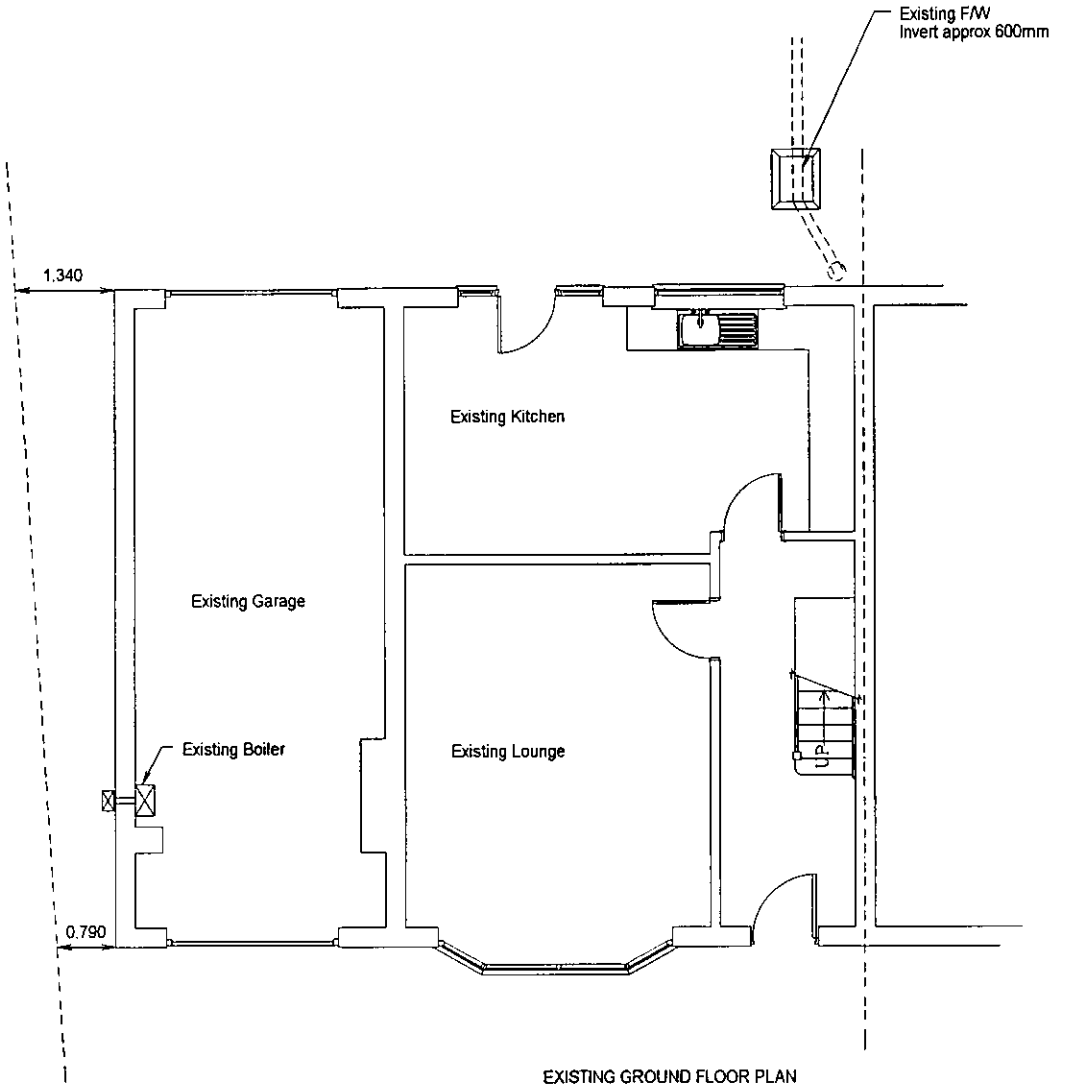

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 12
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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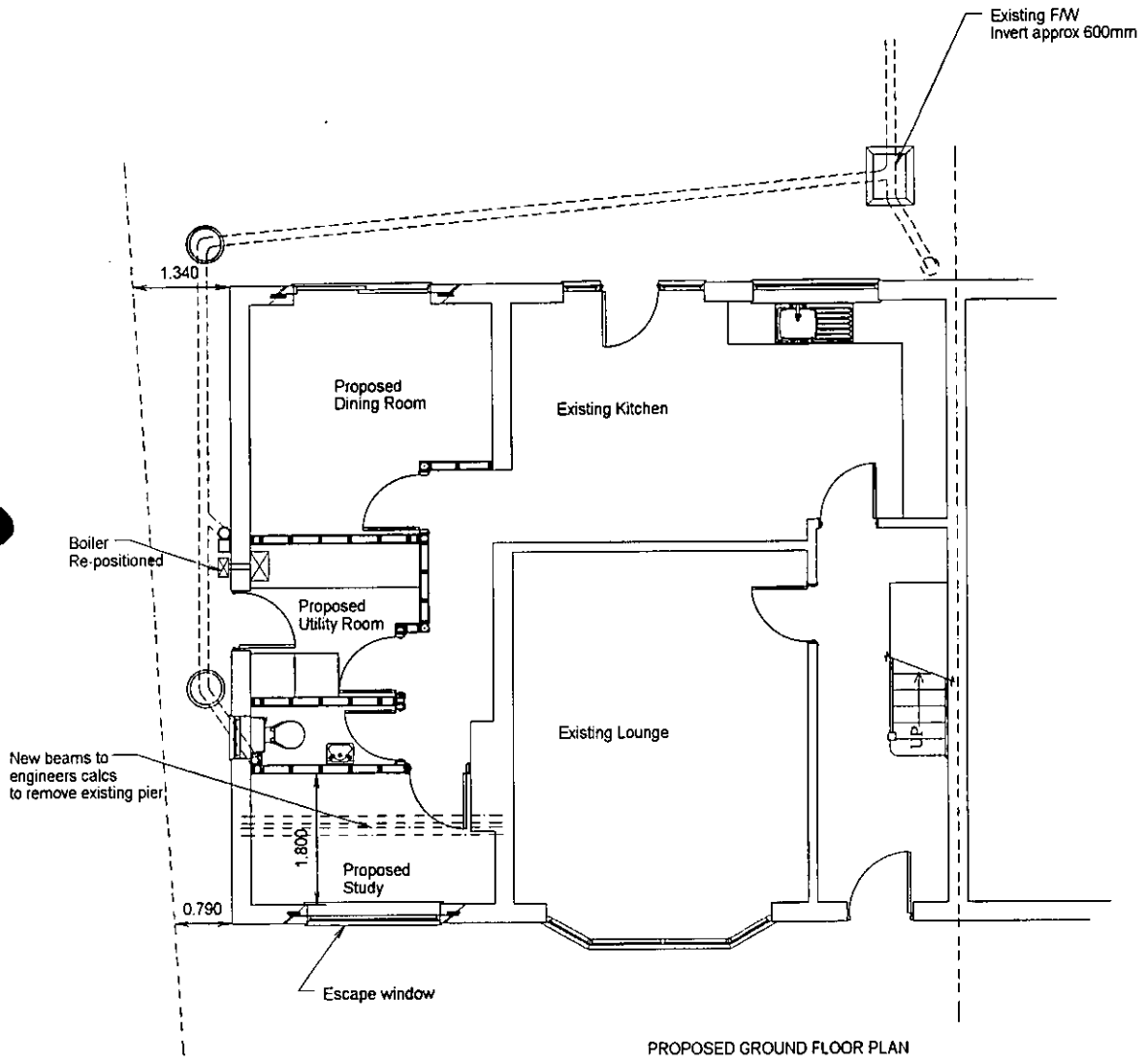

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 13
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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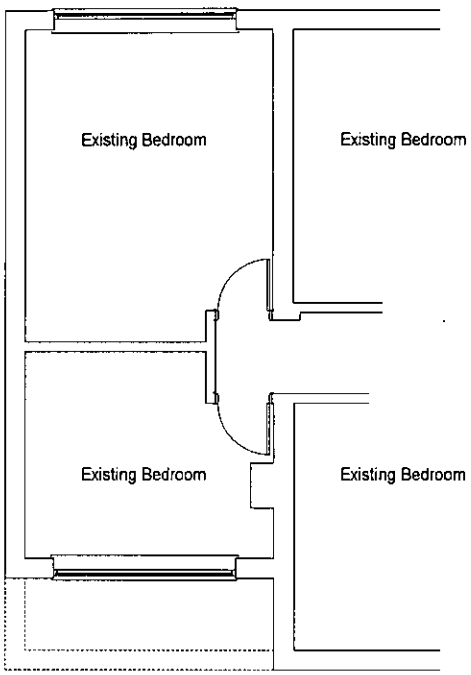

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	First Floor Plans	
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No: 00673/ 14
DATE:	October 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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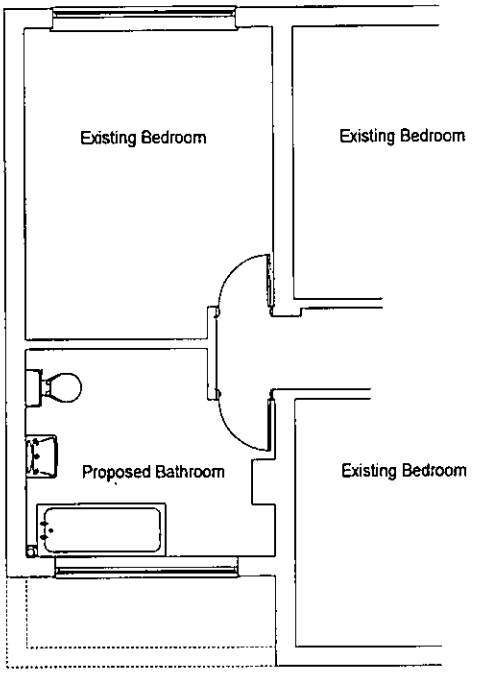

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	First Floor Plans		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 15
DATE:	October 2000	REVISION:			

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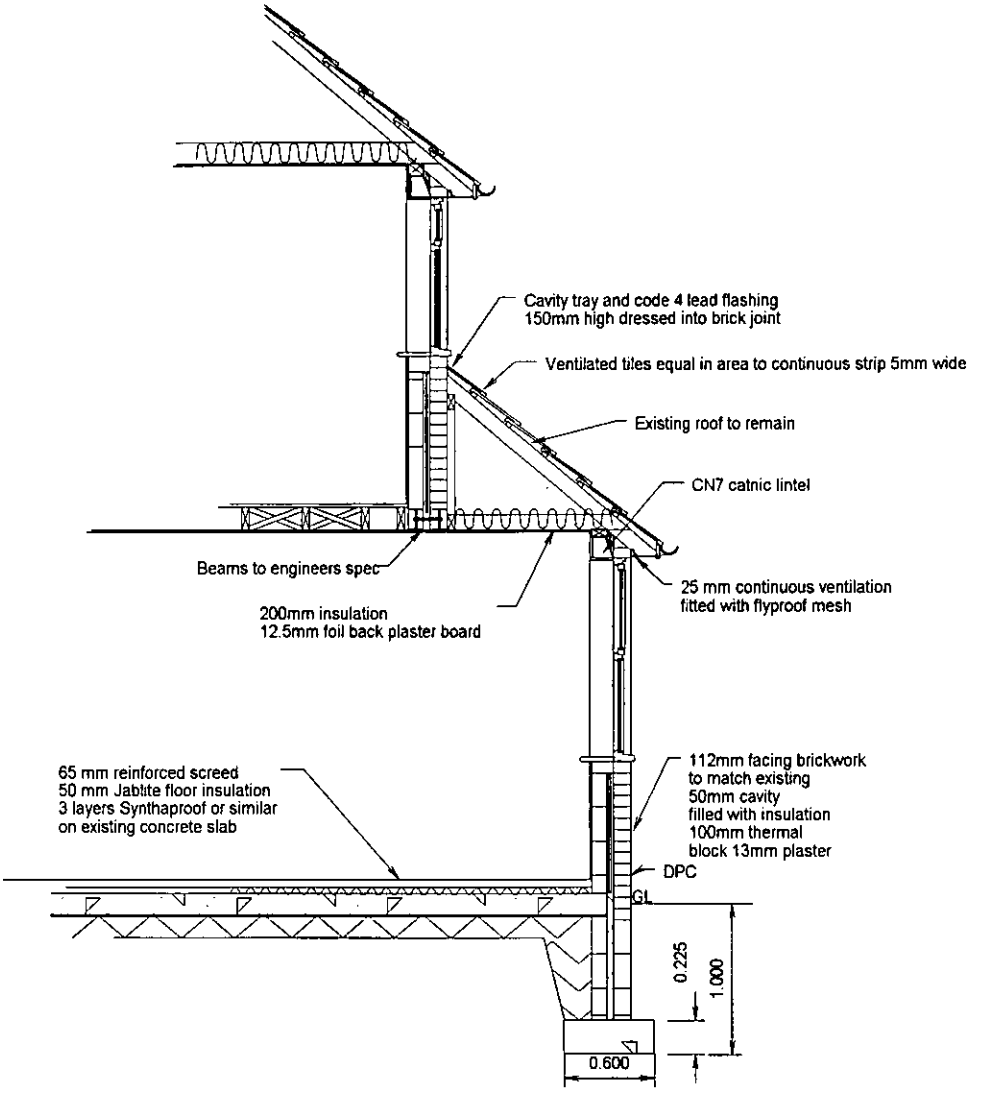

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Section	
PROJECT:	Garage conversion and new bathroom	SCALE:	1:50	DRAWING No: 00673/ 17
DATE:	October 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2814

Applicant : Mr & Mrs Little C/O Excel Design Ltd.

Location : Darbrook, Basingstoke Road, Three Mile Cross, Reading.

Proposal : Proposed conversion of garage to dining room/study and utility room.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	27/11
			5/12

Date of Neighbour Notifications : .....

Date of Site Visit : 27/11

Date Registered : 13/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 08/01/2001. 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 :

no neighbour comments

Highways need to see plan.

Planning Issues :

1) Impact upon the street scene

2) Impact upon neighbouring properties

3) Impact upon highway Safety - Parking Provision

Application Number: F/2000/2814

Appraisal:

The proposed development is for a conversion of the garage to a dining room, study, utility room and WC. This requires permission because condition 03 of consent 32168 removes the right to convert the garage from its use as a garage.

The conversion would initial the removal of up and over garage doors at both ends of the garage and replacement with a window in the front elevation and patio doors to the rear. It is also proposed to insert a single door and small window in the side elevation.

1. Impact upon neighbouring properties

The conversion would involve the insertion of two new windows and two new doors, and although the side elevation would face an existing window in the neighbouring property (Glengarry) it only services a utility room. As no neighbour objections have been received it is considered that so long as both the door and window are obscurely glazed there will be no adverse impact upon the neighbouring property.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 4 bedrooms and would therefore need to provide 3 vehicle-parking spaces on site. As yet a parking plan has not been provided, but there is ample room to the front of the property to provide adequate parking. Provided that appropriate parking is provided, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2814
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			The WC window in the North elevation + the door in the ~~South~~ North elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.
		Reason	To safeguard the residential amenities of the occupiers of neighbouring properties
4			Prior to the commencement of the development a plan showing the position of the access, extent of the driveway + additional parking for 3 vehicles shall be submitted to and approved in writing by the ~~LPA~~ Local Planning Authority.
		Reason	To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, ~~LTV1~~ LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1,
MINERALS LOCAL PLAN POLICIES:

5/1/01

- 4 bedrooms
- one small ground floor window in side of Glengarry
- ≃ 60m garden, open to countryside @ rear.
- Scrub land opposite to front.

RECORD OF SITE VISIT

SITE ADDRESS: Darbrook
Basingstoke Road Three Mile Cross
Reading.

APPLICATION NUMBER: F/2000/2814

OFFICER: Helen Pollock

DATE OF SITE VISIT: 27/11

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Residental Street opp. Scrub land adjoining A33 – M4.

3. DESCRIPTION OF SITE/BUILDING Semi detached HSE with integral garage. Lawned garden to drive the width of garage + passage way. ≈ 8½m. Large rear garden onto countryside.

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi-detached
Shared boundary with glengary with mix of fencing heights. 1.8 + 1.4m.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage space to be lost, driveway for 2 cars (maby 3) need to see plan.

LEVELS N/A

BOUNDARY TREATMENT AS ABOVE.

OTHERS

PLANNING PERMISSION

D
AO

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR A HUNT
C/O ARRAN DESIGNS
30 BEECH LANE
EARLEY, READING
BERKSHIRE, RG6 2PT

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 32168 (F)

Proposal:
2 STOREY SIDE & REAR EXTENSION TO FORM INTEGRAL GARAGE ON GROUND FLOOR WITH 2 BEDROOMS ABOVE & ENLARGED DINING ROOM & EXISTING BEDROOM
DARBROOK, BASINGSTOKE ROAD THREE MILE CROSS SHINFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(64)

03 REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.(64R)

continued/-

Application 32168 continued

04 This permission is in respect of the application as amended by the agent's letter dated 23.01.89 and the revised drawing No. 30/1123/1A referred to therein.(162)

04 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

05 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority. (172)

05 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

Date 15 FEB 1989

Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

fee payed but not required (Cond. removing P.d rights) Please arrange for a refund.

many thanks

Helen.

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

Tel: 0118 974 6480

Date: **22 November 2000**

My ref: F/2000/2814

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/2814
Darbrook, Basingstoke Road, Three Mile Cross, Reading.
Proposed conversion of garage to dining room/study and utility room.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2814**
Darbrook, Basingstoke Road, Three Mile Cross, Reading.
Proposed conversion of garage to dining room/study and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: 0118 974 6480

Date: **22 November 2000**

My ref: F/2000/2814

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
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John Mitchell
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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 Patman

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

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

Tel: 0118 974 6480

Date: **22 November 2000**

My ref: F/2000/2814

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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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Case officer: **Helen Pollock** Application Number: **F/2000/2814**
Darbrook, Basingstoke Road, Three Mile Cross, Reading.
Proposed conversion of garage to dining room/study and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 22 November 2000

Application Number: F/2000/2814

Proposal: Proposed conversion of garage to dining room/study and utility room.

Parish: SHINFIELD PARISH

Site Address:
Darbrook, Basingstoke Road, Three Mile Cross, Reading.

Applicant:
Mr & Mrs Little C/O Excel Design 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).

Comment

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The position of the access and extent of the driveway must also be marked on the plan.

Signed: _____ **Print name:** Adam Coggins 29/11/00

1959/a

13.NOV.2000 2814

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS LITTLE
	ADDRESS	DARTBROOK
		BASINGSTOKE RD
		READING
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	DARTBROOK
		BASINGSTOKE RD
		READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GARAGE CONVERSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / ~~NO~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs Little

DATE 31-10-00

DARBROOK

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. Plot 1 ORD. SHEET No. SU 7068-7168 71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 79/69	Mr S.G. Sach	Conservatory	16.3.69	app NA
22/58	Claude Fenton	2 pairs of semi det hous	14.3.58	- C/A
[illegible]/58	Mr S G Sach	Garage	25.11.58	app C/A
13200	Mr Sparshott	2/st to side & rear, W.C. garage ext kitchen dining room bedroom & bathroom	2.5.80	N/A Ref
BR 13415	"	"	3.7.80	[illegible] N/A
BR 15692	"	Extension	16.10.80	app NA
14343	"	New garage kitchen dining room bedrooms over	20.11.80	N/A C/A
32168	MR A. MUNT	GARAGE/BEDROOMS ABOVE	24.2.89	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage Con + Porch

DRAINAGE

091074

13.NOV.2000 2814

Client:

Mr and Mrs Little
Darbrook
Basingstoke Road
Reading
Berkshire

Project:

Garage Conversion
and
New Bathroom

Location:

Darbrook
Basingstoke Road
Reading
Berkshire

Excel Design
XL00673

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓
19	Section	✓

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION: Drawing List	
PROJECT:	Garage conversion and new bathroom	SCALE:	DRAWING No: 00673/ 2
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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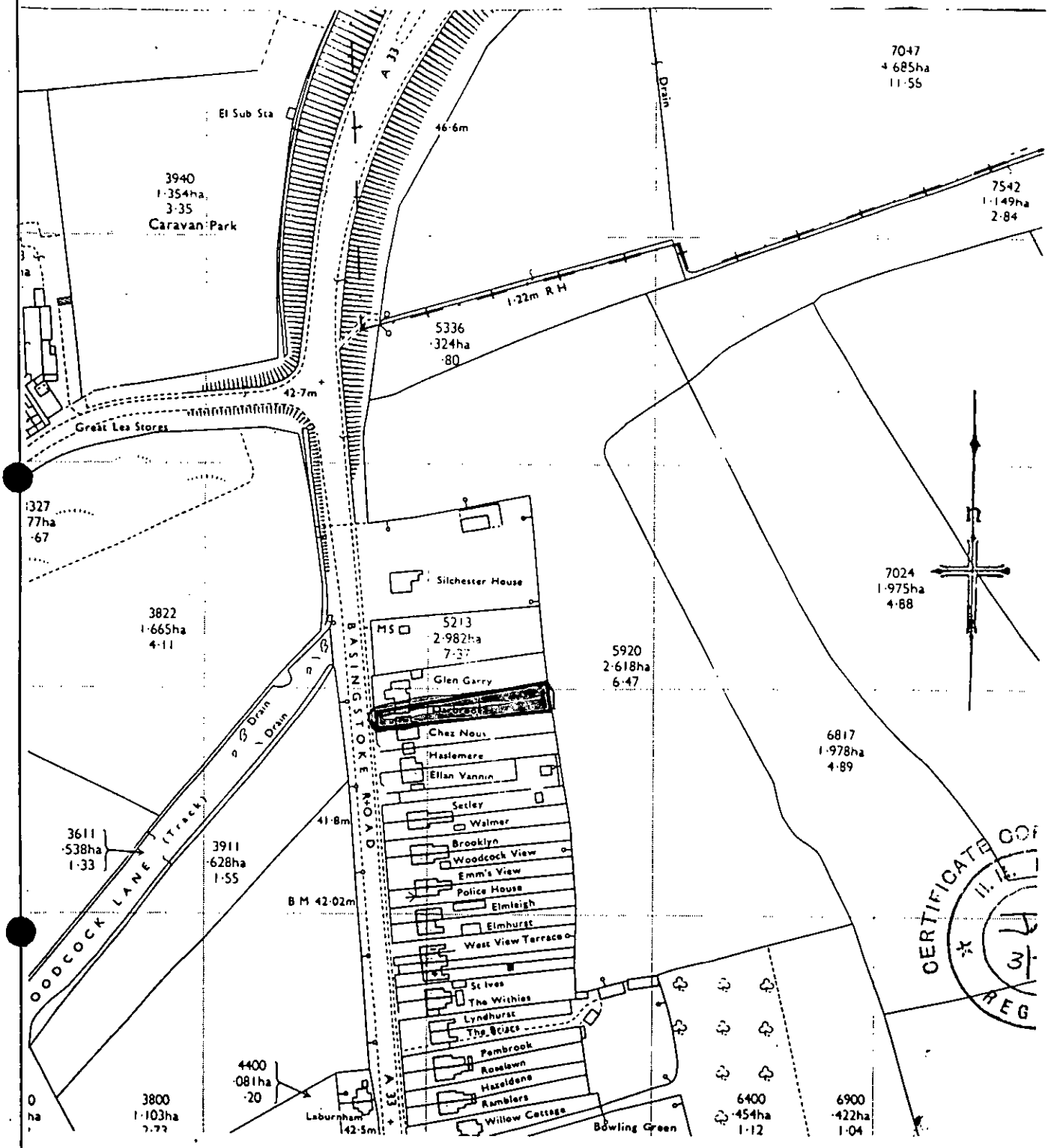

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION:	Location Plan	
PROJECT:	Garage conversion and new bathroom	SCALE:	1:2500	DRAWING No: 00673/ 3
DATE:	October 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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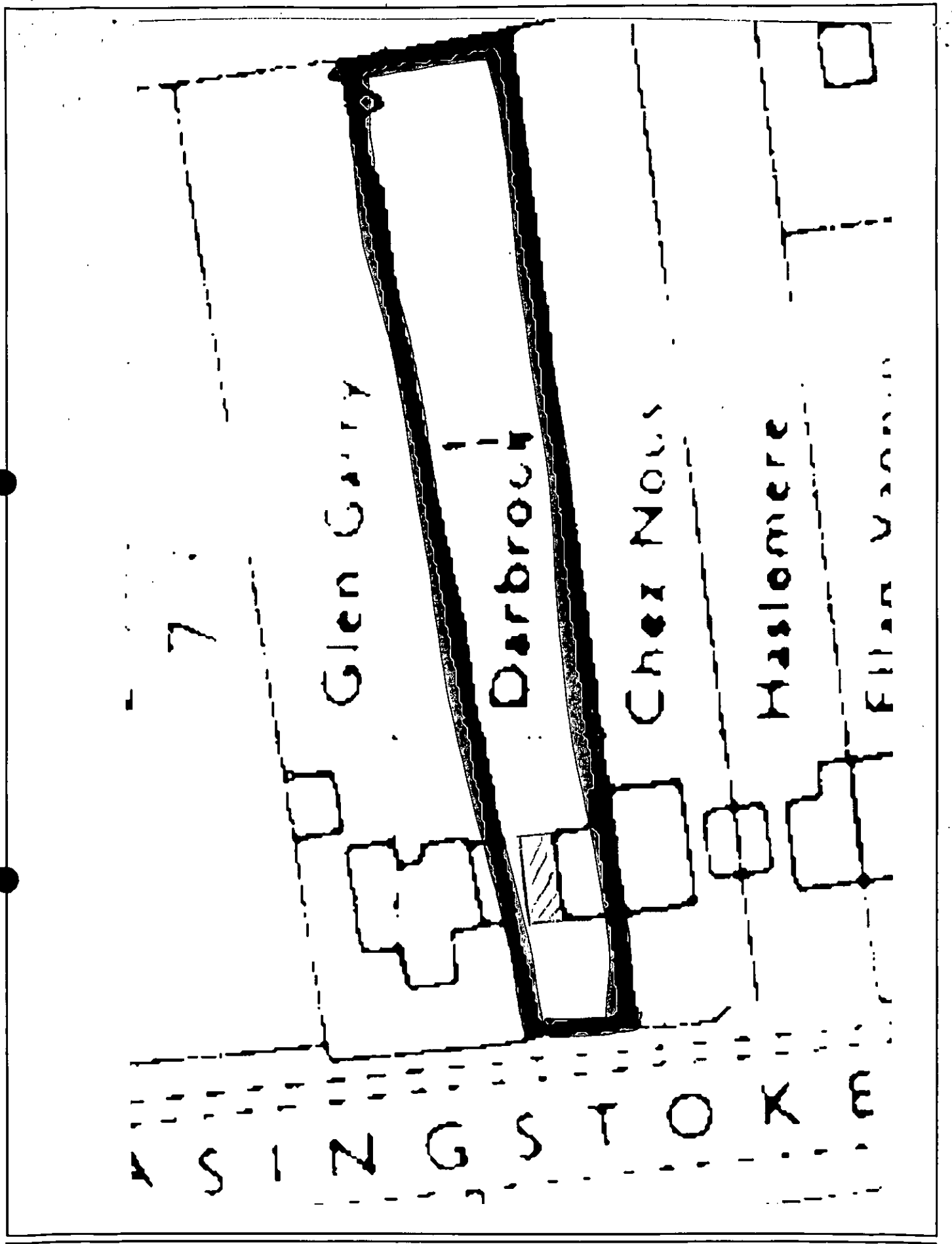

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION:	Block Plan		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:500	DRAWING No:	00673/ 4
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. 3 layers Synthaproof or similar on existing concrete slab.

4. EXTERNAL WALLS
100 mm concrete block rendered to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 mm timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION: Notes	
PROJECT:	Garage conversion and new bathroom	SCALE:	DRAWING No: 00673/ 5
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Existing roof to remain.

10. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

11. MECHANICAL VENTS
Kitchen and Utility: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom and WC: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

12. S.W. DRAINAGE
Existing to remain.

13. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

14. MEANS OF ESCAPE FROM AN INNER ROOM
Every habitable room, which does not open directly onto the hallway or stair leading to the entrance, will have a window or door through which escape can be made. Such a door or window will have an unobstructed opening that is at least 850 mm high and 500 mm wide. The bottom of the window opening will be not more than 1100 mm and not less than 800 mm above the floor.

CLIENT:	Mr and Mrs Little, Darbrooke, Basingstoke Road, Reading	DESCRIPTION: Notes	
PROJECT:	Garage conversion and new bathroom	SCALE:	DRAWING No: 00673/ 6
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Front Elevations		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 8
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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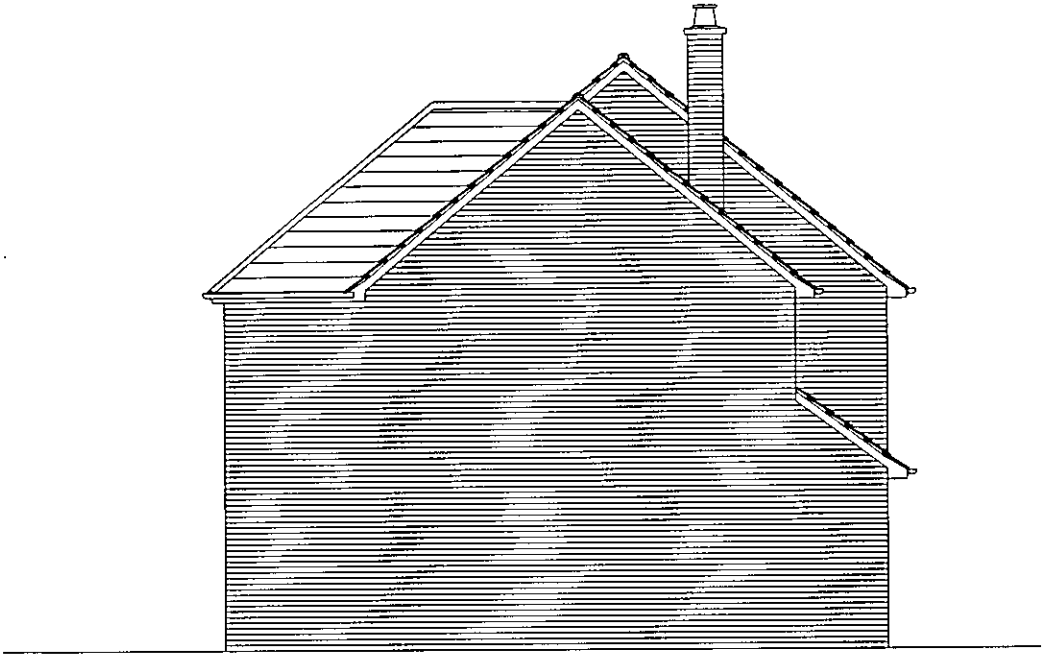
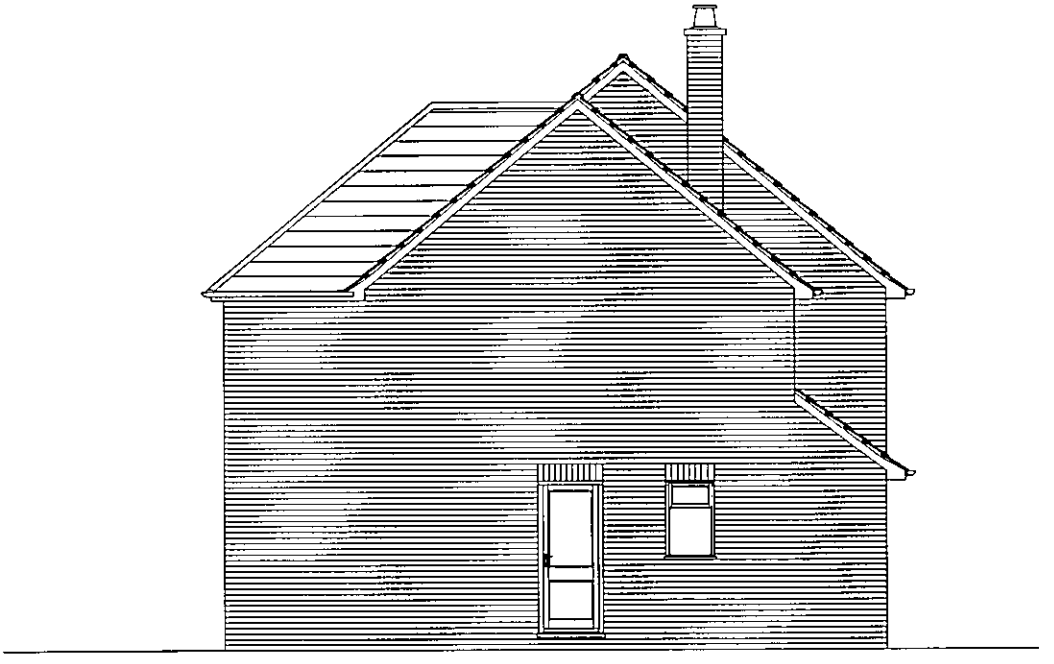


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Left Side Elevations		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 9
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Rear Elevations		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 11
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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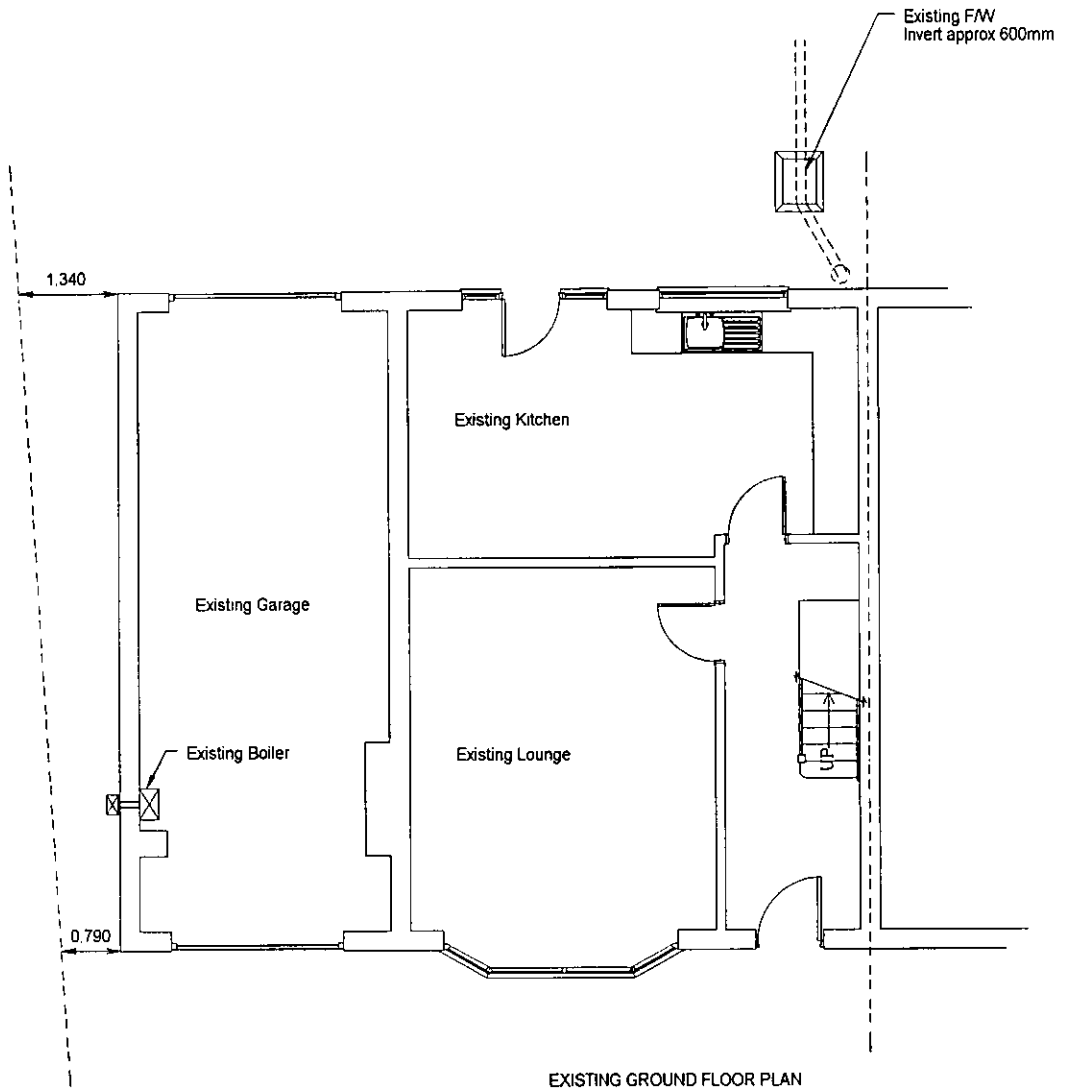

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Ground Floor Plans	
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No: 00673/ 12
DATE:	October 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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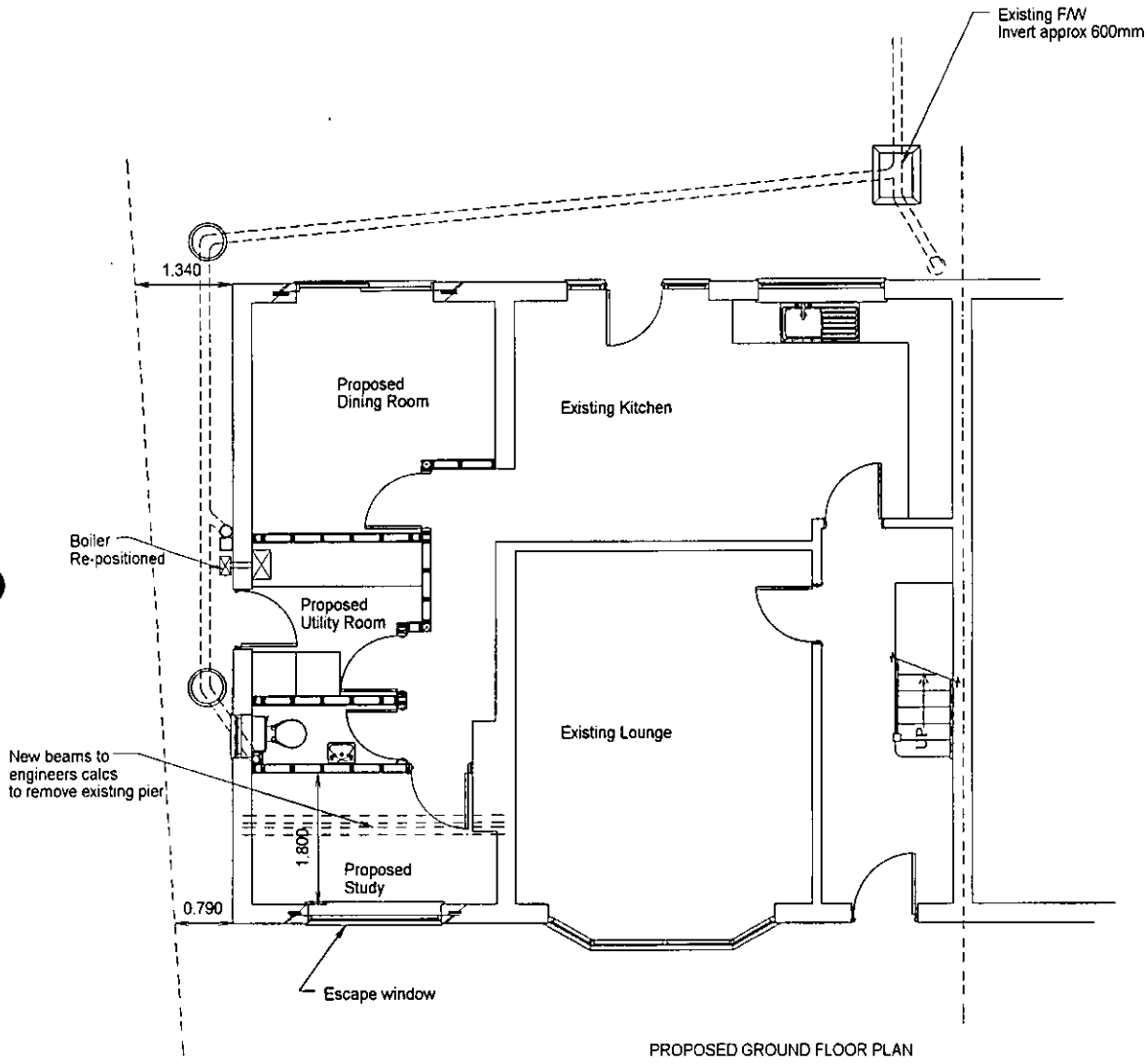

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 13
DATE:	October 2000	REVISION:			

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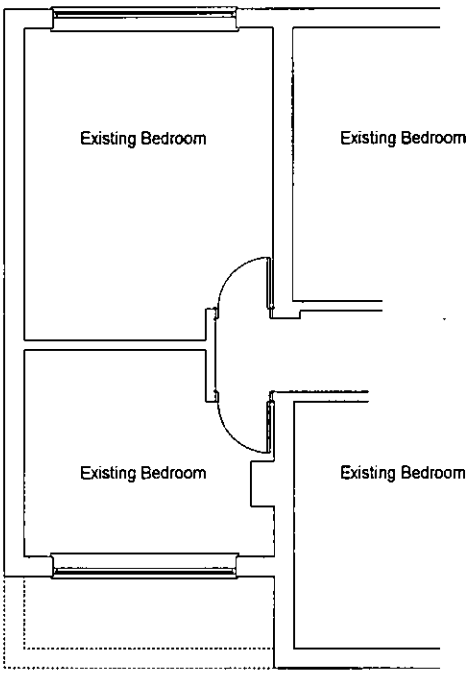

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	First Floor Plans		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 14
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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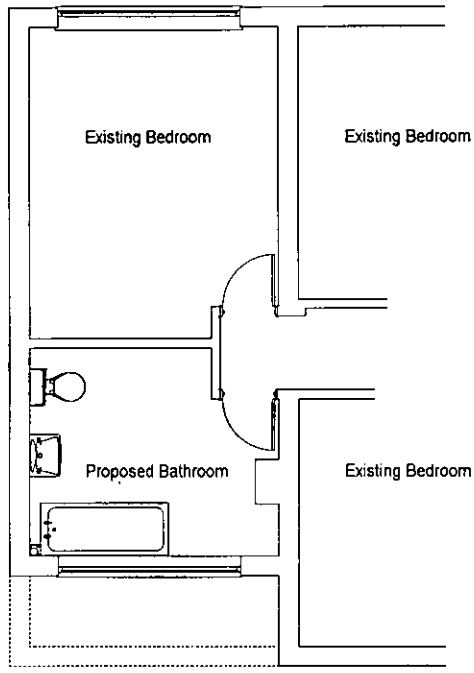

PROPOSED FIRST FLOOR PLAN

IENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	First Floor Plans		
OJECT:	Garage conversion and new bathroom	SCALE:	1:100	DRAWING No:	00673/ 15
TE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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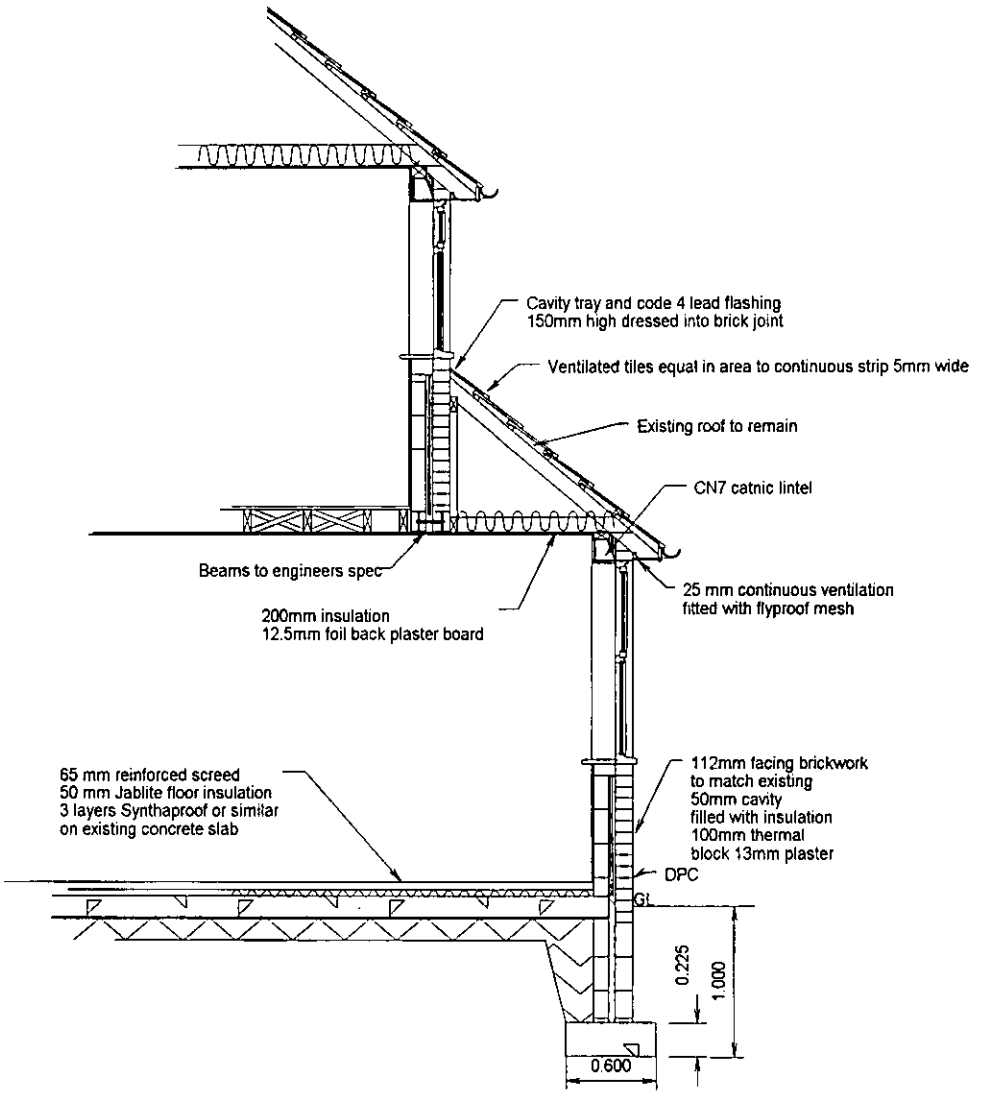

CLIENT:	Mr and Mrs Little, Darbrook, Basingstoke Road, Reading	DESCRIPTION:	Section		
PROJECT:	Garage conversion and new bathroom	SCALE:	1:50	DRAWING No:	00673/ 17
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: HP	Application No. F/2000/2814

Map No. 71 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO DINING ROOM/STUDY & UTILITY ROOM

Location: DARBROOK BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 22.11.2000

Applicant: MR/MRS LITTLE

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

Enforcement Section (5) 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	parking provisions ?	Rq W. S/H.	22.11.
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	plans say new bathroom forms say new garage ?		
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 : 28.11.2000 RB 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-app'd.

NEIGHBOURS:

SIN + Glengarry } Basingstoke Rd.
The Pines }

DARBROOK

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. Plot 1 ORD. SHEET No. SU 7068-7168 71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 79/69	Mr S.G. Sach	Conservatory	16.3.69	app NA
20/58	Yolande Fenton	2 pairs of semi det hses	14.3.58	- C/A
R[illegible]/58	Mr S G Sach	Garage	25.11.58	app do
13200	Mr Sparshott	2/st to side & rear. WC garage ext Kitchen dining room Bedroom & bathroom	2.5.80	N/A Ref
BR 13418	"	"	3.7.80	app n/a
BR 15692	"	Extension	16.10.80	app NA
14343	"	New garage kitchen dining room bed rooms over	20.11.80	N/A CA
32168	MR D. HUNT	GARAGE/BEDROOMS ABOVE	24.2.89	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage con + Porch

DRAINAGE

091074

1959/a

13.NOV.2000 * 02814

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS LITTLE
	ADDRESS	DARTBROOK
		BASINGSTOKE RD
		READING
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	DARTBROOK
		BASINGSTOKE RD
		READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GARAGE CONVERSION
		+ NEW GARAGE

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

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

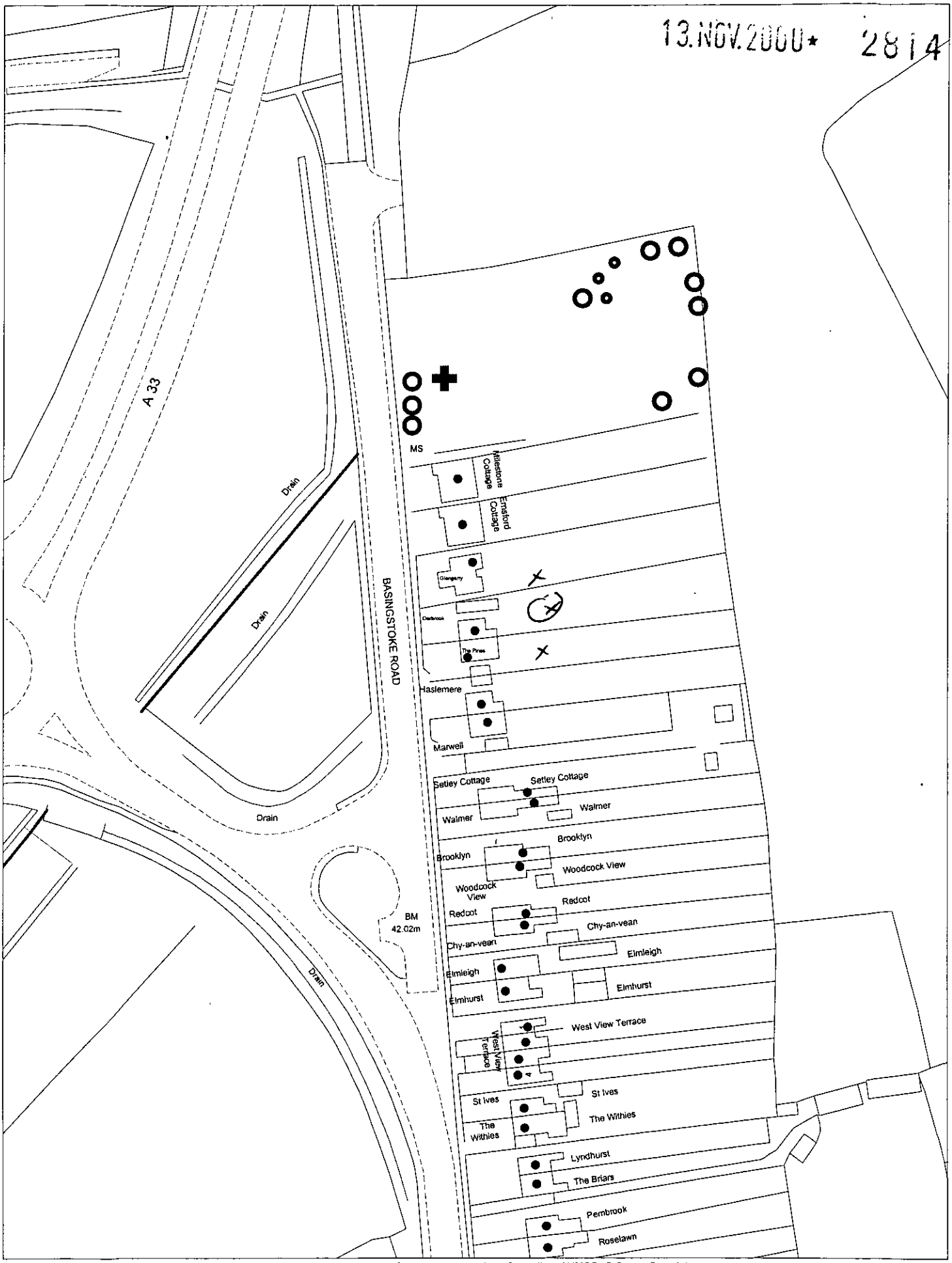
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs LITTLE

DATE 31-10-00

13.NOV.2000* 2814



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Development Control Section, Environmental Services, Wokingham District Council.

15 November 2000 Scale: 1 : 1250

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