APPLICATION NO:

F/2000/2815

LOCATION:

20 Luckley Wood, Wokingham.

APPLICANT:

Mr Rosewell C/O Excel Design Ltd

PROPOSAL:

Proposed conversion of garage to family room plus single storey rear extension of garage.

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

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Rosewell
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2815

Parish: **WOKINGHAM**

Location: **20, Luckley Wood, Wokingham.**

Proposal: **Proposed conversion of garage to family room plus single storey rear extension of garage.**

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 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
4. Prior to first occupation of the development hereby approved the driveway and associated crossover shall be widened to 4.8 metres and thereafter so maintained.

Condition
5. Prior to first occupation of the development hereby approved, the driveway and associated parking area shall be covered in a loose permeable surface and thereafter so maintained.

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

Reason
4. To ensure compliance with local plan policies and in the interest of highway safety.

Reason
5. To ensure a visually satisfactory development and one that does not result in harm to the visual quality of this location.

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.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell
Development Control Manager
Date: 04/01/2001

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.

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

Tel: 0118 974 6442

Date: **22 November 2000**

My ref: F/2000/2815

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/2815
20, Luckley Wood, , Wokingham.
Proposed conversion of garage to family room plus single storey rear extension of garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2815**
20, Luckley Wood, , Wokingham.
Proposed conversion of garage to family room plus single storey rear extension of garage.

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

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/2815

Proposal:
Proposed conversion of garage to family room plus single storey rear extension of garage.

Location:
20, Luckley Wood, , 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 George Allpress 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

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

Tel: 0118 974 6442

Date: **22 November 2000**

My ref: F/2000/2815

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2815
20, Luckley Wood, , Wokingham.
Proposed conversion of garage to family room plus single storey rear extension of garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

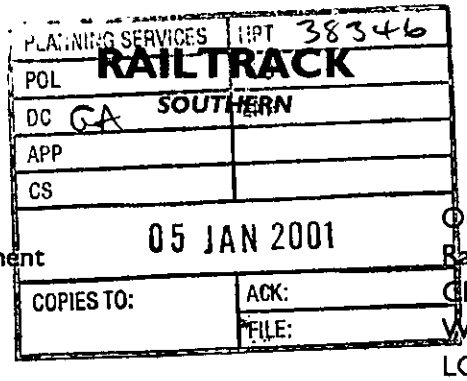
LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2815**
20, Luckley Wood, , Wokingham.
Proposed conversion of garage to family room plus single storey rear extension of garage.

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

Signed: _____ Date: _____
Councillor Wyatt

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



RECEIVED 4/01/01

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

Outside Party Engineer (West)
Railtrack Southern
GP2-2-H
Waterloo Station
LONDON SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632
O/R: C7/01/530/0/447/BP
2nd January 2001

Application No: F/2000/2815
Fao: George Allpress

Dear Sir,

Re: TOWN & COUNTRY PLANNING ACT 1990:

Location: 20 Luckley Wood, Downside, (Adjacent to Guildford to Wokingham Railway Line), Wokingham.
Proposal: Conversion of Garage to Family Room and Single Storey Rear Extension of Garage.

Thank you for your letter dated 22nd November 2000 asking for Railtrack's comments about the above application for planning permission, I apologise for the very **late** response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to be taken into account by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.**

There are no objections in principle to the proposal, however as only a location plan was enclosed it has not been possible to assess what direct/indirect affect it may have on the adjacent railway infrastructure. Therefore no detailed comments can be made at this time apart from requesting that all additional drainage be directed away from the railway into the nearest public system.

If planning permission is **granted** for the proposed development, Railtrack will be obliged if you would request the **applicant / developer** to respond direct to this office with regards to the standard **'Comments & Conditions'**, which may be applicable in this case.

Your assistance with all of Railtrack's interests and safety concerns will be very much appreciated, once again I apologise for the late response and any inconvenience caused, will you please advise me of the outcome of this application at your earliest convenience.

Yours faithfully,

Bernard Purcell
For Engineering Manager
cc: Excel Design Limited, 17 Gorse Ride South, Finchampstead RG40 4EH
Enclosure: Comments/Conditions to be observed in connection with the development of land adjacent to the Railway (Additional Guidelines are available on request).

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

DevCondBP

Issued by : Railtrack PLC Outside Party Section, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : October 2000

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. he additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. he additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	**Permitted**
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED.

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.

Client:

13.NOV.2000* 2815

Mr Rosewell
20 Luckley Wood
Wokingham
Berkshire

Project:

Garage Conversion
And
Single Storey Rear Extension

Location:

APPROVED

20 Luckley Wood
Wokingham
Berkshire

Excel Design
XL00664

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	✓

APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION: Drawing List	
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	DRAWING No: 00664/ 2
DATE:	September 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

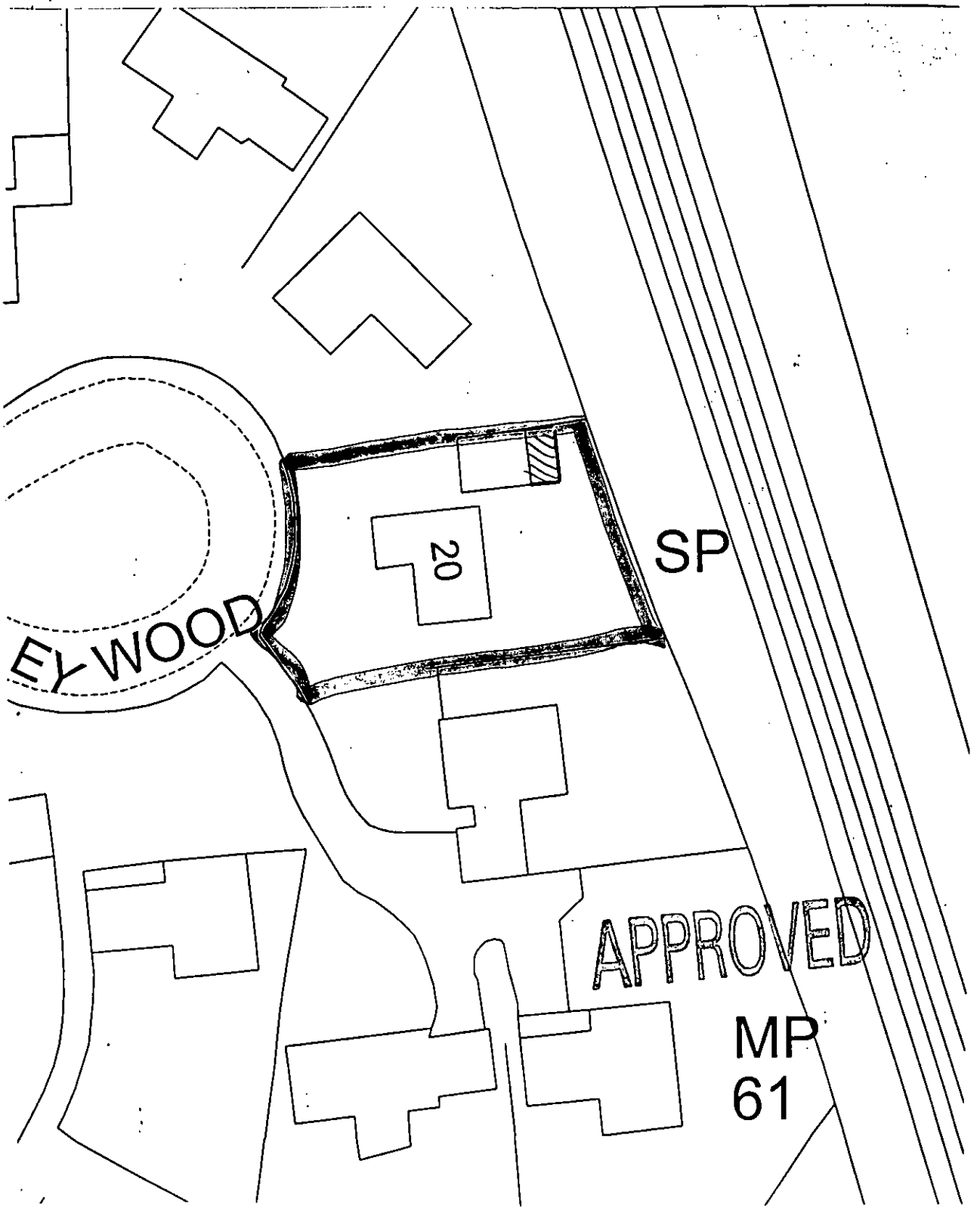


. CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Location Plan	
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:2500	DRAWING No: 00664/ 3
DATE:	September 2000	REVISION:		

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

© COPYRIGHT RESERVED

Excel DeSign



CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Block Plan		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:500	DRAWING No:	00664/ 4
DATE:	September 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign

CP 16/4/01

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
Conversion: As section drawing.
Extension: 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. Concrete, suspended insitu slab resting on inner skin of cavity walls and dwarf walls against existing walls where required. Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
Facing brickwork 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^{2}K '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 mm foil back plaster board and plaster skim finish.

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 Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	DRAWING No: 00664/ 5
DATE:	September 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

11. 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.

12. MECHANICAL VENTS
Kitchen: 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.
Shower room: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittently.

13. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

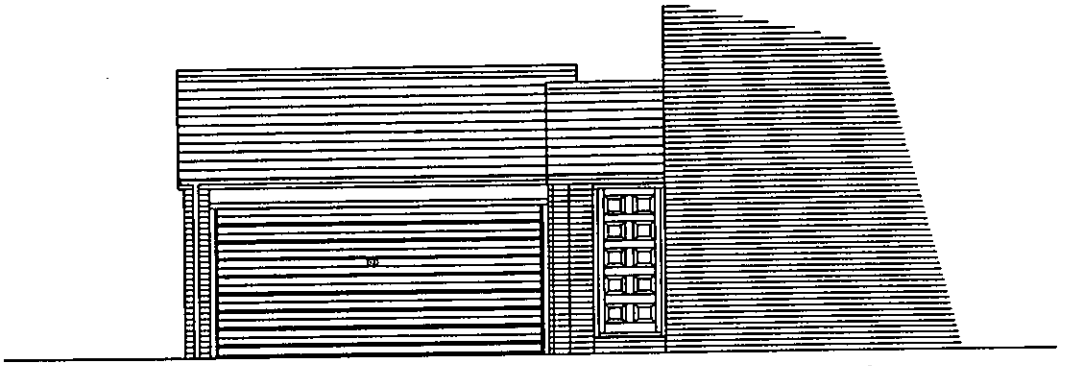
14. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate 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.

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	DRAWING No: 00664/ 6
DATE:	September 2000	REVISION:	

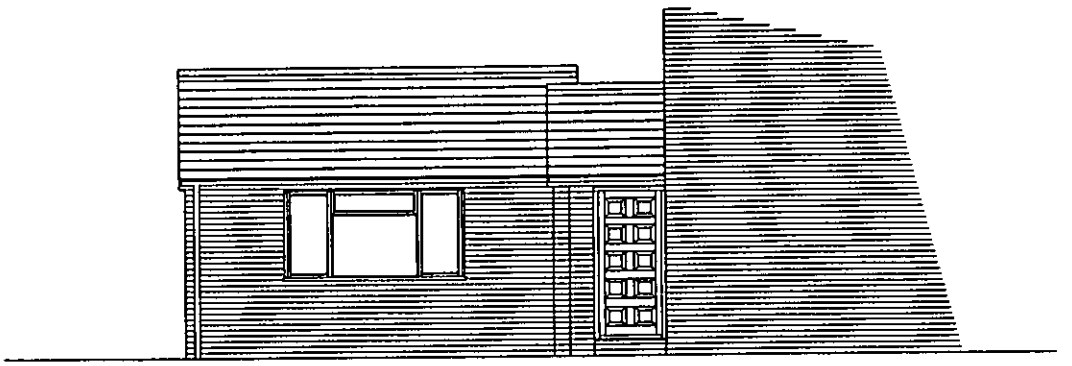
DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel DeSign



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

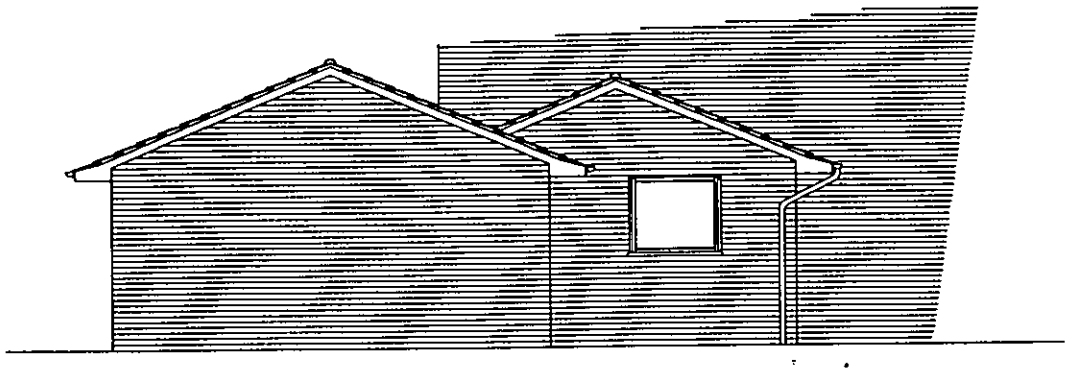
APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Front Elevations		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:100	DRAWING No:	00664/ 8
DATE:	September 2000	REVISION:			

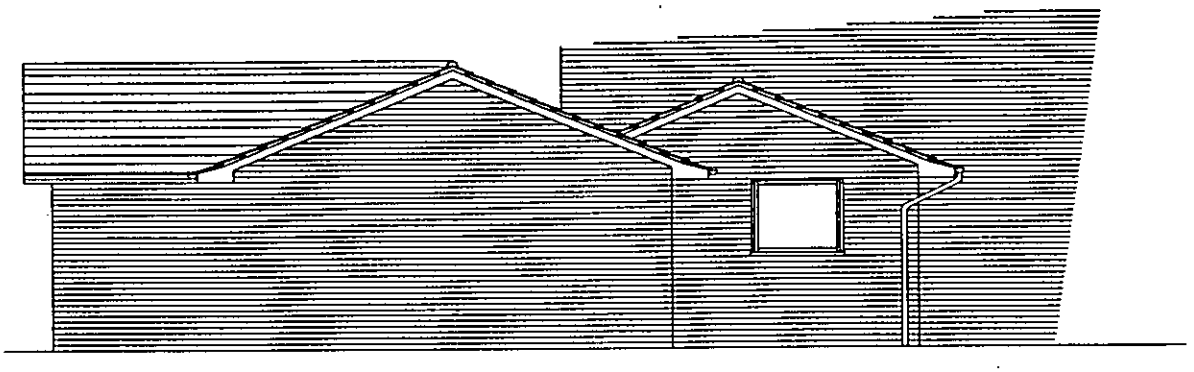
DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design
16/1/01



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

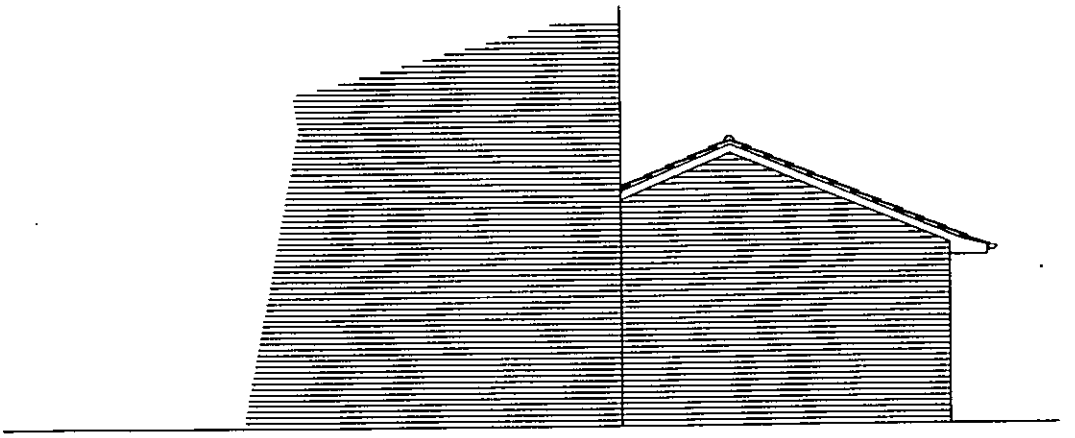
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:100	DRAWING No:	00664/ 9
DATE:	September 2000	REVISION:			

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

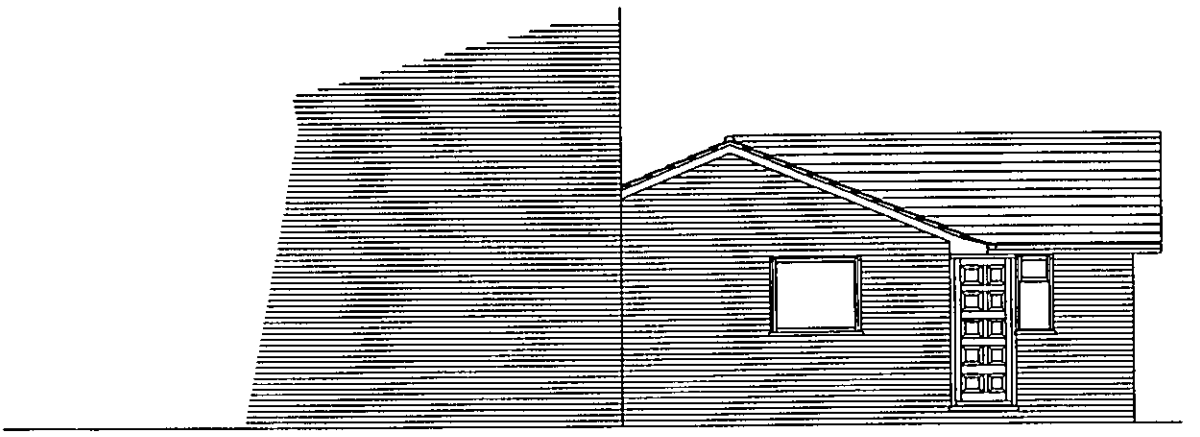
© COPYRIGHT RESERVED

CD 16/1/01

Excel Design



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

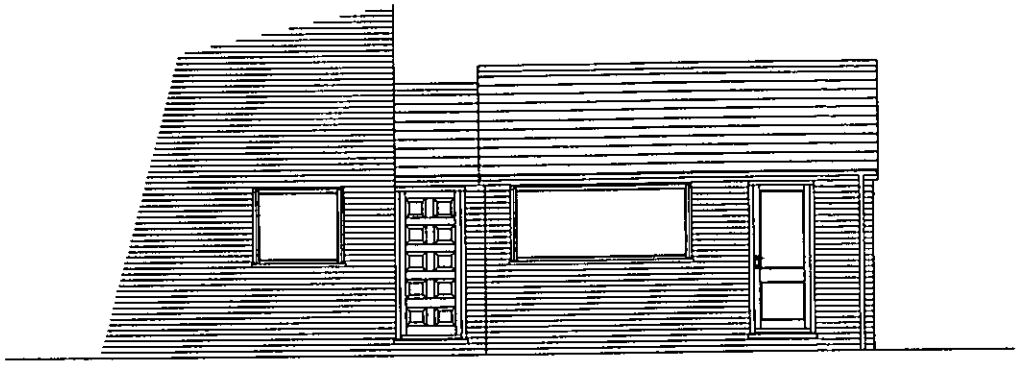
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:100	DRAWING No:	00664/ 10
DATE:	September 2000	REVISION:			

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

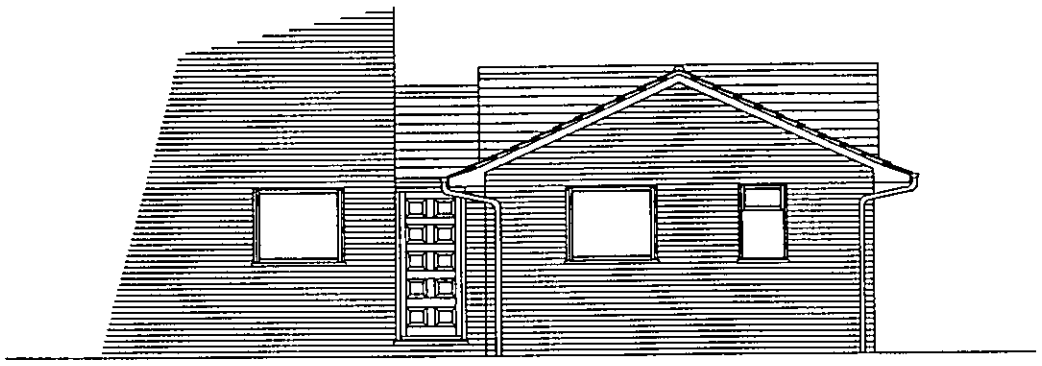
© COPYRIGHT RESERVED

AD 16/11/01

Excel Design



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

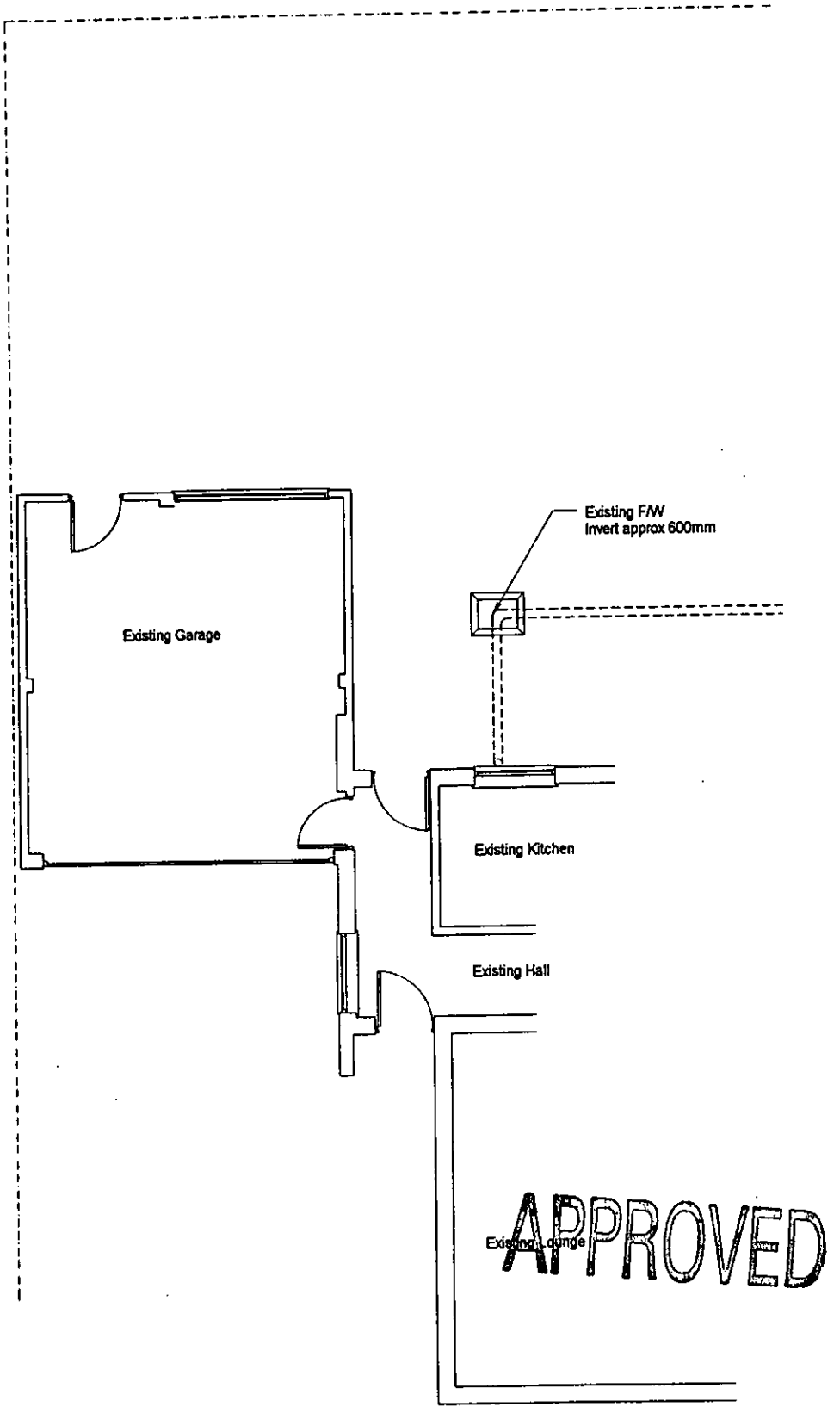
APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:100	DRAWING No:	00664/ 11
DATE:	September 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



APPROVED

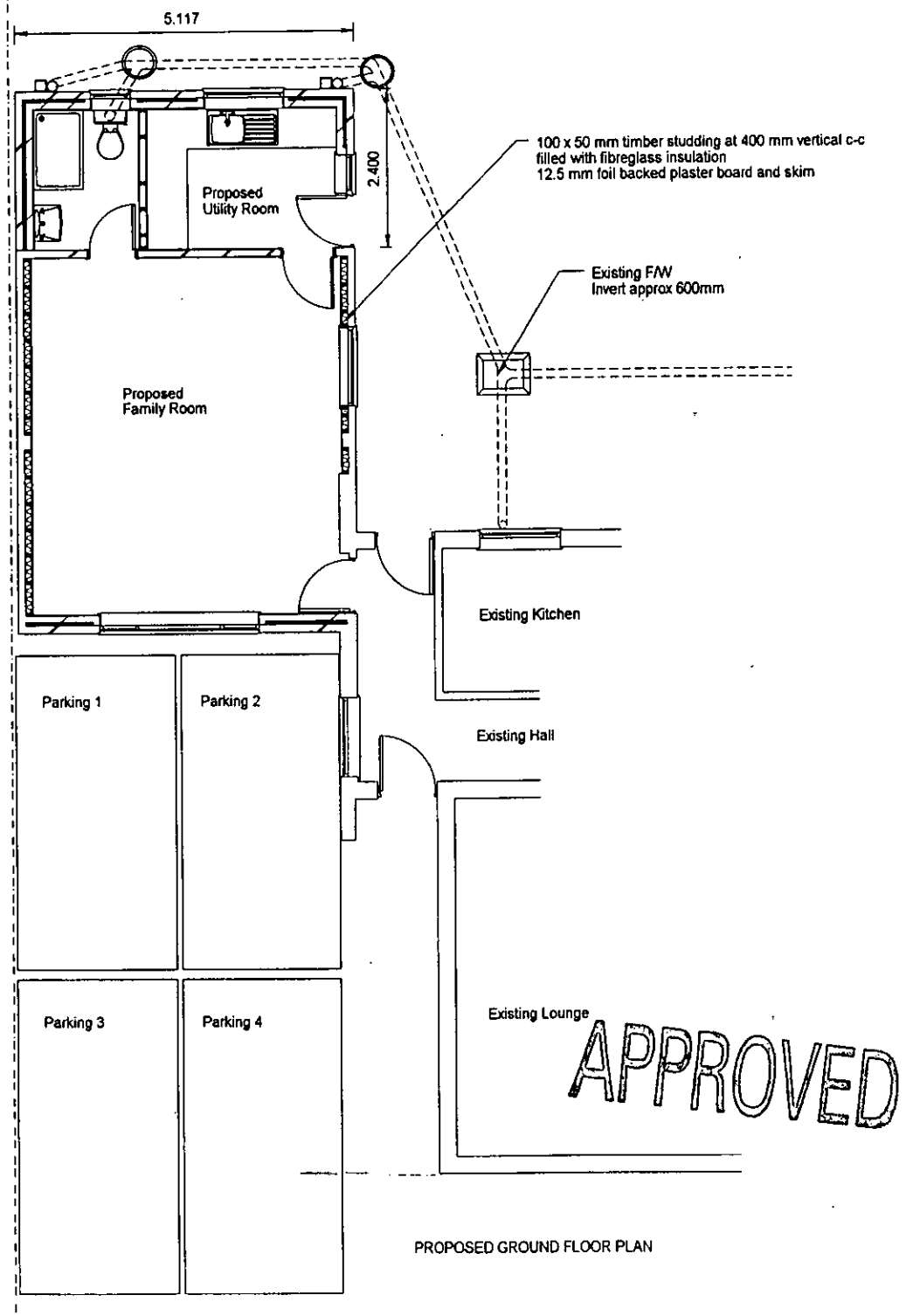
EXISTING GROUND FLOOR PLAN

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:100	DRAWING No:	00664/ 12
DATE:	September 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



PROPOSED GROUND FLOOR PLAN

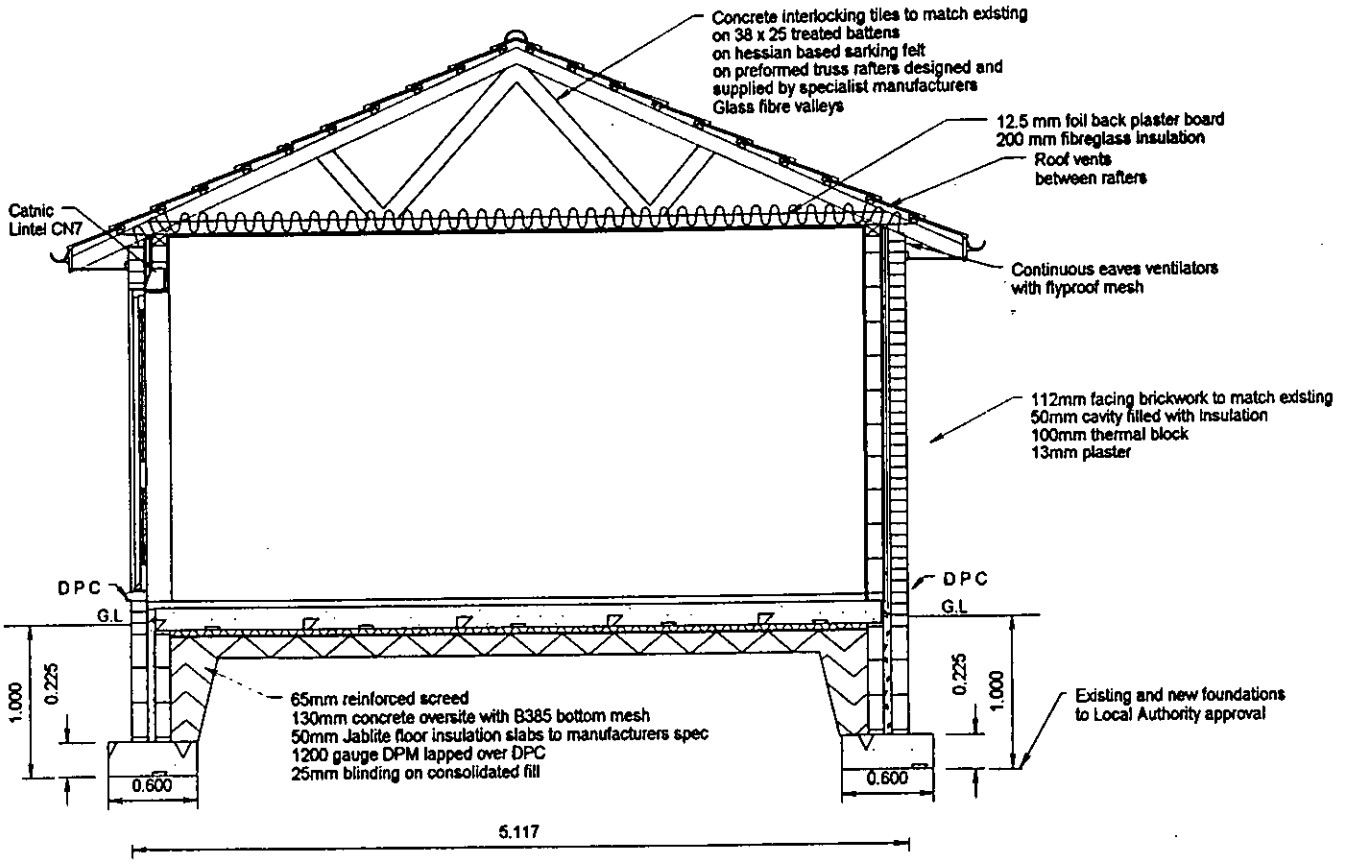
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:100	DRAWING No:	00664/ 13
DATE:	September 2000	REVISION:			

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

© COPYRIGHT RESERVED

EO 16/11/01

Excel Design



SECTION THROUGH REAR EXTENSION

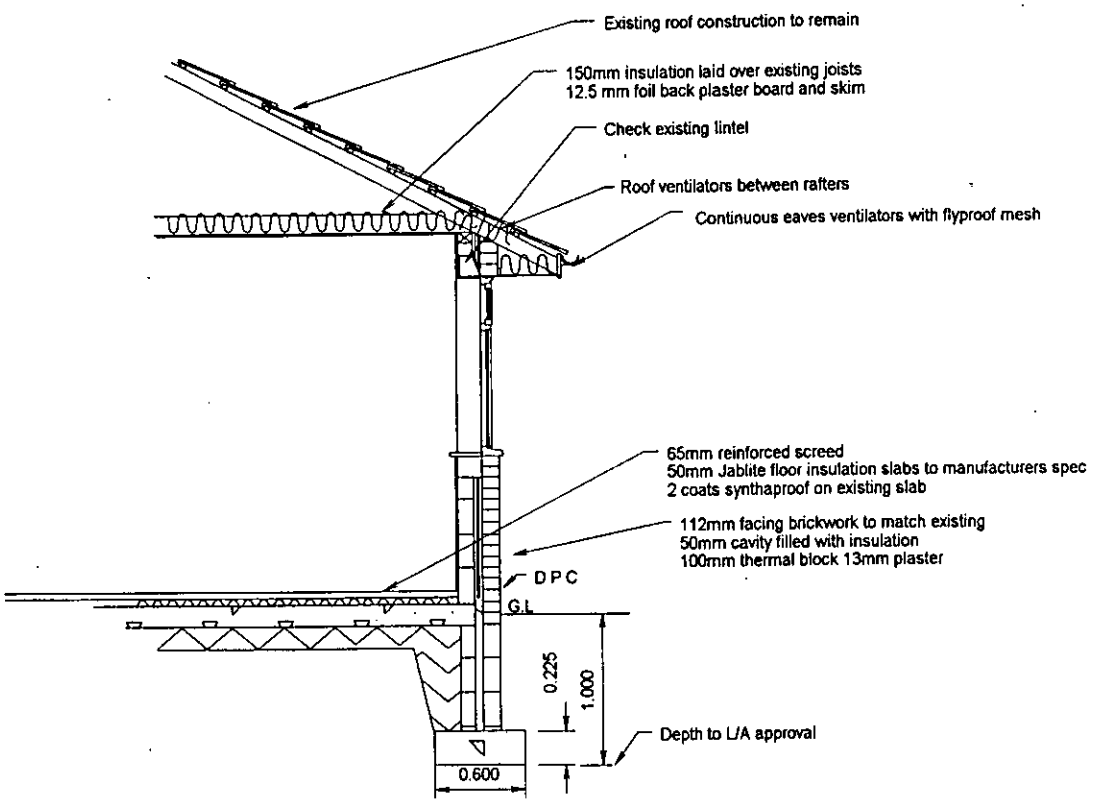
APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Section		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:50	DRAWING No:	00664/ 17
DATE:	September 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



SECTION THROUGH FRONT WALL

APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Section		
PROJECT:	Garage Conversion and single storey rear extension.	SCALE:	1:50	DRAWING No:	00664/ 18
DATE:	September 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign

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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	~~2[illegible]~~ 2815 GA
BUILDING CONTROL NUMBER.	FP 2000/1298 Brian
~~APPLICANT~~/AGENT	Excel Design Ltd.
ADDRESS OF SITE	20 Luckley Wood WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S rear ext & garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00664/4	00664/4
ELEVATIONS	00664/8, 9, 10, 11	00664/8, 9, 10, 11
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/1/01	
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	

WORK SHEET FOR: George Allpress

Application Number: F/2000/2815

Applicant: Mr Rosewell C/O Excel Design Ltd.

Location: 20 Luckley Wood, Wokingham.

Proposal: Proposed conversion of garage to family room plus single storey rear extension of garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		02/12/00

Date of Neighbour Notifications: 22/11/00

Date of Site Visit: 28/11/00 & 14/12/00

Date Registered: 13/11/2000

Earliest Date for Decision: 16/12/2000

Latest Consultation Date/Site Notice Expiry Date: 16/12/00
21/12/00 (GA)

This application will have expired on: 08/01/2000. 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:
Highways - recommend approval subject to appropriate condition requiring widening of driveway and crossover.

Wokingham Town Council - no objection.

Wokingham Without Parish Council - no objection.

Four local residents have written to object to the development for the following reasons: conflicts with the aims of the original development which has individual provision of parking for each dwelling, would lead to a shortage of parking provision, double garages were built to minimise the amount of visible parking, that proposed would erode the visual quality of the area.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2815

Appraisal:

The application property is set within an attractive residential enclave which is characterised by large houses of contemporary design in a landscaped setting. The houses are not uniform, but the design of each individual property follows similar proportions, styles and materials so that the estate reads as a visually composite whole. Each dwelling has a garage with front hardstanding, some have a larger surfaced parking area than others. The predominant material is loose not hard surfacing. No single dwelling has as yet converted its garage to habitable accommodation.

The application proposal may involve the loss of some garden area to accommodate the increase in vehicle parking provision. However, there is no condition attached to this property removing its permitted development rights to hard surface its frontage. The entire frontage could therefore be hardsurfaced.

The application demonstrates continued compliance with Local Plan off street parking requirements, and still shows retention of a large part of the landscaped frontage.

The physical alterations to convert the garage itself are considered visually acceptable and not to harm the appearance of the application property or the street scene.

The proposed rear extension is of a modest depth and would not result in harm to neighbour amenity.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2000/2815
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non Standard
4			Prior to first occupation of the development hereby approved the driveway and associated crossover shall be widened to 4.8 metres and thereafter so maintained.
			Reason: To ensure compliance with local plan policies and in the interest of highway safety.
5			Prior to first occupation of the development hereby approved, the driveway and associated parking area shall be covered in a loose permeable surface and thereafter so maintained.
			Reason: To ensure a visually satisfactory development and one that does not result in harm to the visual quality of this location.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

2	N06		WITHIN CURTILAGE

John Murden
4/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 20 Luckley Wood, Wokingham.

APPLICATION NUMBER: F/2000/2815

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00 & 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement comprising attractive houses in landscaped setting.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.19 to the north, no. 21 to the south.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Double garage plus parking in front for several cars.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing to rear.
OTHERS	None

Applicationo	Name & Address
F/2000/2815	Mr P Ashcroft 24 Luckley Wood Wokingham RG41 2EW
F/2000/2815	F C Slater 19 Luckley Wood Wokingham RG41 2EW
F/2000/2815	R S Ramsey 18 Luckley Wood Wokingham RG41 2EW
F/2000/2815	P & P Cohen 17 Luckley wood Wokingham Berks RG41

App. approved
Letter sent 16/01/01

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 22 November 2000

Application Number: F/2000/2815

Proposal: Proposed conversion of garage to family room plus single storey rear extension of garage.

Parish: WOKINGHAM TOWN

Site Address:
20, Luckley Wood, , Wokingham.

Applicant:
Mr Rosewell 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).

(1) Driveway must be widened to 4.8 metres (minimum), unless it is already, and the associated crossing extended to accommodate this.

Reason: highway safety + convenience.

(2) C122, R122.

NB NOT – if condition 1 applies.

Signed: _____ **Print name:** Adam C...

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2000/2815

Proposal: Proposed conversion of garage to family room plus single storey rear extension of garage

Site Address: 20 Luckley Wood, Wokingham

Applicant: Mr Rosewell C/O Excel Design

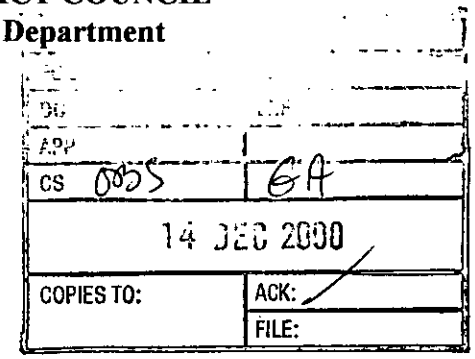
Your observations are required in respect of this application **by 16/12/2000**

No objection

SIGNED: _____ DATE: 13/12/2000

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG40 1WR



12 December 2000

Dear Sir

Application No. F/2000/2815
20 Luckley Wood, Wokingham
Proposed conversion of garage to family room plus single storey rear extension of garage

Thank you for the notification of the above application

Our main objection would be in regard to the car parking and road hazard in this vicinity.

1. When the original planning consent was given for this development it was on the basis that each dwelling had provision for garage parking.

2. The present situation is that there is only sensibly space for two vehicles on the driveway of No 20. In fact a car is always parked in the kerb (or rather on the pavement outside)

3. If the property is later sold, and the new occupier buys on the basis of enlarged living area to accommodate an extended family the prospect of even more vehicles becomes a possibility.

4. The position of the house on a roundabout makes on-road parking even less desirable.

Yours faithfully

P A and P Cohen
17 Luckley Wood

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS MBS	GH
13 DEC 2000	
COPIES TO:	ACK: / FILE:

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

18 Luckley Wood
Wokingham
Berks
RG41 2EW

12 December 2000

For the attention of Mr. G.Allpress

Dear Sir

Ref:- F/2000/2815
20 Luckley Wood Wokingham.

I have no serious objections to the above, but would like to enquire – that if the existing Garage is to be converted to living accommodation, and no alternative garage provided. In the event of the property being sold, and bearing in mind it would then no doubt be a 4/5 bedroom dwelling, might we not be subjected to increased on street parking?

Yours faithfully,

R.S.Ramsey.

Wokingham Without Parish Council Consultation Sheet

Officer	George Allpress
No	F 2000 2815
Proposal	conversion of garage to family room plus single storey rear extension of garage.
Site	20 Luckley Wood, WOKINGHAM. (ADJOINING PARISH - backs onto Gatwick railway line.)

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

12 December 2000

To Mr George Allpress
(Planning Officer)
WDC

From Mr F.C.Slater
19 Luckley Wood
Wokingham
RG41 2EW
9th Dec.2000

PLANNING S...
POL
DC
APP
CS 685 GA
COPIES TO:
ACK:
FILE:

Planning proposal F2000/2815

Objections to the above proposal

Parking

1. All houses on the Luckley Wood Estate were built with double garages in order to minimise the amount of visible parking and to ensure road parking would be of a temporary nature.

2. Two properties on the estate have, in the past, been given permission to change their garages to living space but with the requirement of building a new double garage.

3. No such provision is included in the current proposal and is therefore unacceptable to us as it creates both a precedent and could create future problems should there be a change of ownership.

4. Currently the existing garage is not used as a garage, which means that cars are parked on both the drive and the road in front of the house. This does create problems for WDC services such as road sweeping. When cars are parked end to end they intrude into the common entrance space to my drive and that of No.20. This means I have to take avoiding action when reversing out of my drive.

5. Road parking has been the cause of much aggravation in the past when cars have been parked in front of other people's properties by residents of a property not overlooking the road at this end of Luckley Wood.

6. My drive, No.19, has a shared entrance to the drive of No.20. Our drives meet in a V formation. The plans show 4 parking spaces to the side of No 20. Because of a previous extension I do not believe that it is possible to park two cars side by side and be able to get into each car. I believe the width of the drive is now less than the internal width of the garage. More importantly the lengthways parking can only be achieved by extending into the shared entrance space of our two drives and that I cannot accept.

The extension

7. The current side-wall to the garage is the border between my property at No.19 and that of No.20. To build the extension, there would inevitably be some undermining of my border fence, the new roof drainage would probably overhang my garden and the new structure will create more shadow to that corner of my garden. As it stands this is also unacceptable.

F C Slater

PLANNING SERVICES	DPT
POE	TLS
DC	EWF
APP	
03 0855	6A
07 DEC 2000	
COPIES TO:	ACK:
	FILE:

24 Luckley Wood
Wokingham
Berkshire
RG41 2EW

Tel 0118 9789920

5th December 2000

FAO Mr George Allpress (F/2000/2815)
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

Subject: Planning Application Number F/2000/2815
Site Address: 20, Luckley Wood, Wokingham
Proposal: Conversion of garage to family room.

The above proposal to convert the garage at 20 Luckley Wood, is strongly objected to by myself and other householders in Luckley Wood. My grounds for this objection are as follows:

(a) Frequently *(nearly all the time)* cars from No 20 are parked on the *Highway (wheels on public footpath,)* owing to the inadequacy of room for parking on No20's driveway. Which is less than adequate for the parking of two cars.

(b) The garage in question is currently not used to house cars, which is not in keeping with the ambience of Luckley of Wood. *(The current use of the garage may already contravene planning regulations).*

(c) The original planning consent for all properties in Luckley Wood, specifically stated that the garages should not be used for living accommodation *(the property title deeds may also support this).*

(d) There is already a car-parking problem in the proximity of the roundabout at Luckley Wood. Converting the garage to separate living accommodation will only compound the parking problem!

(e) Frequently, I cannot park outside my own house, owing to my neighbour's and their visitor's cars being parked directly in front of my house; considerably restricting/blocking access to my own driveway/entrance.

Finally I am strongly opposed to the conversion of the Garage at No 20 Luckley Wood, to living accommodation. Mainly on the grounds: that in a development of the status of Luckley Wood, cars should be housed in garages or parked on private driveways, not parked on the highway! Currently the situation at No 20 is that only one car is accommodated on the driveway, the garage is not used for housing cars, frequently the second car/cars from No 20 are parked on the highway *(near side wheels on the public footpath)*. More parking facility is required in the proximity of the roundabout at Luckley Wood. This planning application: garage conversion to separate living accommodation will compound the parking problem.

Yours sincerely

Peter F Ashcroft.

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2815 relates.

Address of site 20. Luckley Wood
Wokingham
RG41 2EW

Signed C B Rosewell

Date 2-12-00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
rkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: GA	Application No. F/2000/2815

Map No. 83.. Site ..0.06.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO FAMILY ROOM PLUS SINGLE STOREY REAR EXTENSION OF GARAGE.

Location: 20 LUCKLEY WOOD

Parish: WOKINGHAM Ward: Wescott
22-11-2000 JJ

Applicant: MR ROSEWELL

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

(6)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Doesn't show link between garage + hse.	request with SN	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.11.2000 JB 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 ✓ .....
Encroachment.

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish wok w/out : .....
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 + 16 → 19 } Luckley wood
21 → 25 }

ADDRESS 20 LUCKLEY ROAD PARISH WOK/WITHIN

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25185				
RRA 2961	MR & MRS BOWLES	CONV OF DINING ROOM /	17.6.84	[illegible]
		EXT TO FORM LOUNGE [illegible]		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

[redacted]RAINAGE

091074

1959/a

13.NOV.2000* 2815

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 ROSEWELL
	ADDRESS	20 LUCKLEY WOOD WOKINGHAM
	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. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	20 LUCKLEY WOOD WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GARAGE CONVERSION + REAR EXTENSION

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

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

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

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

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.

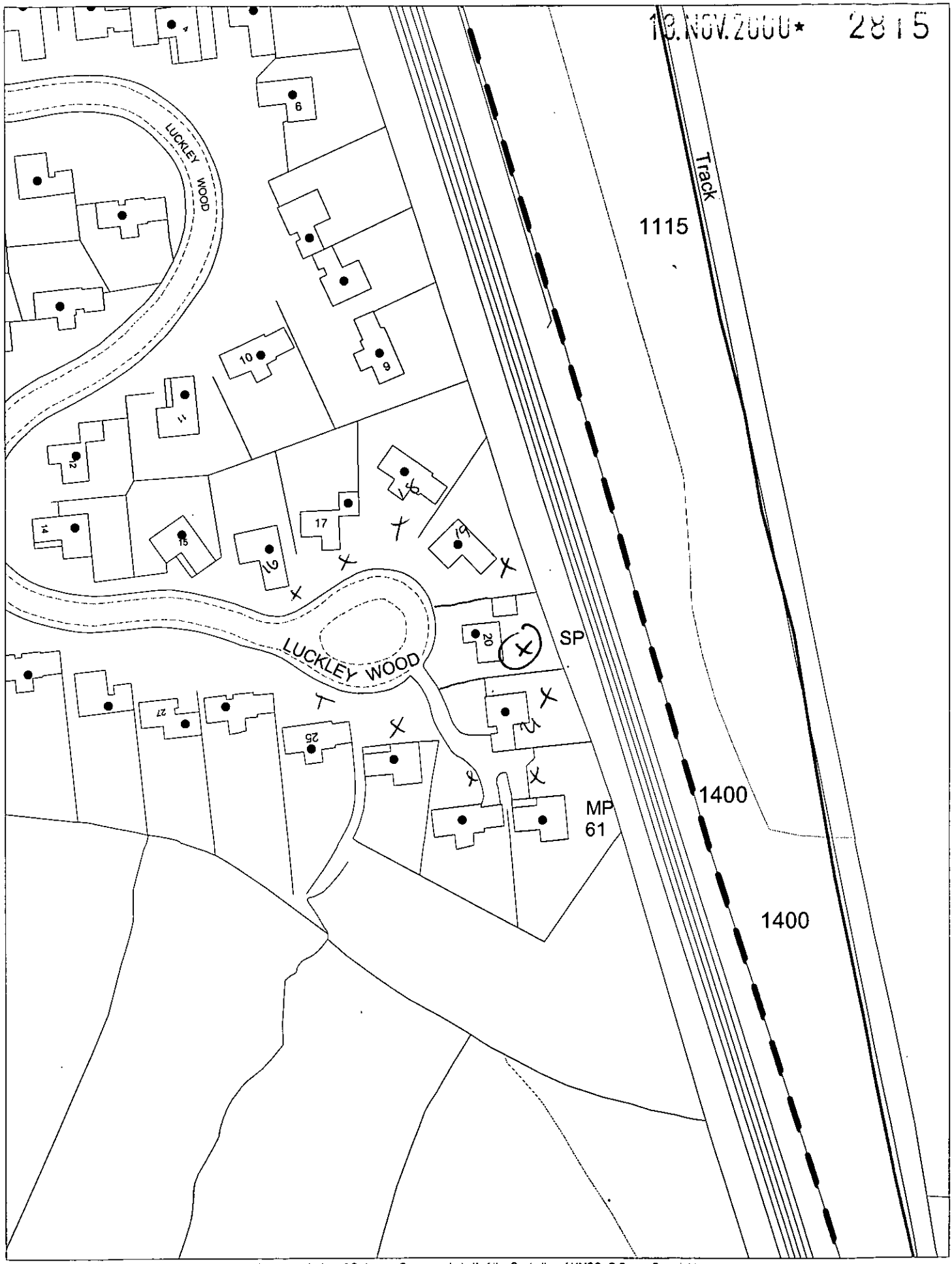
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr Rosowsky

DATE 5-11-05

13.NOV.2000* 2815



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

15 November 2000

Scale: 1 : 1250

N
W E
S