19/12

APPLICATION NO:
F/2002/7961

LOCATION:
18 Medway Close, Wokingham.

APPLICANT:
Ms G Harris C/O A D S

PROPOSAL:
Proposed conversion of part of existing garage to studio.

EARLIEST DATE FOR DECISION: **06/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms G Harris
C/O A D S
51 Kestrel Way
WOKINGHAM
Berkshire
RG41 3HA

Application Number: F/2002/7961

Parish: **WOKINGHAM**

Location: **18 Medway Close, Wokingham**

Proposal: **Proposed conversion of part of existing garage to studio.**

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.

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.

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 SBE1, STV1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

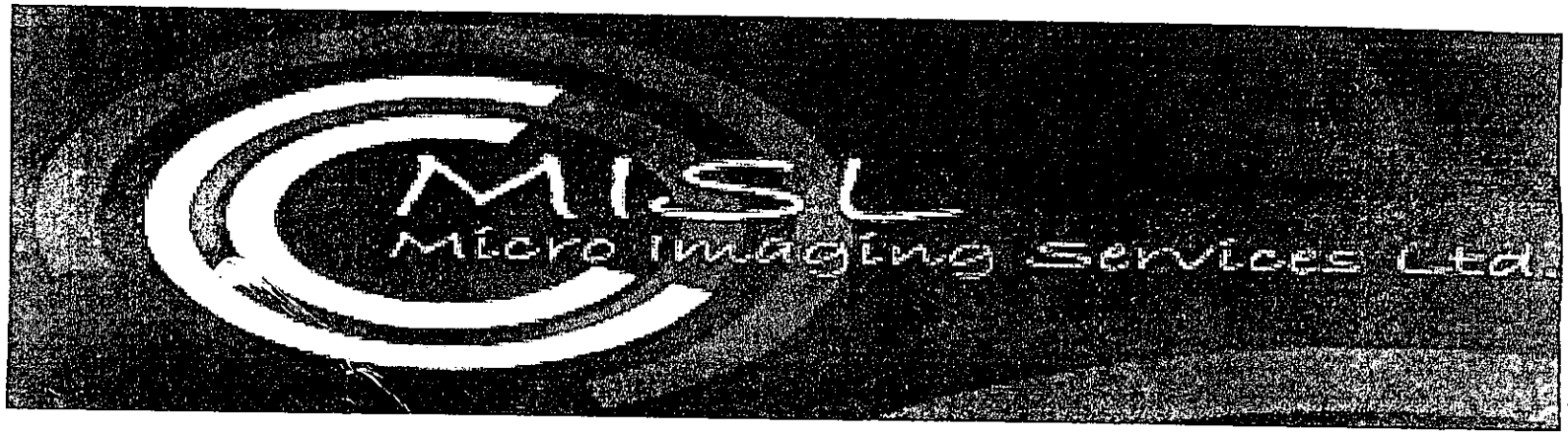
T. G Watson

Trevor Watson
Development Control Manager
Date: 07/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7961	DH
BUILDING CONTROL NUMBER.	W2002/3672 Paul	
~~APPLICANT~~/AGENT	ADS.	
ADDRESS OF SITE	18 Medway Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	21013/01A	21013/01
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/1/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/7961

Applicant : Ms G Harris C/O A D S.

Location : 18, Medway Close, , Wokingham.
Proposal : Proposed conversion of part of existing garage to studio.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 4/12/02

Date Registered : 13/11/2002

Earliest Date for Decision : 06/12/2002

Latest Consultation Date/Site Notice Expiry Date : 06/12/2002

This application will have expired on: 08/01/2003. 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 :

Policy & plans - no policy issues
Countryside Officer - no objection
Neighbour (1) - support

Planning Issues :

H'd settlement
Impact upon neighbours
" " street scene
Highways

Application Number: F/2002/7961

Appraisal:

Development
The proposed is for converting part of the existing garage to form a studio. The site is a detached house with double integral garage located within the identified settlement of Wokingham. The proposed conversion would result in the removal of the existing garage door and replacing it with brick and a window matching the existing dwelling. There would also be a small window to the side elevation facing No.19. The proposed requires planning permission, as there is a restrictive condition.

1) Impact upon the neighbours
There is a 1.8m fence to the boundary with the rear garden of No.17. There is no boundary treatment with No.19 which has no ground floor side windows but does have a below first floor height window to the stairs. It is considered that there would be no adverse impact in terms of overlooking and overbearing.

2) Impact upon the character of the street scene
The dwelling is set back further from the road than No.17 and 19. The proposed replacement front window would be in keeping with the existing windows of the dwelling. It is considered that there would be no adverse impact upon the character of the street scene.

3) Highways
There are three parking spaces proposed on the driveway. The remaining garage space is not long enough to comply with the Council's standards for an internal parking space. The property has five bedrooms and under the modified local plan this now only requires two off road parking spaces. Medway Close is not considered to be an area of parking stress. It is therefore considered that the proposed parking arrangements are satisfactory.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/7961
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 ST1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp J.S. Andrews

(Development Control Manager)

Date: 7/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 18 Medway Close Wokingham.

APPLICATION NUMBER: F/2002/7961

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? √ Yes, post to front

2. DESCRIPTION OF SURROUNDINGS

open plan detached, semi detached dwellings

3. DESCRIPTION OF SITE/BUILDING

detached dwelling r double integral garage
drive for atleast 3 cars

4. RELATIONSHIP TO ADJOINING PROPERTIES

bush of 17 r side protrudes into drive, not long enough to front of drive for a 4th car space.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING atleast 3 on drive

LEVELS slight rise in drive up to road from house

BOUNDARY TREATMENT 2m fence to 17 between garage r house

OTHERS 19 - no grass, no boundary
no gable windows
3/4 height window to stairs on side

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7961. (Case Officer:Dawn Hancocks)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

25 NOV 2002

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7961

YOUR NAME: COLIN LAIST.

YOUR ADDRESS: (if these details are incorrect please amend)
27 MEDWAY CLOSE
WOKINGHAM
BERKSHIRE
RG41 3TP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Dawn Hancocks

From: Andy Glencross
Sent: 22 November 2002 14:31
To: Dawn Hancocks
Subject: PA F/2002/7961 18 Medway Close Wokingham

Hi Dawn

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Rec'd PTP 22/11

63553 ✓PS

To:
Policy And Plans Section

From: Dawn Hancocks

Date: 21 November 2002

Application Number: F/2002/7961

Proposal: Proposed conversion of part of existing garage to studio..

Site Address:
18, Medway Close, , Wokingham.

Applicant:
Ms G Harris C/O A D S.

Your observations are required in respect of this application within **7 days** of the above date.

I do not consider that this application raises any 'policy' issues.

DH 22/11.

Application Number : F/2002/7961	**Map No :** 68
Case Officer : DSH	**Site Area :** 0.04
Valid Date : 18/11/02	**Received Date: 13/11/2002**

Level : Delegated Application

Description : Proposed conversion of part of existing garage to studio.

Location : 18, Medway Close, , Wokingham.

Parish : WK **Ward : EVE**

Applicant : Ms G Harris C/O A D S.

Fee Required: £0 **Fee Received: £0** N/R restrictive condition

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures Re. Wildlife Heritage Site within 4 m.

NEIGHBOURS

Site Notice + See Map

.....

.....

No pre-apps.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6480

Date: 21 November 2002

My ref: F/2002/7961

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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/2002/7961
18, Medway Close, , Wokingham.
Proposed conversion of part of existing garage to studio.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/7961**
18, Medway Close, , Wokingham.
Proposed conversion of part of existing garage to studio.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: (0118) 974 6480

Date: 21 November 2002

My ref: F/2002/7961

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7961**
18, Medway Close, , Wokingham.
Proposed conversion of part of existing garage to studio.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Morgan

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

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

Tel: (0118) 974 6480

Date: 21 November 2002

My ref: F/2002/7961

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2002/7961
18, Medway Close, , Wokingham.
Proposed conversion of part of existing garage to studio.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/7961**
18, Medway Close, , Wokingham.
Proposed conversion of part of existing garage to studio.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2002/7961

Proposal:
Proposed conversion of part of existing garage to studio.

Location:
18, Medway Close, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7961 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

21 November 2002

Organisation_Name	Building_Name	address1	Postcode
TRIAD COMPUTER SERVICES		12MEDWAY CLOSEWOKINGHAM	RG41 3TP
		17MEDWAY CLOSEWOKINGHAM	RG41 3TP
		18MEDWAY CLOSEWOKINGHAM	RG41 3TP
		19MEDWAY CLOSEWOKINGHAM	RG41 3TP
		24MEDWAY CLOSEWOKINGHAM	RG41 3TP
		25MEDWAY CLOSEWOKINGHAM	RG41 3TP
		26MEDWAY CLOSEWOKINGHAM	RG41 3TP
		27MEDWAY CLOSEWOKINGHAM	RG41 3TP

Neighbour list F/2002/7961

Recd 1.20pm 12.11.02

Environmental Services

For office use only.
Application number: 13.NOV.2002 7961

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

13 NOV 2002
7961
WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MS G. HARRIS
	Address and postcode	18 MEDWAY CLOSE WOKINGHAM - RG 41 3TP
	Phone number	
2	Agent's Name	A.D.S.
	Address and postcode	51 KESTREL WAY WOKINGHAM RG 41 3HA
	Phone number	979 0331
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	18 MEDWAY CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERT EXISTING GARAGE TO HABITABLE ROOM SPACE.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EX.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b ~~The fee~~ (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	WOULD BE PERMITTED DEVELOPMENT		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

~~**Certificate B**~~

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MS. G. HARRIS

Date 29/10/02

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

ADDRESS 18 MEDWAY CLOSE

PARISH WOKINGHAM

PLOT No. 97 AREA 7 WOOSEHILL

ORD. SHEET No. SU. 7968 (75)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20085	MILL LODGE	DET. HOUSE & GARAGE	20.10.83	C/A
BR22656	UNIT CONSTRUCTION	"	10.5.84	APP
BR24640	MILL LODGE	UTILITY ROOM	10.6.85	APP.
23621	"	"	17.7.85	C/A
34180	MR+MRS SWADEN	DR & 1ST FLOOR EXTS.	17.11.89	C/A
BRN8227	"	2/ST. EXT.	7.12.89	APP
97/66011/F	Mr. Jenvey	Window in Side	3.10.97	C/A
FP97/6642	"	"	23.7.97	APP
F/2002/7961	MS Harris	Conv of part Gar to Studio		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd Enq - Gar Conv - Mrs Harris 30.01.02 PPreq

DRAINAGE

091074