EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0630

LOCATION:
55 Crail Close, Wokingham.

APPLICANT:
Mr Mrs Gillivrary C/O R G Butler

PROPOSAL:
Proposed conversion of part of garage to playroom

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Gillivrary
C/O R G Butler
11 Strathmore Drive
Charvil
READING
Berkshire
RG10 9QT

Application Number: F/2000/0630

Parish: **WOKINGHAM**

Location: **55 Crail Close, Wokingham**

Proposal: **Proposed conversion of part of garage to playroom**

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.

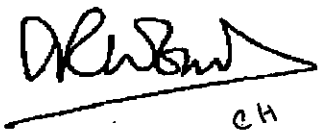
Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.



Head of Planning and Transportation
Date: 19 April 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0630	AT
BUILDING CONTROL NUMBER	FP2000/0312	Alison
~~APPLICANT~~/AGENT	RG Butler - Assoc.	
ADDRESS OF SITE	55 Crail Close WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	438/1A	438/1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	JLR	19/4/00.
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	15/2/00.	23/4/00

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	15/2/00.	21/2	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6492

Date: 06/04/2000

My ref: F/2000/0630

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0630
55 , Crail Close, , Wokingham.
Proposed conversion of part of garage to playroom

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

Andrew Tookey 6487

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ on **(0118) 974 ~~6492~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/04/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM Andrew Tookey

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0630**
55 , Crail Close, , Wokingham.
Proposed conversion of part of garage to playroom

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 06/04/2000

My ref: F/2000/0630

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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/2000/0630
55 , Crail Close, , Wokingham.
Proposed conversion of part of garage to playroom

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ Andrew Tooley GIC87 on **(0118) 974 ~~6482~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/04/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: ~~Natalie Brown~~ Andrew Tooley Application Number: **F/2000/0630**
55 , Crail Close, , Wokingham.
Proposed conversion of part of garage to playroom

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/04/2000

My ref: F/2000/0630

CONFIDENTIAL

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0630
55 , Crail Close, , Wokingham.
Proposed conversion of part of garage to playroom

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

Andrew Tholey 6487

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ on **(0118) 974 6492**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/04/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM Andrew Tholey
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0630**
55 , Crail Close, , Wokingham.
Proposed conversion of part of garage to playroom

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : ~~Natalie Brown~~ AT.

Application Number : F/2000/0630

Applicant : Mr Mrs Gillivrary C/O R G Butler.

Location : 55, Crail Close, , Wokingham.
Proposal : Proposed conversion of part of garage to playroom

Site Notice Displayed ? :	YES	NO	DATE
		✓	21/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 21/03/2000

Date Registered : 21/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :

Highway Authority — No objection subject to (SC23) parking + garaging

Workingham Town Council — No Objection

neighbours:

Planning Issues :

WDLP / WOS2 / WBE1 identified settlement

1. Impact on streetscene / visual amenity
2. Impact on amenities of neighbouring properties
3. Highways.

Application Number: F/2000/0630

Appraisal :

1) Impact on streetscene / visual amenity

Proposed conversion of part of garage into playroom and the insertion of a new window in adjacent wall. Due to fact that materials proposed will match existing and it will not be seen from the road — considered acceptable no significant impact :. no detrimental impact.

2) Impaction neighbouring properties

No 57 to the south, set ~~behind~~ back by 1m approx from 1.75m high fence, only a secondary window serving garage in flank wall. Due to the position and relationship the occupiers of this property will not be overlooked or overshadowed.

[redacted]

No 53 to the north, set back at right angles approx 20 metres away from proposed conversion (behind a 2m high fence) which completely obscures the view.
— the occupiers will not be affected, no detrimental / visual impact

3) Highways

Approval with conditions,

[redacted]

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0630
Conditions/Reasons ~~for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'WORK'
3.	SC23	SR06	"Parking + Garaging"

RECORD OF SITE VISIT

Andrew Thorley

SITE ADDRESS: 55 Crail Close
Wokingham.

APPLICATION NUMBER: F/2000/0630

OFFICER: ~~Natalie Brown~~

DATE OF SITE VISIT: 21/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No — Have not put it up yet!

2. DESCRIPTION OF SURROUNDINGS
residential, 2 storey, detached houses, open plan front gardens, integral garages

3. DESCRIPTION OF SITE/BUILDING
End plot — pantile roofs
modern 2 storey (yellow) brick detached house, mock tudor cladding on first floor level, painted white wooden casement windows and doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to location/site plan.

5. SITE CONSTRAINTS

TREES — Mature tree at rear in garden

ACCESS/PARKING — As existing, garage + hardstanding at front for 2 cars.

LEVELS — No change

BOUNDARY TREATMENT — No 57, 1.75m high close boarded fence (No windows in flank wall)
— No 53, at right angles 2m high cb fence.
— Rear boundary 1.8m high cbf.

OTHERS

Theresa,

Can you please do a neighbour notification for No 57, Crail Close Wokingham.

Ref F/2000/0630

10 days to 3rd April 2000

Andrew T.

TMB
23.3.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2000	
Officer: NAB	Application No. F/2000/0630

Map No. 83 Site 0.03

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED CONVERSION OF PART OF GARAGE TO PLAYROOM

Location: 55 CRAIL CLOSE

Parish: WOKINGHAM Ward: Evendons 25.02.00

Applicant: MR / MRS GILLIVRAY

PD rights ?

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	to show parking		02/03/00
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.02.06 Parish Council Informed - (YES) ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	~~XA:~~ ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

S.N.

.....

.....

.....

.....

.....

.....

.....

.....

.....

8 974 6443 (Direct Line)

6 February, 2000

CD/FP2000/0312 Please file in Wokingham PD(1B)

utler & Associates
kmore Drive
NG
RG10 9QT

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

Dear Sir,

CLOSE, WOKINGHAM,
GARAGE CONVERSION

Thank you for your Building Regulations Application Number FP2000/0312 received on 14 February.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 4 of Planning Permission 22306, when the housing development was built, removed Permitted Development rights in respect of garage conversions.

If you are intending to pursue this proposal would you please submit a planning application to this Department by 7 March. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

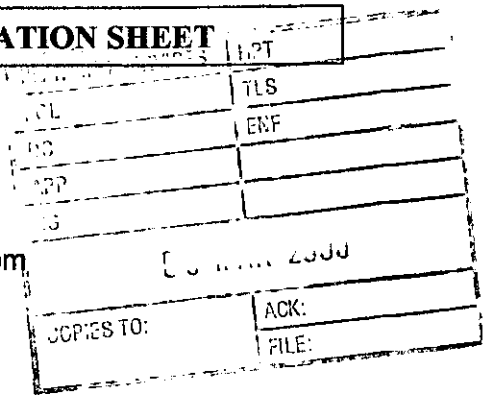
CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

cc Mr & Mrs Mc Gillivray

26825

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/0630

Proposal: Proposed conversion of part of garage to playroom

Site Address: 55 Crail Close, Wokingham

Applicant: Mr & Mrs Gillivrary c/o R G Butler

Your observations are required in respect of this application by **19/03/2000**

Observations:

No Objections

SIGNED: _____ **DATE:** 6 March 2000

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 24 February 2000

Application Number: F/2000/0630

Proposal: Proposed conversion of part of garage to playroom.

Site Address:
55 , Crail Close, , Wokingham.

Applicant:
Mr Mrs Gillivrary C/O R G Butler.

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).

SC 23 - PARKING & GARAGING (SR66)

Signed: N.S. Trotter **Print name:** N TROTTER

2-3-00

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

17th February 2000

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Mrs C Dodsworth

Dear Mrs Dodsworth

Re: 55 Crail Close, Wokingham

Further to your letter dated 15th Feburary, I now enclose a planning application as requested.

However, I would like to establish that the on-site parking capability has not been reduced by this proposal. The existing garage is 8.3 m in depth, say 1.5 cars, and we are leaving a full 5.0 m deep garage for the purposes of vehicular parking which together with the two side by side spaces in front of the garage door gives the required 3 cars/4 Bedrooms.

Yours sincerely,

R G Butler.

R. G. Butler

21.FEB.2000* C630

Environmental Services

For office use only.
Application number: 21.FEB.2000* 0630

Householder planning application form

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

1	Your name	MR & MRS S. McGILLIVRAY
	Address and postcode	55 CRAIL CLOSE WOKINGHAM
	Phone number	
2	Agent's Name	R.G. BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040.
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.	55 CRAIL CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF PART OF GARAGE TO PLAYROOM
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.	FACING BRICKS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: —
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: R G Bonner

on behalf of MR & MRS S. McGILLIVRAY

Date 17-02-00

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

1764

ADDRESS 55 Ceal Close PARISH Wokingham

PLOT No. 40 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22306	BRYANT	DET. HOUSE & GARAGE	18.10.84	CU
BC24084	"	"	28.2.85	APP
		21.FEB.2000*	0830	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 247 TPO 617/93 PD Enq - Garage con. - 15/2/00

DRAINAGE

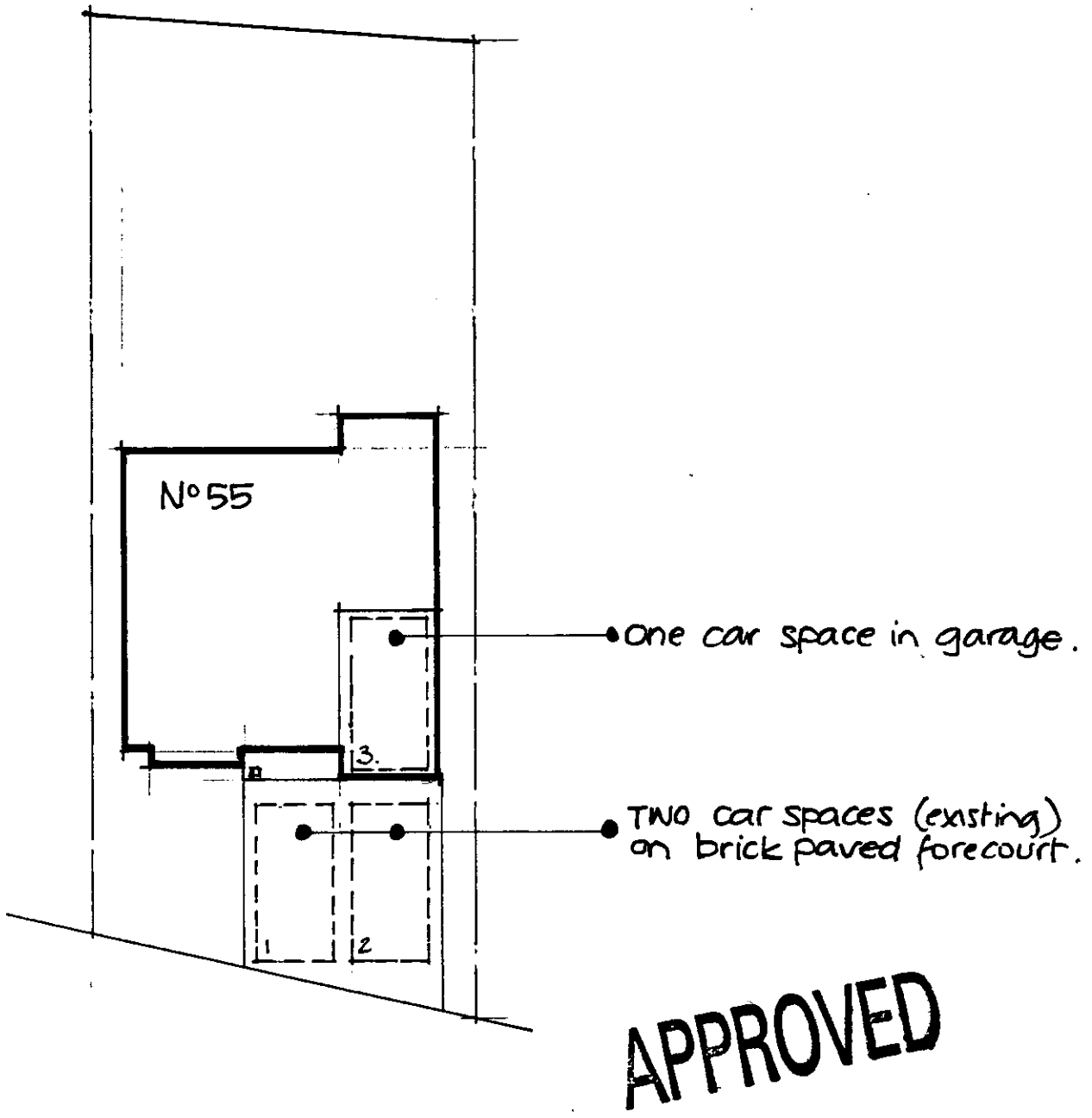
Please supply block plan showing parking

PLANNING SERVICES	PT 26527
POL	[illegible]
DC ✓NB	ENF
APP	
CS	
02 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments



BLOCK PLAN 1:200.

CAR PARKING FOR
55 CRAIL CLOSE WOKINGHAM.

438/2.