LOCATION: F/2001/3639
1 Nutmeg Close, Earley Reading.

APPLICANT:
Mr & Mrs Kang C/O David Tingle Building Design

PROPOSAL:
Proposed conversion of part of garage to study.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON: 22/05/2001

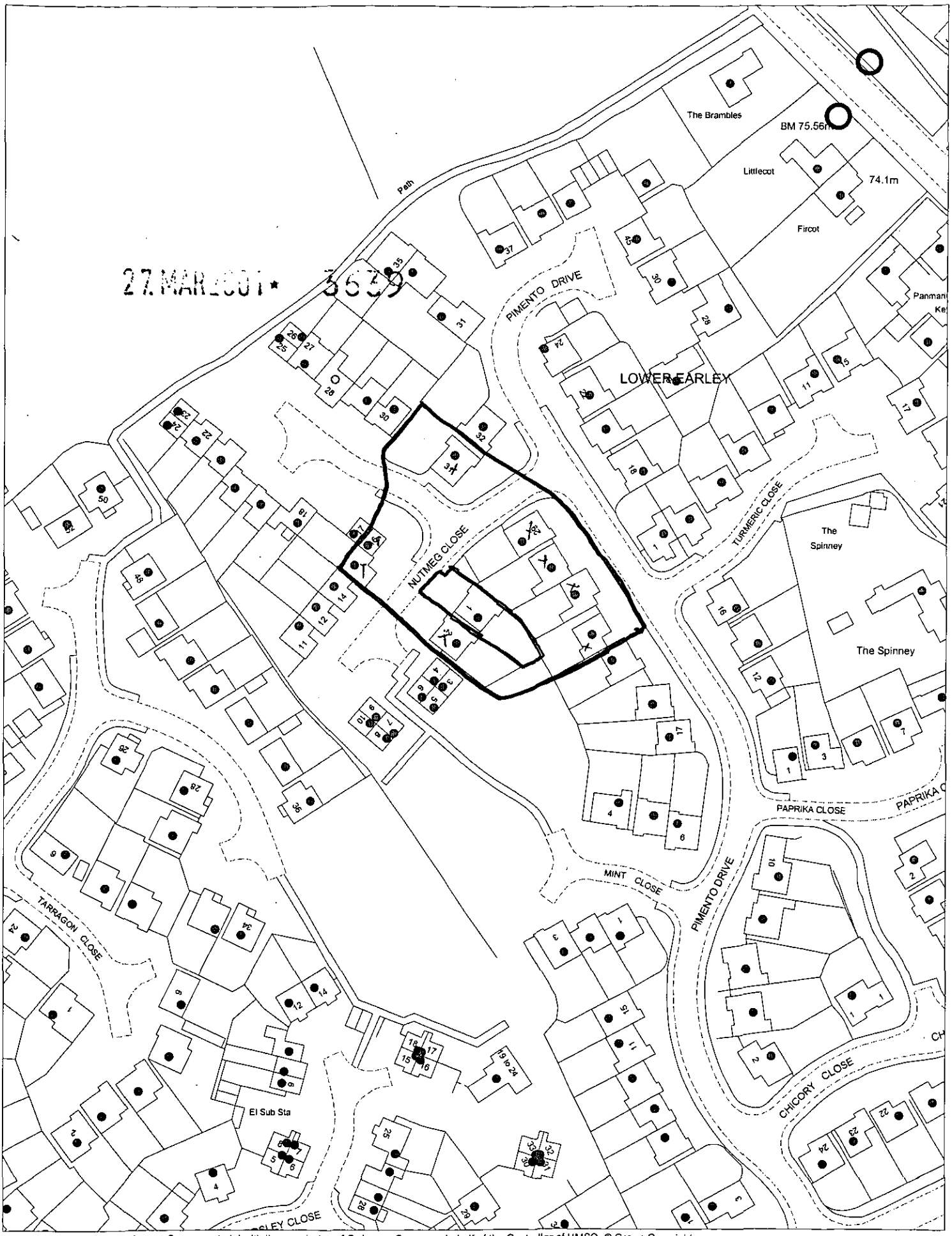
CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

52



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Development Control Section, Environmental Services. Wokingham District Council.

3 April 2001

Scale: 1 : 1250

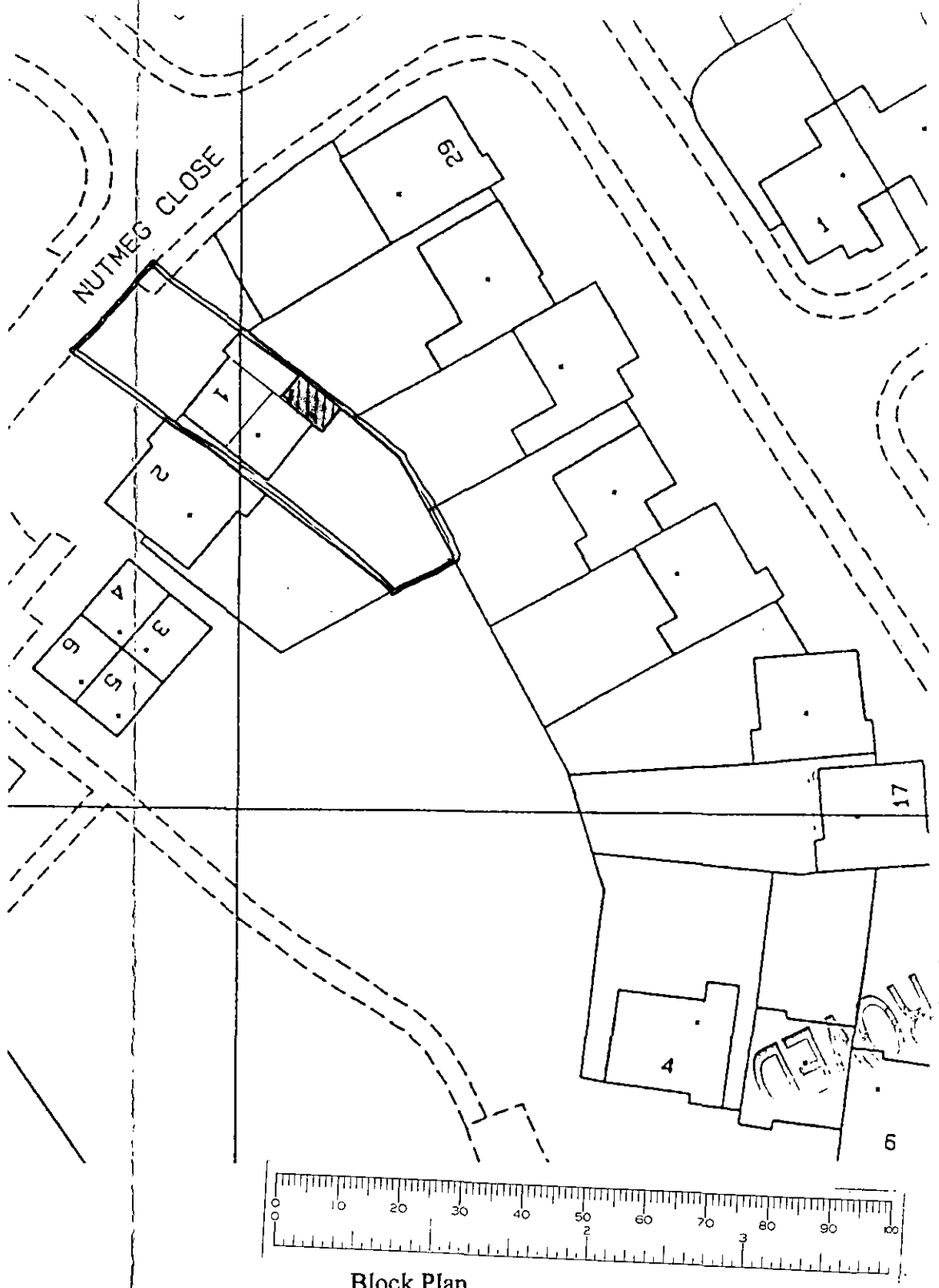
N
W E
S

27.MAR2001* 3639



Location Plan
scale 1:1250

NORTH



Block Plan
scale 1:500

Notes

Rev.	Description	Date

David Tingle

Building Design & Surveying Services
17 Woodland Drive,Tilehurst,Reading,
Berkshire RG30 4RT
tel:0118.9419311 M.0411 902344

Client
Mr & Mrs Kang
1 Nutmeg Close
Lower Earley

Project
Proposed
Part Garage Conversion
into Study Room

Title
Location & Block Plans

Date
March 2001

Scale
1:1250 & 1:500

Drg
DT

Drawing No.
1NC.01

Rev.
-

EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3639

LOCATION:
1 Nutmeg Close, Earley Reading.

APPLICANT:
Mr & Mrs Kang C/O David Tingle Building Design

PROPOSAL:
Proposed conversion of part of garage to study.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/05/2001

CASE OFFICER: **Helen Pollock**

EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3639

LOCATION:
1 Nutmeg Close, Earley Reading.

APPLICANT:
Mr & Mrs Kang C/O David Tingle Building Design

PROPOSAL:
Proposed conversion of part of garage to study.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON: 22/05/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kang
C/O David Tingle Building Design
17 Woodland Drive
Tilehurst
READING
Berkshire RG30 4RT

Application Number: F/2001/3639

Parish: **EARLEY**

Location: **1 Nutmeg Close, Earley, Reading**

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

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Reason
4. 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
Loddon Area Local Plan Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 08/05/2001

Notice checked by: _____

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

finished.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3639	HP
BUILDING CONTROL NUMBER.	BP 2001/1724	Alan
~~APPLICANT~~/AGENT	D. Tingle.	
ADDRESS OF SITE	1. Nutmeg Close Lower EARLEY.	
DESCRIPTION OF PROPOSED WORK	part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	INC. 03	INC. 03
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/5/01	

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	

Application Number F/2001/3639
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C004	R005	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Nutmeg Close
Earley Reading.

APPLICATION NUMBER: F/2001/3639

OFFICER: Helen Pollock

DATE OF SITE VISIT: 24/07/14.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - On wall to front.

2. DESCRIPTION OF SURROUNDINGS
Residential - modern 2 Storey hses detached + PNC detached.

3. DESCRIPTION OF SITE/BUILDING
2 Storey detached house with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING garage + 2 driveway.

LEVELS N/A

BOUNDARY TREATMENT open plan front

OTHERS
N/A.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3639

Applicant : Mr & Mrs Kang C/O David Tingle Building Design.

Location : 1, Nutmeg Close, Earley, Reading.
Proposal : Proposed conversion of part of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24 Oct 01.

Date of Neighbour Notifications : .....

Date of Site Visit : 24/Oct/01.

Date Registered : 27/03/2001

Earliest Date for Decision : 03/05/2001

Latest Consultation Date/Site Notice Expiry Date : 03/05/2001

This application <u>will have expired on</u>: <u>22/05/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EARLEY T.C: No objection
Highways: C/A
Fiona Rolls: → Notify 4 for refusal.

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon Highway Safety.

Application Number: F/2001/3639

Appraisal:

The proposed development is for the part conversion of the garage to a study.

The property is detached with an integral garage and has an open plan frontage.

1. Impact upon neighbouring properties

The only visible alteration resulting from the proposed conversion is the replacement of a rear door with a window. It is therefore considered that there are no adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed development will involve no alterations to the front elevation of the property; it is therefore considered that the proposal will have no effect upon the character of the street scene.

3. Impact upon highway safety – Parking provision

1 Nutmeg Close is a three bed roomed property and as such is required to provide two vehicle parking spaces, this standard has been met and providing the parking is permanently maintained there will be no impact upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Received by Wokingham District Council

Application No: F/2001/3639

PROPOSAL:
Proposed conversion of part of garage to study.

LOCATION:
1, Nutmeg Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2001. 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 of Planning and Transportation

09 April 2001

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

Tel: 0118 974 6480

Date: **09 April 2001**

My ref: F/2001/3639

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2001/3639
1, Nutmeg Close, Earley, Reading.
Proposed conversion of part of garage to study.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3639**
1, Nutmeg Close, Earley, Reading.
Proposed conversion of part of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **09 April 2001**

My ref: F/2001/3639

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2001/3639
1, Nutmeg Close, Earley, Reading.
Proposed conversion of part of garage to study.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3639**
1, Nutmeg Close, Earley, Reading.
Proposed conversion of part of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **09 April 2001**

My ref: F/2001/3639

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/3639
1, Nutmeg Close, Earley, Reading.
Proposed conversion of part of garage to study.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3639**
1, Nutmeg Close, Earley, Reading.
Proposed conversion of part of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

FROM: Helen Pollock

DELEGATED

DATE: 09 April 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3639

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

Site Address: 1, Nutmeg Close, Earley, Reading.

Applicant: Mr & Mrs Kang *C/O* David Tingle Building Design.

Your observations are required in respect of this application **by 03/05/2001** .

NO OBJECTION

SIGNED: _____ DATE: 19 APR 2001

Clerk To Earley Parish/Town Council.

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3639**

1, Nutmeg Close, Earley, Reading.

Proposed conversion of part of garage to study.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ Please contact me

Signed: Z Rolls

Councillor Rolls

Date: 20/4/01

rec'd 19.04.01

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 09 April 2001

Application Number: F/2001/3639

Proposal: Proposed conversion of part of garage to study.

Parish: EARLEY TOWN

Site Address:
1, Nutmeg Close, Earley, Reading.

Applicant:
Mr & Mrs Kang C/O David Tingle Building Design.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 19/04/01

David Tingle

Associate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive, Tilehurst, Reading Berkshire, RG30 4RT
Tel:(0118) 9419311

17 April 2001

Helen Pollock
Planning Services
Wokingham District Council

ref: F/2001/3639

1 NUTMEG CLOSE, LOWER EARLEY

Dear Mrs Pollock
following your recent telephone message, I can confirm that the above is a 3 Bedroom Detached Property with off Road Parking for 3 Cars.

Your faithfully
David Tingle

PLANNING SERVICES	HPT 4237
POL	TLS
DC AP	ENF
APP	
GS	
18 APR 2001	
COPIES TO:	ACK:
	FILE:

4 beds need parking plan.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 MAR 2001	
Officer: HP	Application No. F/2001/3639

Map No. 57 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 STUDY

Location: 1 NUTMEG CLOSE

Parish: EARLEY Ward: REDHATCH
09.04.01

Applicant: MR / MRS KANG

NO FEE ENTERED ON SCREEN. ? PD rights removed ?

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

Enforcement Section (2) 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			
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 : 09:04:01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

site notice & see map for neighbour notice

1959/a

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 (0118) 9778763.

WOKINGHAM DISTRICT COUNCIL

27 MAR 2001 * 3639

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS KANG
	ADDRESS	1 NUTMEG CLOSE
		LOWER EARLEY
		READING
	POST CODE	RG6 5GX Tel. No. 01189620022
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D. TINGLE BUILDING DESIGN
	ADDRESS	17 WOODLAND DRIVE,
		TILEHURST,
		READING
	POST CODE	RG30 4RT Tel. No. 9419311
On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	1 NUTMEG CLOSE,
		LOWER EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONVERSION REAR PART EXISTING
		DOUBLE LENGTH GARAGE

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
RED BROWN INFILL BRICK TO MATCH EXISTING

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

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

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

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

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

✓

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

✓
✓
✓

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED D Tingle ON BEHALF OF MR & MRS KANG

DATE 21 MARCH 2001

MASTER CARD FOR

ADDRESS NUTMEG CLOSE PARISH EARLEY

PLOT No. AREA HM LOWER EARLEY ORD. SHEET No. SU. 7370(57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIV. OF READING	EXPANSION OF UNIV.	16.9.64	N/A CIA
949/73	"	O/L RES. DEV.	22.11.73	N/A R
01945	PYE	LOWER EARLEY PLAN	APP ACCORDING TO MINUTES	
07235 95	BOWS	B.T.K.L.T.Y ASSR. ROADS	24.11.77, 15.12.77	N/A CIA
22853	NEW IDEAL HOMES	SITE COMMAND	30.1.85	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

ADDRESS 1 NUTMEG CLOSE PARISH EARLEY

PLOT No. 21 AREA HM ORD. SHEET No. SU. 7370(57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21663	NEW IDEAL HOMES	DET. HOUSE & GARAGE	28.6.84	N/A CIA
AR 23353	"	"	28.8.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD enq - Garage conversion - Kang - 9.3.01

DRAINAGE

091074