APPLICATION NO:
F/2001/5229

LOCATION:
196 Victoria Road, Wargrave Reading.

APPLICANT:
Mr D Baker C/O B H P Harwood

PROPOSAL:
Proposed change of use of garage to family room.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED

MO 068 03.01.02 RV

338

DO

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Baker
C/O B H P Harwood
The Coach House
Peppard Common
Oxon
RG9 5JE

Application Number: F/2001/5229

Parish: **WARGRAVE**

Location: **196, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed change of use of garage to family room.**

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

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

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

Condition
3. 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.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

Notice checked by: C Hurst

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.

MP

FROM: Helen Pollock

DATE: 15 November 2001

DELEGATED

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS	
03 JAN 2002	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5229

Proposal: Proposed change of use of garage to family room..

Site Address: 196, Victoria Road, Wargrave, Reading.

Applicant: Mr D Baker C/O B H P Harwood.

Your observations are required in respect of this application **by 09/12/2001** .

No comment

SIGNED: _____ DATE: 10/12/01

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 November 2001

Application Number: F/2001/5229

Proposal: Proposed change of use of garage to family room.

Parish: WARGRAVE PARISH

Site Address:
196, Victoria Road, Wargrave, Reading.

Applicant:
Mr D Baker C/O B H P Harwood.

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).

C122, R122.

Signed: _____ **Print name:** AC 16/11/01

APPROVED

Received by Wokingham District Council

Application No: F/2001/5229

Proposal:
Proposed change of use of garage to family room.

Location:
196, Victoria Road, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5229 to enable the library staff to locate the correct information.

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 09/12/2001. 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 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.

Head Planning and Transportation

15 November 2001

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5229

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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/2001/5229
196, Victoria Road, Wargrave, Reading.
Proposed change of use of garage to family room.

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

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

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

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5229**
196, Victoria Road, Wargrave, Reading.
Proposed change of use of garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5229

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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196, Victoria Road, Wargrave, Reading.
Proposed change of use of garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

ANGERLEIGH

ADDRESS 196 VICTORIA ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7978 (21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/315/60	Mrs P M Lovett	Outline 2 pair semi det hses	29 12 60	N/A App
34/63	Mr R R Morris	Detail - - -	21 3 63	App C/A
PP/427/69	Mr T W Fry	Garage	18 8 69	App N/A
98/67906/F	Mr & Mrs Baker	2/St & 1/St Ext & Porch	1-F-98	Cl
FP98/8117	"	2/St/S Ext.	6.11.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5229

Applicant : Mr D Baker C/O B H P Harwood.

Location : 196, Victoria Road, Wargrave, Reading.
Proposal : Proposed change of use of garage to family room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 02/01/2002. 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 :

~~None~~ received
Highways : C/A.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway safety.

Application Number: F/2001/5229

Appraisal:

The proposed development is for the conversion of the existing garage to a family room.

The property is semi-detached with an integral garage.

1. Impact upon neighbouring properties

The only visible alteration resulting from the proposed conversion is the replacement of the existing garage door with new half glazed doors and the insertion of a high level window to the side elevation (there are no windows to the side elevation of 198). 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 only the changing of doors 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

196 Victoria Road is a four bed roomed property and as such is required to provide three 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:**~~

Application Number F/2001/5229
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	
3.	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 196 Victoria Road Wargrave Reading.

APPLICATION NUMBER: F/2001/5229

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post to front

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey Semi with exist 2/S/S. ext.

4. RELATIONSHIP TO ADJOINING PROPERTIES

attached to 194 - See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 3 driveway

LEVELS N/A.

BOUNDARY TREATMENT 1.8m fence

OTHERS

No Impact.

No Windows.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 NOV 2001
Officer: HP	Application No. F/2001/5229

Map No. 21 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF GARAGE TO FAMILY ROOM

Location: 196 VICTORIA ROAD

Parish: WARGRAVE Ward: Wargrave
15.11.01 JB

Applicant: MR D BAKER
PD rights removed

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			
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 : 15:11:01 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:

Groundwater Protection Zone – see guidance note from Mike / Conrad
No pre-apps.

NEIGHBOURS:

S/N + see map

07.NOV.2001* 5229

PLANNERS ■ DESIGNERS ■ INTERIORS ■ ARCHITECTS

BHP HARWOOD

A H Smith
BHP Harwood Architects
The Coach House
Peppard Common
Oxon RG9 5JE

6.11.01

Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sirs

Ref 196 Victoria Road Wargrave Berks.

I enclose a planning application in connection with a change of use of a garage to a habitable room.

Mr Baker would be pleased to hear that the Council will permit this change.

Yours faithfully

Enclosures 6 copies of a drawing dated 5th Nov 01
6 copies of the completed planning application forms.

No cheque found

Environmental Services

For office use only.
Application number: 07.NOV.2001 • 5229

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	DUNCAN BAKER
	Address and postcode	196 VICTORIA ROAD WARGRAVE BERKS. RG10 8AT
	Phone number	01189404223
	Agent's Name	BHP HARWOOD
	Address and postcode	THE COACH HOUSE PEPPARD COMMON OXON. RG9 5JE
	Phone number	01491 628391
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.	196 VICTORIA ROAD WARGRAVE BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE OF USE OF GARAGE TO FAMILY ROOM.
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.	NEW GARAGE HALF GLAZED PAINTED TIMBER DOORS UPVC WINDOW.
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.		
	APPLICATION REQUIRED BECAUSE OF REMOVAL OF CONDITIONS ATTACHED TO A PLANNING PERMISSION.		
	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.

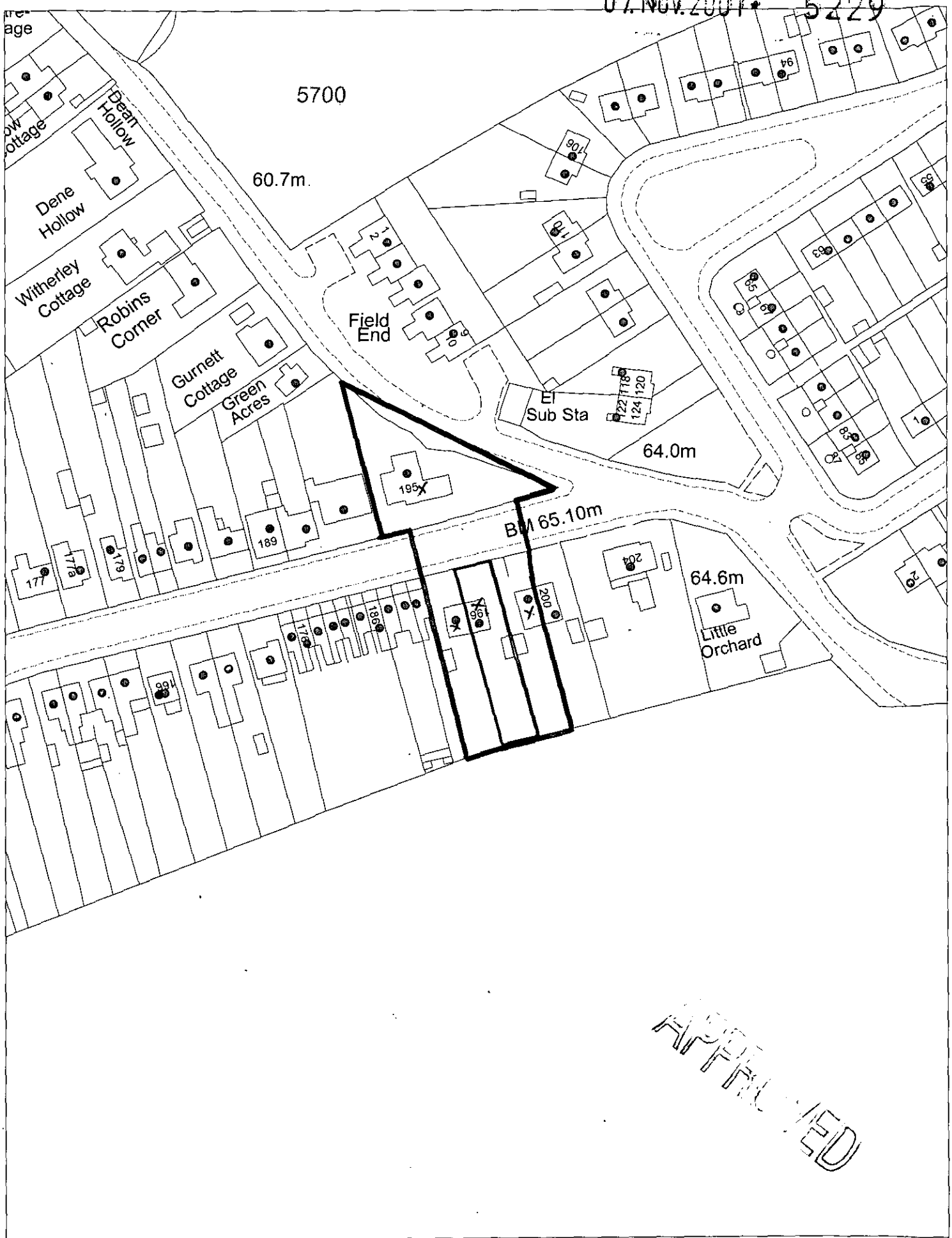
Your signature: [signature]

on behalf of DUNCAN BAKER.

Date 6/11/01

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

07.NOV.2001 5229



APPROVED

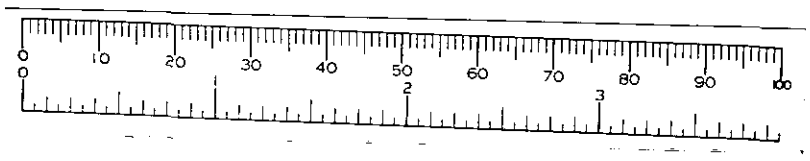
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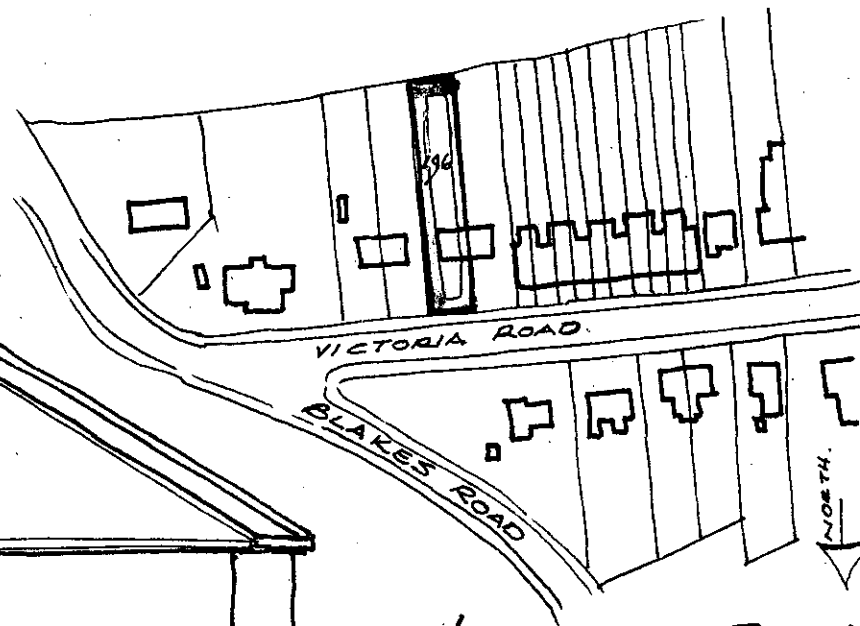
Development Control Section, Environmental Services, Wokingham District Council.
14 November 2001

Scale: 1 : 1250

N W E S

07 NOV 2001 * 5229

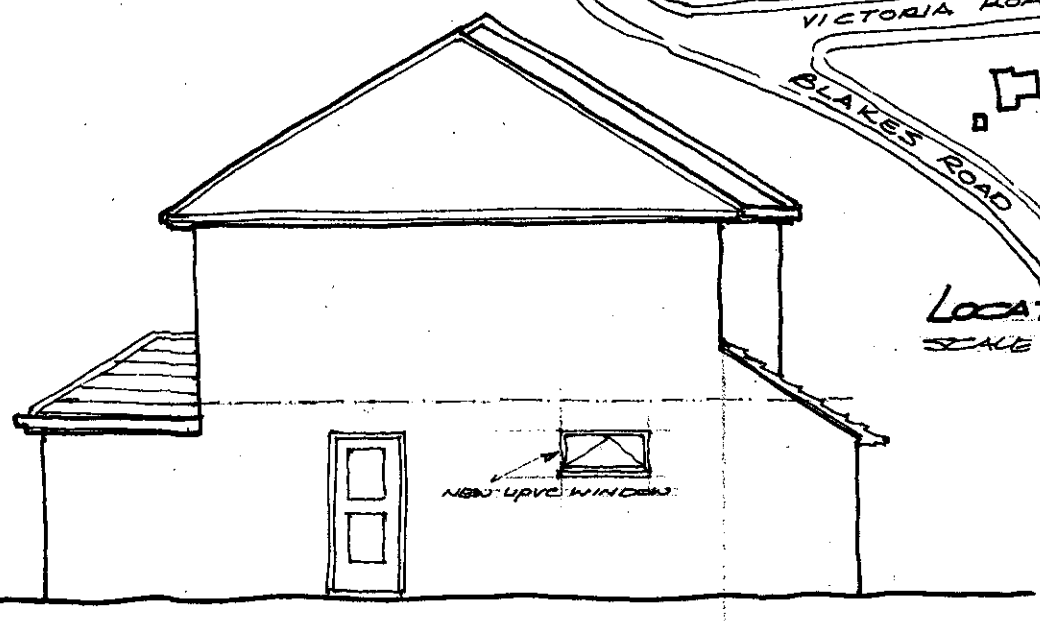




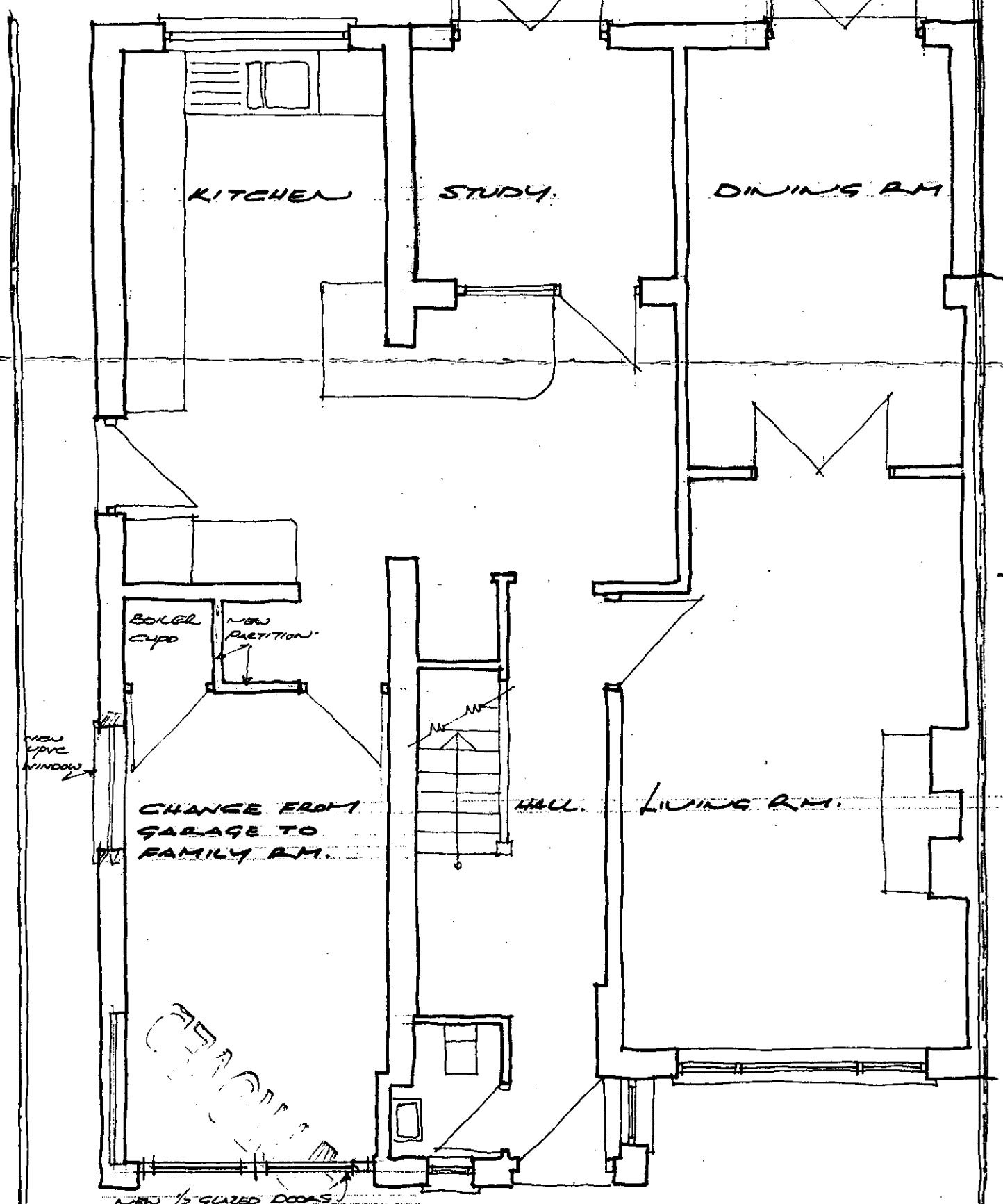
LOCATION PLAN
SCALE 1:2500



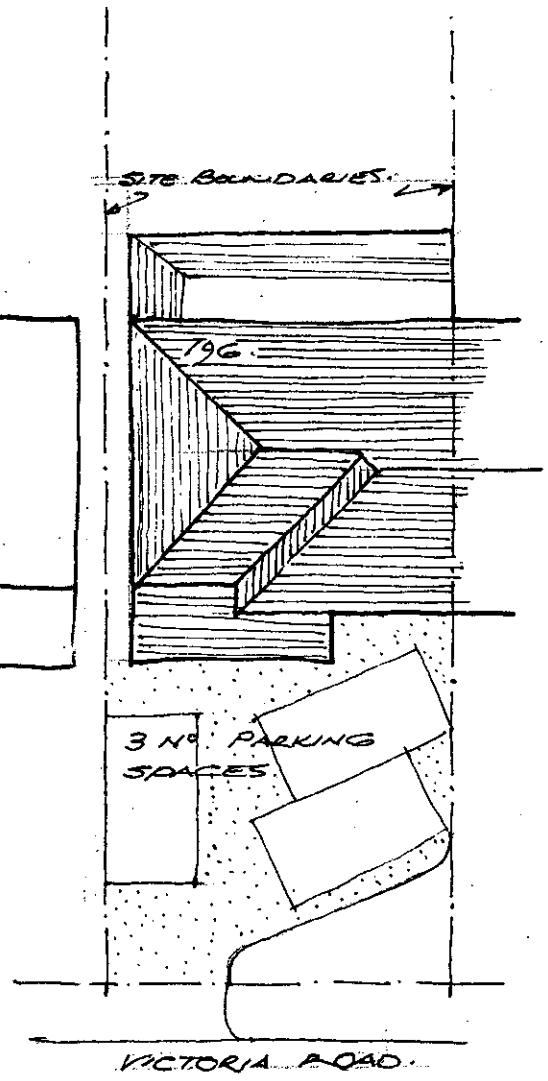
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION.



GROUND FL. PLAN.
SCALE 1:50



SITE PLAN.
SCALE 1:200

PROPOSED CHANGE OF USE OF GARAGE TO FAMILY ROOM.
AT 196 VICTORIA ROAD WARGRAVE BERKS.
for MR & MRS. D. BAKER.
NOV 5 2001.

BHP HARWOOD ARCHITECTS.
THE COACH HOUSE PEPPARD COMMON
OXON RG9 5JE