APPLICATION NO:
F/2000/0730

LOCATION:
31 Palmerstone Road, Earley Reading.

APPLICANT:
Mr N Singh C/O C H Maddox

PROPOSAL:
Proposed conversion of garage to family room

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **26/04/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr N Singh
C/O C H Maddox
15 Keswick Close
Tilehurst
Reading
Berks
RG30 4SD

Application Number: F/2000/0730

Parish: **EARLEY**

Location: **31, Palmerstone Road, Earley, Reading.**

Proposal: **Proposed conversion of garage to family room**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The nature of the proposed development would result in an increase of off road parking which would be detrimental to the character and appearance of the streetscene, as such this would be contrary to local plan Policies; Wokingham District Local Plan (Deposit Draft) 1997/Consolidated Document 1999 Policy WBE1 and the Loddon Area Local Plan 1995 Policy LTV6.

CH

Head of Planning and Transportation
Date: 17 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.

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

see also 68461

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0730	A.T.
BUILDING CONTROL NUMBER	A99/8367	Paul
APPLICANT/AGENT	CH Maddox	
ADDRESS OF SITE	31 Palmerstone Road EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	SL150/98 Sept 98	SL150/98 Sept 98
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	11/4/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	25/4/00	

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/2000/0730
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			The nature of the proposed development
			would result in an increase of
			off road parking which would
			be detrimental to the ~~open plan~~
			character and appearance
			of the streetscene, as such
			this would be contrary to
			Local Plan Policies :-
			Wokingham District Local Plan
			Deposit Draft 1997 / Consolidated
			Document 1999 policy WBE1
			and the Loddon Area Local Plan
			1995 policy LTV6.

RECORD OF SITE VISIT

SITE ADDRESS: 31 Palmerstone Road
Earley Reading.

APPLICATION NUMBER: F/2000/0730

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on cut off tree stump at front.

2. DESCRIPTION OF SURROUNDINGS Detached, semi-detached, single + 2 storey houses / bungalows mixture of open + enclosed front gardens quiet through road during the day Residential area, off street parking with driveways / green front gardens

3. DESCRIPTION OF SITE/BUILDING Modernised 2-storey semi-detached house, red brick with attached garage at side white UPVC windows, doors white painted wood) tiled roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location / site plan.

5. SITE CONSTRAINTS

TREES — 2 Small trees on boundaries at front.

ACCESS/PARKING — existing hardstanding for 2 cars + garage (space)

LEVELS —

BOUNDARY TREATMENT — No 33, open fence (1m high), (tree small) garage wall

OTHERS — No 29, 1m high approx fence with cherry tree.

— Front garden of No 31, hardstanding for 2 cars + grassed lawn area.

No 29, has hardstanding at front for 2 cars, one in front of grd floor window.

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

Tel:

Date: **13 March 2000**

My ref: F/2000/0730

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2000/0730
31, Palmerstone Road, Earley, Reading.
Proposed conversion 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 ***Andrew Thorley*** *on .*

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0730**
31, Palmerstone Road, Earley, Reading.
Proposed conversion 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 Lissaman

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

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

Tel:

Date: **13 March 2000**

My ref: F/2000/0730

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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

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31, Palmerstone Road, Earley, Reading.
Proposed conversion of garage to family room

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0730**
31, Palmerstone Road, Earley, Reading.
Proposed conversion 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 Storry

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0730

Applicant : Mr N Singh C/O C H Maddox.

Location : 31, Palmerstone Road, Earley, Reading.
Proposal : Proposed conversion of garage to family room

Site Notice Displayed ? :	YES	NO	DATE
	✓		04/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4/2000

Date Registered : 01/03/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 26/04/2000

Consultation Responses :
Early TC : ~~Objection~~ See letter of objection, be refused.
Neighbours : Objection, 2 letters (neighbours)
D Councillors : See note on front of file from J. Lissaman.
Highways : Approval with conditions.

Planning Issues : (identified Settlement) WDLP – WBE1
LALP – ~~LTV6~~ LTV 6

1) Impact on amenities of neighbouring properties
2) Impact on street scene / visual amenity.
3) Highways

Planning History / Relevant
98/68461/F Planning Permission granted in Dec 1998, for a 2 storey side extension + single storey extension.

Application Number: F/2000/0730

Appraisal :

1) Impact on amenities of neighbouring properties

The proposal is for the conversion of the garage to a family room to include the insertion of a new window in the front elevation.

- No 33, adjoining bungalow, flank windows currently look out onto garage roof of No 31, flank windows are utility room & 2nd kitchen window. ∴ no daylighting loss to habitable rooms. Proposal not considered to be an impact on this neighbour.
- No 29 to the west, due to its position and orientation, no adverse impact on this neighbour.

2) Impact on streetscene / visual amenity

The conversion of the garage to a family room is excessive, it already has four bedrooms with three off street parking spaces. The proposal would mean the complete removal of the front garden. This would also result in an increase of off road parking.

This would have a detrimental effect on the character & appearance of the area. The proposal would therefore be contrary to WDLP policy WBE1 & LALP policy LTV6.

Recomendation : ~~Approval:~~ ☐ **Refusal:** ☑
(tick appropriate box)

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0730**

31, Palmerstone Road, Earley, Reading.

Proposed conversion of garage to family room

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

and my reason(s) are

PLANNING SERVICES	INT
POL	TLS
APP	CMF
CS	
04 APR 2000	
COPIES TO:	ACK:
	FILE:

Signed: Lissaman ~~Happy to refuse~~ Date: 02/04/00

Councillor Lissaman She is quite happy for it to be refused!

012/6 454500 (w)
0118 9661271 (H).

Andrew, please will you ring me when you have decided what you are going to do with this application. I have reservations about it as there are already 4 bedrooms, 1 lounge, 1 unnamed room and a family room with 3 parking spaces. Are there sufficient parking spaces? Is it OK to remove the entire front garden for parking? Palmerstone Road is a 'rat run' and on road parking in this location is a danger to users. Regards Many thanks

Jerry Lissaman.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 MAR 2000

Officer: AT | Application No. F/2000/0730

Map No. 46 Site ...005...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONUERSION OF GARAGE TO FAMILY ROOM

Location: 31 PALMERSTONE ROAD

Parish: EARLEY Ward: Whitegates

Applicant: MR N SINGH

? PD rights ?

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 : ..... 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:

.....

.....

No pre-apps.

.....

NEIGHBOURS:

S/N+ 29, 33, 34, 36 Palmerstone Road.

179, 181 Church Road.

Applicationo	Name & Address
F/2000/0730	Mr & Mrs R Whelan 36 Palmerstone Road Earley RG6 1HL
F/2000/0730	Mr T Hill 29 Palmerstone Road Earley Reading RG6 1HL
App refused, letter sent 05/05/00	

Andrew Thorley

From: Tim Hill [timh@lektromex.i-way.co.uk]
Sent: 21 March 2000 19:09
To: andrew.thorley@wokingham.gov.uk
Cc: 106144.3521@compuserve.com
Subject: Planning Application No F/2000/0730

Cc: 106144.3521@compuserve.com (Earley Town Council)

29, Palmerstone Road
Earley
Reading
RG6 1HL

Tel: 0118 966 3322

Dear Sirs,

Thank you for your letters with respect to the above planning application made by Mr N Singh, for the property at No 31 Palmerstone Road.

Following our visit to your Planning Department at Shute End and review of this application, it was suprising to note that the submitted drawings were for the full 2 storey side + single storey rear extension that were submitted at an earlier date.

The questions that arise from this are

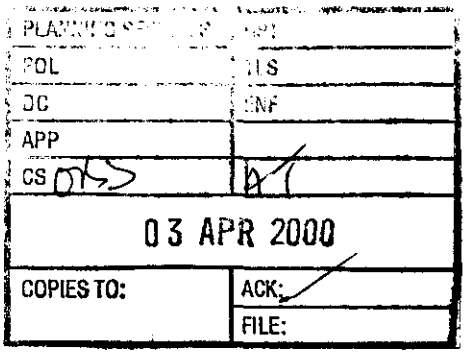
1. The latest proposal to convert the existing garage to a family room is noted. However, does this latest submittal now supersede the original 2 storey side extension application, reference 98/68461/F, dtd 13 10 1998?
2. Should consent be made to proceed to convert the existing garage, can the original 2 storey application be then constructed as an addition at a later date without further application?

Trust you are able to resolve these issues for us.

Many thanks,

Mr & Mrs T Hill

F/2000/0730
29 Palmerstone Rd
R. Raymond. Mr T. Hill
Sent e-mail on 21/3 – got ackn.
Didn't get letter re been refused.



36 Palmerstone Road
Earley
Reading
RG6 IHL

[opposite proposed site]

31 March, 2000

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham

Your Ref: Andrew Thorley F/2000/0730

Dear Mr Wood

Re the proposed conversion of garage to family room at 31 Palmerstone Road Earley.

We wish to object to the above proposal. The proposal is in addition to the planned two story side extension and single story rear extension already accepted. The owner does not live on the premises and the plans suggest that the house would be used as a multi-let dwelling. Since the approval of the original extension in 1988 the concerns of local residents over the danger from the number of vehicles using Palmerstone Road has grown. Due to lack of space these vehicles are often inconsiderably parked and, by many using the road as a rat run, erratically driven. A greater number of adults living in the area and the removal of a garage will surely lead to increased vehicle parking problems and concerns for the safety of all.

Sincerely,

Richard and Susan Whelan

FROM: Andrew Thorley

DELEGATED

DATE: 13 March 2000

2764

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0730

Proposal: Proposed conversion of garage to family room.

Site Address: 31, Palmerstone Road, Earley, Reading.

Applicant: Mr N Singh C/O C H Maddox.

Your observations are required in respect of this application **by 06/04/2000** .

Councillors felt that this application should be refused, since insufficient parking would remain on the site. Furthermore, the application was felt to be misleading, since although the application was for conversion of a garage to a family room, the plans also showed a first floor extension over the garage which, if allowed, would have a terracing effect of detriment to the street scene.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 13 March 2000

Application Number: F/2000/0730

Proposal: Proposed conversion of garage to family room

Site Address:
31, Palmerstone Road, Earley, Reading.

Applicant:
Mr N Singh C/O C H Maddox.

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 (SR06)

DROPPED CROSSING TO BE EXTENDED TO FULL WIDTH OF DRIVEWAY.

IN08

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

24-3-00

f/2006/0730 12/2/2007

81 Palmerstone Rd.

Mr Brooker.

Correspondence to:

- 79 Coventry Rd
  Reading
  RG1 3ND.

NON SN sent please.

~~returned~~ Last week he made himself the agent etc so all correspondence to be sent to him at the above address.

Surveyor

Natalie

Anderson - have you had any correspondence re changing agent?

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 _____

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.

01.MAR2000* 0730

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 N. SINGH
	ADDRESS	148, LONDON ROAD
		READING
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	C H MADDOCK
	ADDRESS	15, MESWICK CLOSE TILEHURST
		READING
	POST CODE	RG30 4SD Tel. No. 0118-9615605
3. 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	31, PALMERSTONE RD. EARLEY, READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONVERT GARAGE TO ROOM

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 — BRICK AS EXISTING, WINDOW "

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? YES / NO
If YES, please show details of any changes on the plans.

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

✓
£95.00

(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 N. Singh

DATE 25/2/00

ADDRESS 31 PALMERSTONE ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7472 (A4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/403/66	M. Venner & Sons Ltd	Garage	30/9/66	~~App.~~ N
PD/473/70	Mr M. Bower	Replacement Garage	1-10-70	App- N/
45190	MR. N. SINGH	2/st. ext.	12.2.96	Rx
95/61282/F				
98/68461/F	"	2/SH/S + S/st/R flats	23.12.98	C
FP99/8367	"	2/st/s + single st/r extns.	28/1/99	App.

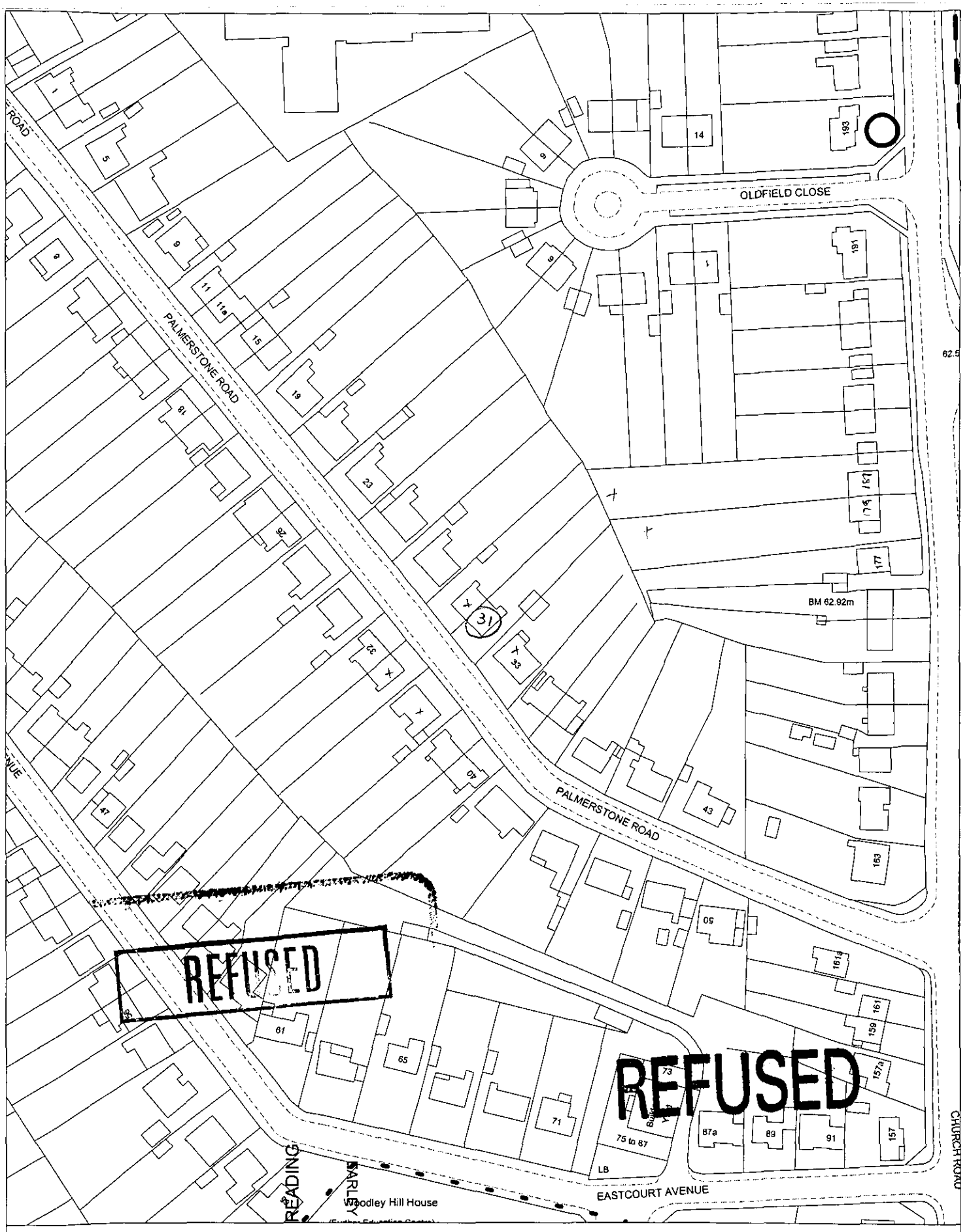
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

01.MAR2000*



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

01.MAR2000* 0730

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Date: 7 March 2000

N W E S