9/5/03

APPLICATION NO:
F/2002/7879

LOCATION:
25 Merrifield Close, Lower Earley Reading.

APPLICANT:
Mr N Warwick

PROPOSAL:
Proposed conversion of existing garage to playroom and utility room.

EARLIEST DATE FOR DECISION: **06/06/2003**

APPLICATION WILL HAVE EXPIRED ON:
11/06/2003

CASE OFFICER: **Daniel Gigg**

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Warwick
25 Merrifield Close
Earley
Reading
Berks
RG6 4BN

Application Number: F/2002/7879

Parish:	**EARLEY**
Location:	**25, Merrifield Close, Lower Earley, Reading.**
Proposal:	**Proposed conversion of existing garage to playroom and utility 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.

Informatives

1. This approval is in respect of the Site Location Plan and Plan Nos. F/2002/7879/1 and F/2002/7879/2, received by the Local Planning Authority on 16 April 2003.

2. 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/06/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Mahised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7879	DG.
BUILDING CONTROL NUMBER.	BN/2002/1427	South
APPLICANT/~~AGENT~~	Mr N. Warwick	
ADDRESS OF SITE	25 Merrifield Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	file not in system any	
ELEVATIONS		
FLOOR PLANS	more cd 17/6/03	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		10/6/03
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	18/10/02	17/6/03

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	18/10/02	28/10/02	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/7879

Applicant : Mr N Warwick .

Location : 25, Merrifield Close, Lower Earley, Reading.
Proposal : Proposed conversion of existing garage to playroom and utility room.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/04/2003

Earliest Date for Decision : 06/06/2003

Latest Consultation Date/Site Notice Expiry Date : 06/06/2003

This application will have expired on: 11/06/2003. 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 :

Planning Issues :

Application Number: F/2002/7879

Appraisal :

Proposed

The proposed development is for the conversion of the garage to playroom and utility room. From the site visit, it was noted that this work was complete.

Impact upon neighbouring properties

Given the nature of the proposed development there will not be any detrimental impacts upon neighbouring properties. An obscured glazed window has been inserted in the side elevation but will not lead to any loss of privacy.

Impact upon the character of the area

The windows and brickwork match the existing. Accordingly, there will not be any detrimental impacts upon the character of the area.

Impact upon parking

This is a 3 bed property. 2 off street parking spaces can be provided. This will be in accordance with the parking standards for the District. Farley Town Council requested that sufficient off-street parking is provided.

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

Application Number F/2002/7879
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Retrospective - NO Conditions

This **approval/refusal** is in respect of the Site Location Plan & Plan No's F/2002/7879/1 and F/2002/7879/2

received by the LPA on 16 April 2003

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, & T6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO53, WBE1, WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

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

Date: 10/06/03.

Already been built - retrospective

RECORD OF SITE VISIT

SITE ADDRESS: 25 Merrifield Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/7879

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 28/5/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Att in front garden

2. DESCRIPTION OF SURROUNDINGS
Mixed of detached houses with attached garages.

3. DESCRIPTION OF SITE/BUILDING
Detached. Brickwork and windows match

4. RELATIONSHIP TO ADJOINING PROPERTIES
- No impact overbearing or overlooking
- Obscure glazed window in side elevation to utility room. No window in side of 24 Merrifield Close

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 Spaces on driveway

LEVELS N/K Poor off street parking

BOUNDARY TREATMENT N/A

OTHERS N/A

Application Number: F/2002/7879

Case Officer : OPG

Valid Date : 16/04/03

Map No :

Site Area : 0·02

Received Date: 28/10/2002

Level : Delegated Application

Description : Proposed conversion of existing garage to playroom and utility room. (Retrospective?)

Location : 25, Merrifield Close, Lower Earley, Reading.

Parish : EA **Ward : RED** 13·5·03 TB.

Applicant : Mr N Warwick .

Fee Required: £0.00 **Fee Received: £0.00** N/R

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			

FROM: Daniel Gigg

DATE: 13 May 2003

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7879

Proposal: Proposed conversion of existing garage to playroom and utility room.

Site Address: 25, Merrifield Close, Lower Earley, Reading.

Applicant: Mr N Warwick .

Your observations are required in respect of this application **by 06/06/2003** .

The Planning Committee did not object to this proposal, but the Planning Officer is asked to ensure that there would be sufficient on-site parking.

SIGNED: _____ DATE: 22 MAY 2003

Clerk To Earley Parish/Town Council.

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13.5.03 B

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

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

Landhill consultation zone...

...no need to consult.....

.....

.....

.....

.....

NEIGHBOURS

Site notice & site map.....

.....

.....

No pre-app

Organisation_Name	Building_Name	address1	Postcode
		10LITTINGTON CLOSEREADING	RG6 4BL
		6LITTINGTON CLOSEREADING	RG6 4BL
		8LITTINGTON CLOSEREADING	RG6 4BL
		18MERRIFIELD CLOSEREADING	RG6 4BN
		19MERRIFIELD CLOSEREADING	RG6 4BN
		20MERRIFIELD CLOSEREADING	RG6 4BN
		21MERRIFIELD CLOSEREADING	RG6 4BN
		24MERRIFIELD CLOSEREADING	RG6 4BN
		25MERRIFIELD CLOSEREADING	RG6 4BN
		26MERRIFIELD CLOSEREADING	RG6 4BN
		17MERRIFIELD CLOSEREADING	RG6 4BN

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

Tel: 0118 974 6296

Date: 13 May 2003

My ref: F/2002/7879

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/7879
25, Merrifield Close, Lower Earley, Reading.
Proposed conversion of existing garage to playroom and utility room.

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 I would strongly encourage you to discuss these with the case officer Daniel Gigg on 0118 974 6296 . It may well be that your concerns can be overcome therefore removing the need for this application to be listed.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/7879**
25, Merrifield Close, Lower Earley, Reading.
Proposed conversion of existing garage to playroom and utility room.
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 A Spratling

Note: The unnecessary listing of applications has a detrimental effect on the sections ability to meet Government imposed performance targets.

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

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

Tel: 0118 974 6296

Date: 13 May 2003

My ref: F/2002/7879

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2002/7879
25, Merrifield Close, Lower Earley, Reading.
Proposed conversion of existing garage to playroom and utility room.

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 I would strongly encourage you to discuss these with the case officer Daniel Gigg on 0118 974 6296 . It may well be that your concerns can be overcome therefore removing the need for this application to be listed.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/7879**
25, Merrifield Close, Lower Earley, Reading.
Proposed conversion of existing garage to playroom and utility room.
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 F Rolls

Note: The unnecessary listing of applications has a detrimental effect on the sections ability to meet Government imposed performance targets.

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

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

Tel: 0118 974 6296

Date: 13 May 2003

My ref: F/2002/7879

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/7879
25, Merrifield Close, Lower Earley, Reading.
Proposed conversion of existing garage to playroom and utility room.

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: **Daniel Gigg** Application Number: **F/2002/7879**
25, Merrifield Close, Lower Earley, Reading.
Proposed conversion of existing garage to playroom and utility room.
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 Hare

Note: The unnecessary listing of applications has a detrimental effect on the sections ability to meet Government imposed performance targets.

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

Planning Application

Received by Wokingham District Council

Application No: F/2002/7879

PROPOSAL:
Proposed conversion of existing garage to playroom and utility room.

LOCATION:
25, Merrifield Close, Lower 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 and 1.00pm - 4.00pm Sunday. (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/2002/7879 to enable the library staff to locate the correct information.
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 Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/06/2003. 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
13 May 2003

Environmental Services

For office use only.
Application number: 7879 16 APR 03

28 OCT 2002

7879

WOKINGHAM UNITARY
Aiming for Excellence

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 NIC WARWICK
	Address and postcode	25 MERRIFIELD CLOSE LOWER EARLEY READING RG6 4BN
	Phone number	0118 9875983
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	✓ AS PLOCK. ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION PLAYROOM AND WINDOW AT FRONT, UTILITY ROOM AT REAR
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.	MATCHING BRICKWORK UPVC WINDOW-LEADED
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 ☑

3344 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		
	ADVISED BY YOU THAT THERE IS NO FEE - SEE ATTACHED COPY LETTER		
	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.

21-10-02

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 N/A

Date 21.10.02

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

ADDRESS 25 MERRIFIELD CLOSE PARISH EARLEY.

PLOT No. 49. LOWER EARLEY. AREA Q ORD. SHEET No. SU 7570 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17491.	Tramesway	Detached house + garage	6.2.83	N/A C/A
3R 20959.	"	"	12.7.83	app. N/A
38302	MR & MRS D. SMITH	S/ST & 1ST FLOOR EXTS.	18.9.91	C/A
BRA10934	"	2/ST. ALT.	25.10.91	APP
8/67774/F	Mr. W. Warwick	S/St/F & R Exts	22.7.98	C/A.
P98/7683	"	S/St/R Exts	10.6.98	APP
/2002/7879	"	Garage to play/utility rm		

DATE OF COMPLETION

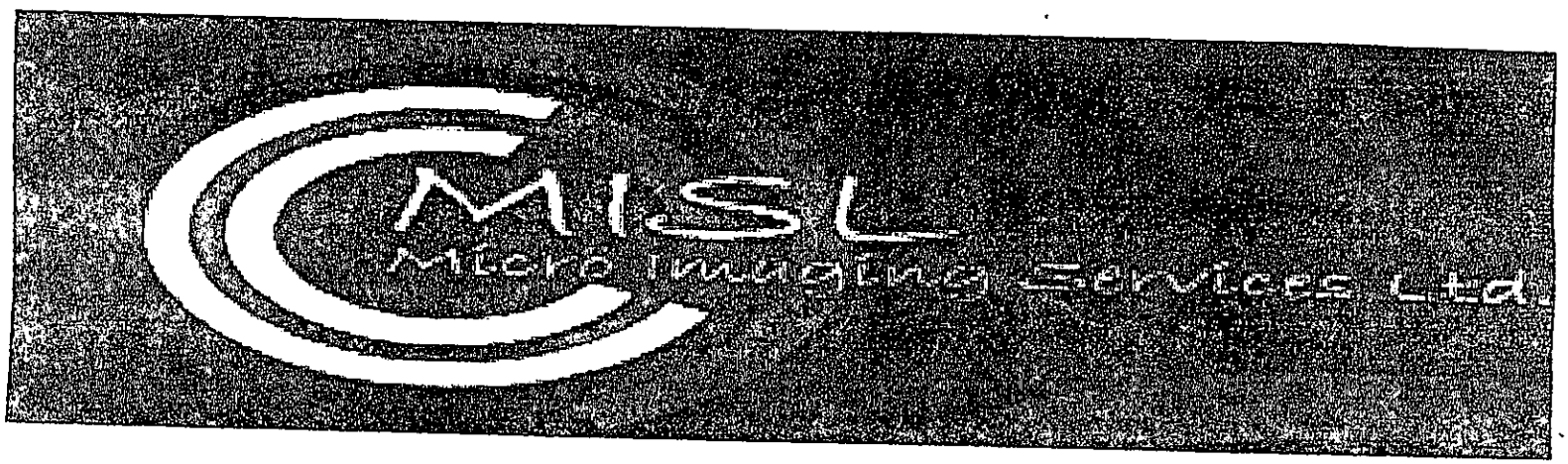
MINISTRY DECISION

SPECIAL ORDERS PD Eng - Warwick - Garage con. - 18.10.02 - (p.p. Required)

DRAINAGE

091074

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



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN



2 VEHICLE DRIVEWAY

5·0M X 5·0M

APPROVED

25 MERRIFIELD CLOSE
LOWER EARLEY

7879 16.APR03

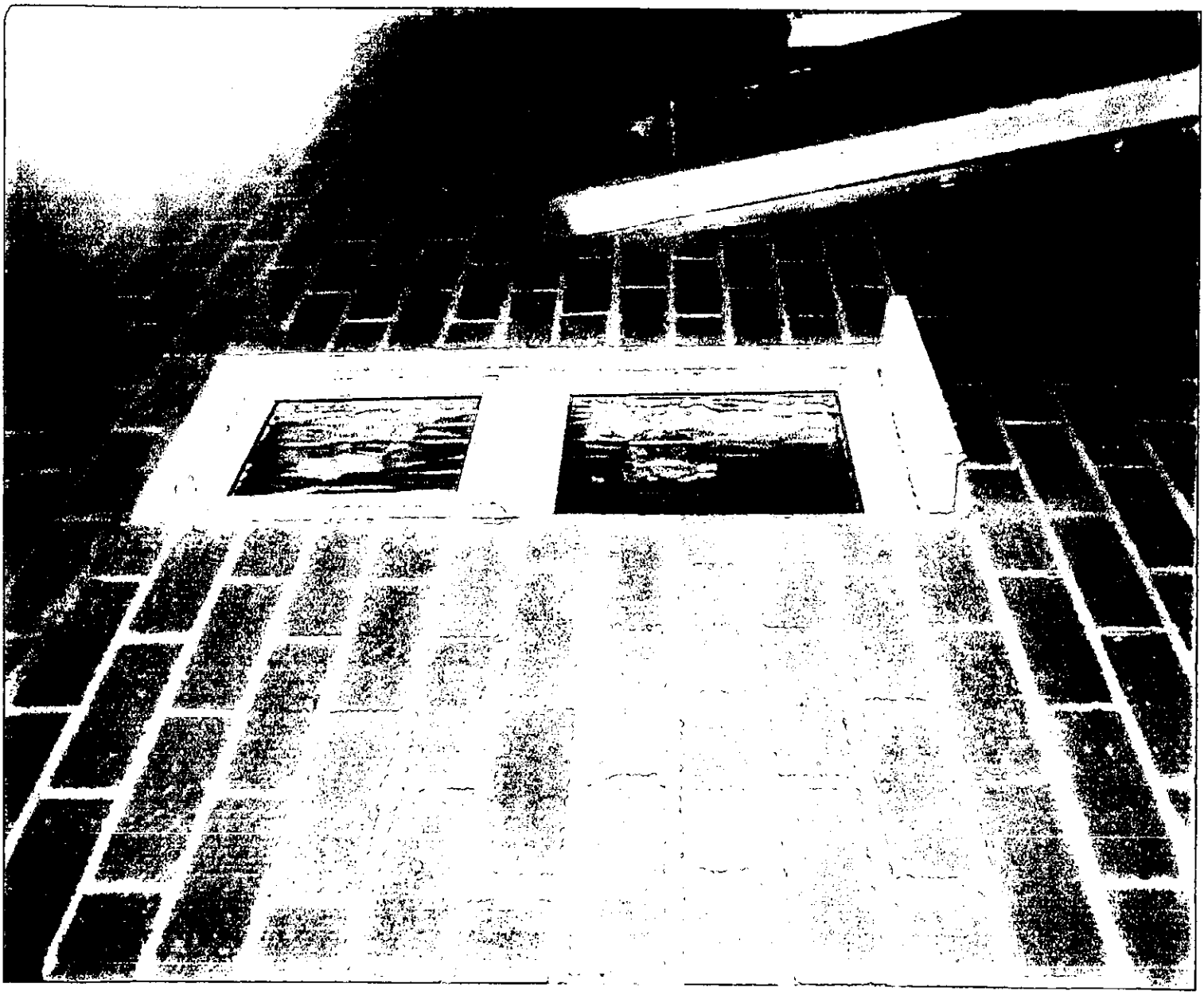
PROPOSED VIEW - END ELAVATION



F/2002/7879

APPROVED

7879 16 APR 03



APPROVED

7879 16 APR 03



APPROVED

25 MERRIFIELD CLOSE
LOWER EARLEY

7879 16 APR 03

EXSISTING VIEW - END ELAVATION



APPROVED