APPLICATION NO:
F/2002/6171

LOCATION:
3 Foxes Walk, Charvil Reading.

APPLICANT:
Mr M Simmons

PROPOSAL:
Proposed conversion of garage to habita room.

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON: 14/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

122
D0

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

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Simmons
3 Foxes Walk
Charvil
Reading
Berks
RG10 9TX

Application Number: F/2002/6171

Parish: **CHARVIL**

Location: **3, Foxes Walk, Charvil, Reading.**

Proposal: **Proposed conversion of garage to habitable 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking 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 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:

Loddon Area Local Plan Policy LT5.
Deposit Draft Wokingham District Local Plan Policy WT6.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6171

Applicant : Mr M Simmons .

Location : 3, Foxes Walk, Charvil, Reading.
Proposal : Proposed conversion of garage to habitable room.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application <u>will have expired on</u>: <u>14/05/2002.</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 :

Highways: request revised parking layout - conditional approval
Wish Council: concern about parking

Planning Issues :

Application Number: F/2002/6171

Appraisal :

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

Application Number F/2002/6171
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C122	R122	delete 'and turning area'

RECORD OF SITE VISIT

SITE ADDRESS: 3 Foxes Walk Charvil Reading.

APPLICATION NUMBER: F/2002/6171

OFFICER: Richard Kelly

DATE OF SITE VISIT: 11/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree in garden

2. DESCRIPTION OF SURROUNDINGS Large detached houses

3. DESCRIPTION OF SITE/BUILDING Substantial detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

On slope - 2 level, 4 Lyfel.

5. SITE CONSTRAINTS

TREES One small tree in front garden may be affected if driveway widened

ACCESS/PARKING Double width driveway

LEVELS Slopes

BOUNDARY TREATMENT open plan.

OTHERS

Application Number: F/2002/6171 – 3 Foxes Walk, Charvil, Reading

Appraisal:

This application is for the conversion of the garage to a habitable room. Planning permission is only required because permitted development rights have been removed. As no external alterations are proposed, this application raises only one issue:

Impact on highway safety: LT5, WT6

If the driveway is widened to accommodate three cars, the Council's parking standards are met. As an area of lawn would be retained in terms of visual amenity this is considered acceptable.

Approve ~~**Refuse**~~

PLANNING OBSERVATION SHEET - 136/04/02

NNING SERVICES	HPT
POL	TLS
DC	EAF
APP	
ES	
02 MAY 2002	
COPIES TO	ACK:
	FILE:

FROM: CHARVIL PARISH COUNCIL

TO: Wokingham District Council

APPLICATION NUMBER	**F/2002/6171**
PROPOSAL	**Convert garage to habitable space**
ADDRESSES	**3.Foxes Walk**
APPLICANT	**Mr. M Simmons**
CASE OFFICER	**Richard Kelly**

PARISH COUNCIL COMMENT

The Parish Council has concern about parking and ask that the rules on 'parking requirement' are applied.

Irvine Cohen
Clerk to the Council

27th April 2002

Date: 29 April 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6171

Location: 3, Foxes Walk, Charvil, Reading.

Proposal: Proposed conversion of garage to habitable room.

Applicant: Mr M Simmons.

Case Officer: Richard Kelly

The new plans show the following: Revised parking layout.

Comments are required by 06/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

CONDITIONAL APPROVAL.

C122, R122.

Adam 1/5/02

Date: 29 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6171

Location: 3, Foxes Walk, Charvil, Reading.

Proposal: Proposed conversion of garage to habitable room.

Applicant: Mr M Simmons.

Case Officer: Richard Kelly

The new plans show the following: Revised parking layout.

Comments are required by 06/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 6171 (Ludhouse) Date Rec. 23/4/02

Location: 3 Foxes Walk, Charvil

Parish Charvil

Applicant: Mr M. Simmons

Description of attached plans Revised parking layout

Drawing No's: –

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☒
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 29.04.02

Yellow - Part One Copy
Green - Officer's Copy

Date: 11 April 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6171

Location: 3, Foxes Walk, Charvil, Reading.

Proposal: Proposed conversion of garage to habitable room.

Applicant: Mr M Simmons.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 21/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

The existing driveway will only accommodate 2 no. spaces (4.8m by 2.4m) and therefore highways still require an additional showing the provision of a 3rd space.

17/04/02

requested 18/4/02

Date: 11 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6171

Location: 3, Foxes Walk, Charvil, Reading.

Proposal: Proposed conversion of garage to habitable room.

Applicant: Mr M Simmons.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 21/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 6171 (Ludhouse) Date Rec. 9/4/02

Location: 3 Foxes Walk, Charvil

Parish Charvil

Applicant: Mr. M. Simmons

Description of attached plans Parking layout

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☒
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 11.04.PS

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 28 March 2002

Application Number: F/2002/6171

Proposal: Proposed conversion of garage to habitable room.

Parish: CHARVIL PARISH

Site Address:
3, Foxes Walk, Charvil, Reading.

Applicant:
Mr M Simmons .

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).

The garage parking will be lost and therefore;

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 10/4/02

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

Tel: (0118) 974 6229

Date: 28 March 2002

My ref: F/2002/6171

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Graddon
C/O Wokingham District Council

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/2002/6171
3, Foxes Walk, Charvil, Reading.
Proposed conversion of garage to habitable 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 it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/6171**
3, Foxes Walk, Charvil, Reading.
Proposed conversion of garage to habitable 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 Graddon

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6171
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Organisation_Name	Building_Name	address1	Postcode
		22THE HAWTHORNSREADING	RG109TS
		2FOXES WALKREADING	RG109TX
		3FOXES WALKREADING	RG109TX
		4FOXES WALKREADING	RG109TX
		11FOXES WALKREADING	RG109TX
		12FOXES WALKREADING	RG109TX
		14FOXES WALKREADING	RG109TX
		19THE HAWTHORNSREADING	RG109TS

Received by Wokingham District Council

Application No: F/2002/6171

Proposal:
Proposed conversion of garage to habitable room.

Location:
3, Foxes Walk, Charvil, 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/2002/6171 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. 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

28 March 2002

Application Number : F/2002/6171	**Map No :** 32
Case Officer : RK	**Site Area :** 0.06
Valid Date :	**Received Date: 19/03/2002**

Level : Delegated Application

Description : Proposed conversion of garage to habitable room.

Location : 3, Foxes Walk, Charvil, Reading.

Parish : CH **Ward : CHA**

Applicant : Mr M Simmons .

Fee Required: £0 **Fee Received: £0** PD rights removed

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	Parking spaces	requested with S/N	
FORMS UNSIGNED	Not Signed dated @3?	photocopy sent for signing with S/N	
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	What will garage be Converted to?	requested with S/N.	

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

.....

No pre-apps.

6171

13.MAR2002* 6171

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG10 1WR

PLANNING SERVICES
POL
DC
ASP
CS
18 MAR 2002
COPIES TO
ACK
FILE

3 Foxes Walk
Charvil
Berkshire
RG10 9TX

14th March 02

Dear Sirs,

Re: Garage Conversion 3 Foxes walk.

Please find enclosed the six copies of the necessary planning forms. Please note the conversion does not change the external appearance of the property.

If you have any queries you can contact me during office hours on my work number, 01344708562.

Kind Regards,

M J Simmons

Martin Simmons

Environmental Services

For office use only.
Application number: 19 MAR 2002* 6171

Householder planning application form

55057
RK
05 APR 2002

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 Address and postcode Phone number	MARTIN JOHN SIMMONS 3 FOXES WALK CHARVIL, READING. BERKS RG10 9TX 0118 9344467.
2	Agent's Name Address and postcode Phone number	N/A.
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO BE USED AS A GAMES / PLAY 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.	NO EXTERNAL CHANGE.
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 ☐ NO GARAGE.

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

Environmental Services

For office use only.
Application number: 19.MAR2002* 6171

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

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.

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6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	NO EXTERNAL CHANGE.
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 ☐ NO GARAGE.

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: N/A
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.		
	"EXEMPT" LETTER 10/9/01 DAN KEDGER.		
	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: M J Simons

on behalf of

Date 6/4/02

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

9	How many bedrooms does the property have?	Existing: 4	Proposed: N/A
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.		
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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: _____ on behalf of _____

Date _____

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

ADDRESS 3 FOXES WALK PARISH CHARVIL

PLOT No. 3 ORD. SHEET No. 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26308	MR. A. PATTINSON	O/L.	1.10.86	CIA LA
27445	J.E. INGRAM LTD.	DET. HOUSE & GARAGE	17.6.87	CIA
BRA 3174	"	"	24.7.87	APP

DATE OF COMPLETION

MINISTRY DECISION

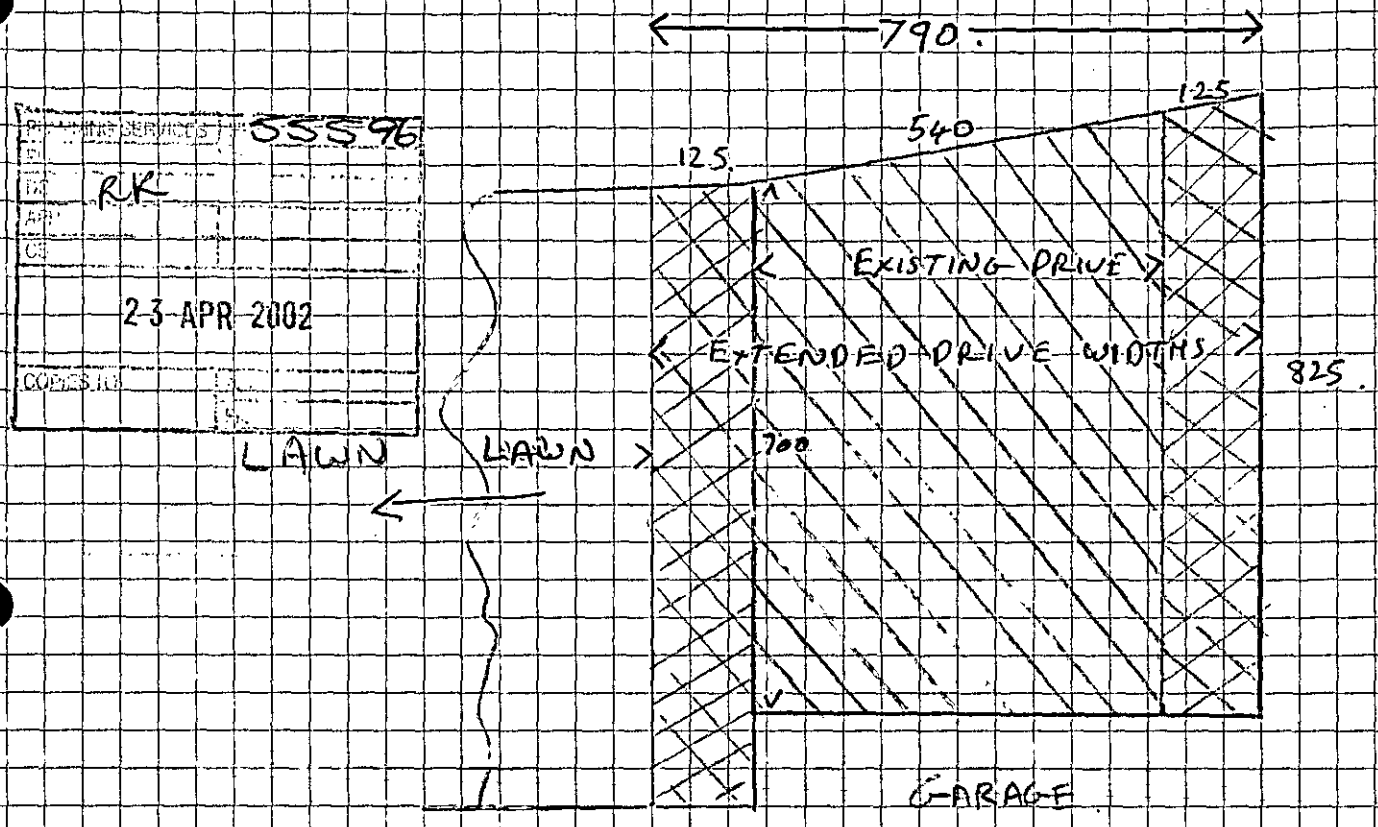
SPECIAL ORDERS TPO 266/84 PD Enq - Gar Conv - Mr Simmons 10/9/01 (Y)

DRAINAGE

091074

APPLICATION F/2002/6171

3 FOXES WALK, CHARVIL, READING.



Scale 1cm = 100

APPROVED

6171

REVISED PLAN

11 MAR 2002 6.1/1

3 FOXES WALK CHARVIL

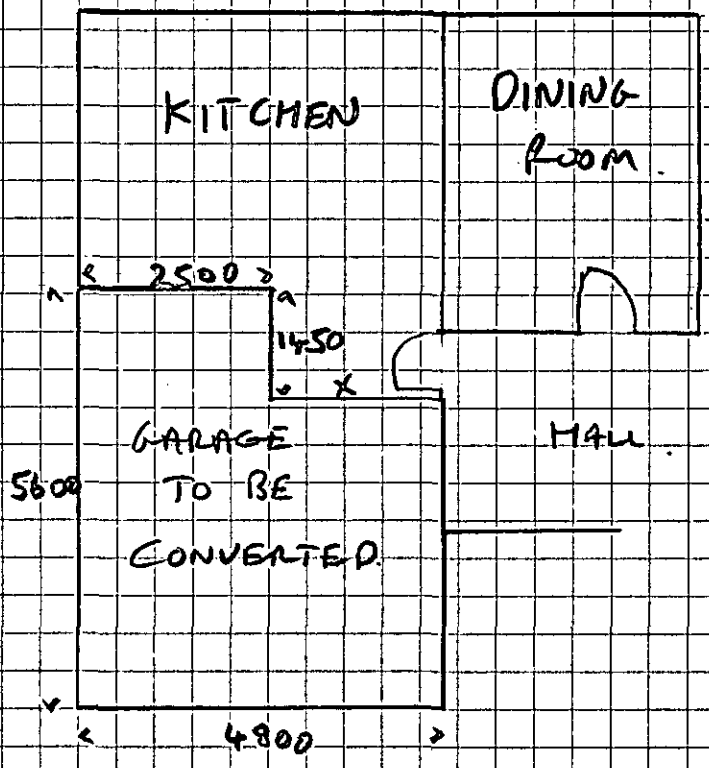
GARAGE CONVERSION

NO CHANGE EXTERNALLY

SCALE 1:100

x = Position of new door.

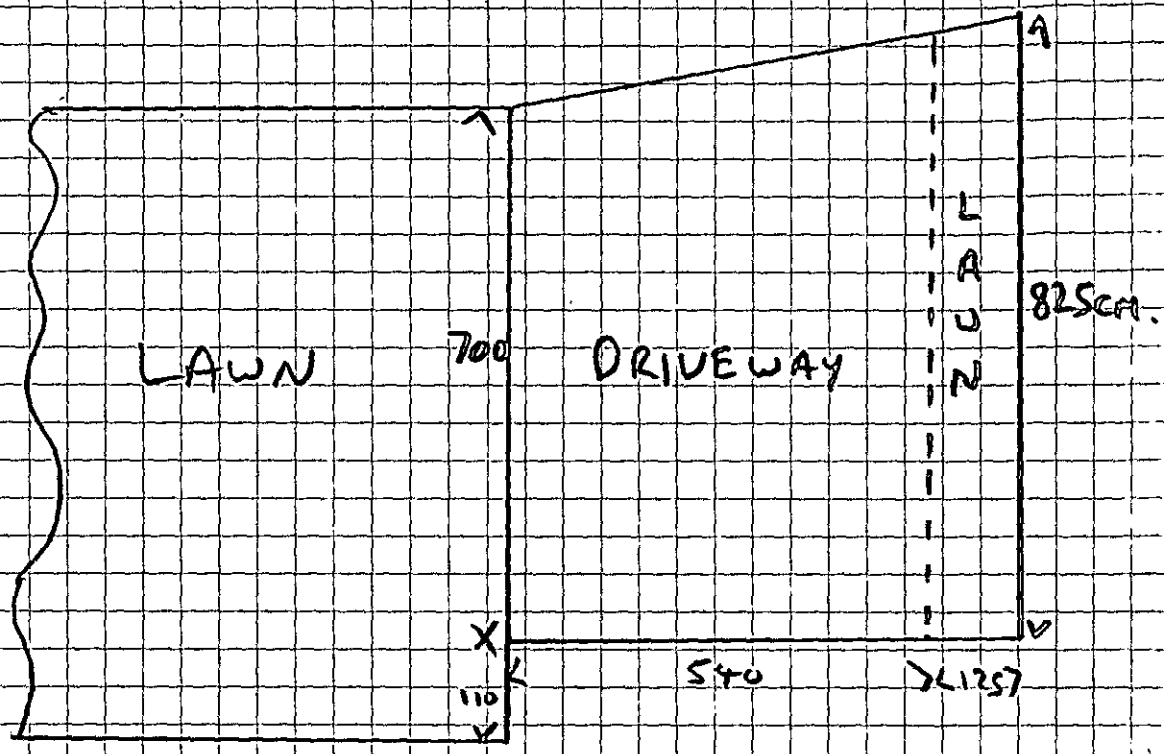
DELEGATED



APPROVED

3 FOXES WALK CHARVIL

F/2002/6171



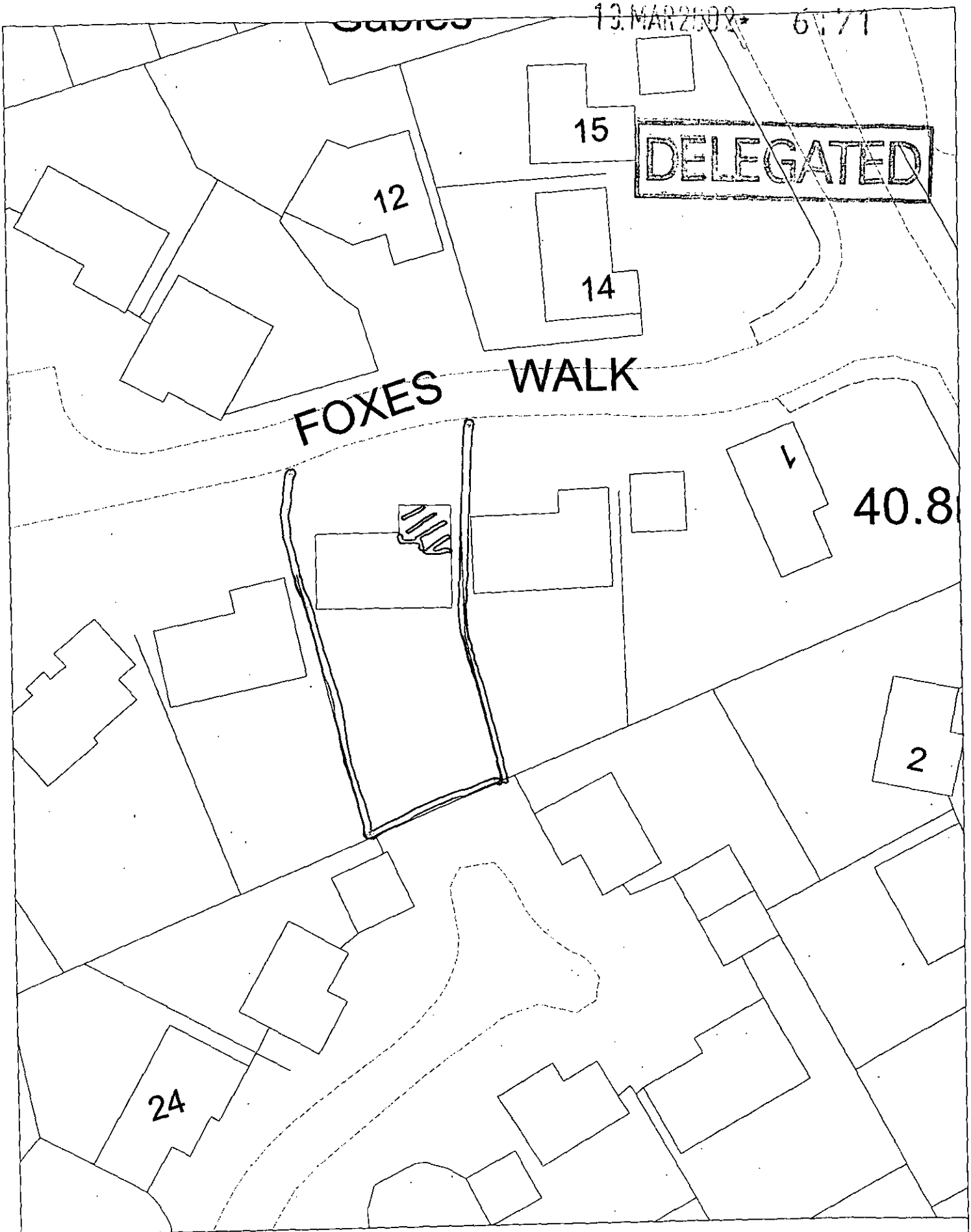
SUPERSEDED

Scale 1:100

ADDITIONAL PLAN

6171

09 APR 2002



Site Plan, Scale: 1 to 500

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Date: 20 December 2001

N
W E
S



DELEGATED

13 MAR 2002 6.71

Site Plan, Scale: 1 to 2500

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Date: 20 December 2001

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

25 March 2002 Scale: 1 : 1250

N
W E
S