APPLICATION NO:
F/2000/1126

LOCATION:
41 Woosehill Lane, Wokingham.

APPLICANT:
Mr & Mrs Harman C/O Colin Dawson And Associates

PROPOSAL:
Proposed conversion of part of garage to study.

EARLIEST DATE FOR DECISION: **07/05/2000**
28 Day member exp : 11/05/2000
APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Harman
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/1126

Parish: **WOKINGHAM**

Location: **41, Woosehill Lane, Wokingham.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 16 May 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1126	NB
BUILDING CONTROL NUMBER.	FP2000/0565	Howard
~~APPLICANT~~/AGENT	Colin Dawson Assoc.	
ADDRESS OF SITE	41. Woodhill Lane WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 529-01A	D529-01
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/5/00.	

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	

Received by Wokingham District Council

Application No: F/2000/1126

Proposal:
Proposed conversion of part of garage to study.

Location:
41, Woosehill Lane, , Wokingham.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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 Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1126

Applicant : Mr & Mrs Harman C/O Colin Dawson And Associates.

Location : 41, Woosehill Lane, , Wokingham.
Proposal : Proposed conversion of part of garage to study.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/5

Date of Neighbour Notifications : .....

Date of Site Visit : 2/5

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

Wokingham TC : 8/5 - no objections.

Highways: (2/5) - Recommend approval with no conditions.

Neighbours/SN: none received.

Planning Issues : (I'd set)

1) Impact upon neighbouring properties
2) Impact upon the streetscene
3) Impact upon highway safety.

Application Number: F/2000/1126

Appraisal :

1) Impact upon neighbouring properties:—
The proposed development is for a part garage conversion to study - leaving one garage space remaining.
The rear building line is level w/ garage & conservatory & the garages are side integral to the dwellings w/ Nos 41+43 are both detached & the rear w'line of the garage at Nº 43 is level with that at Nº 41.
There will be no detrimental impacts to neighbouring properties by overbearing/overshadowing/overlooking.

2) Impact upon the streetscene.
There will be no changes to the front of the dwelling.
The only change to the rear is a new window.
∴ no detrimental impact to the streetscene.

3) Impact to the highway safety.
There are 4 bedrooms - garage space plus 2 on the driveway.
The highway dept have no objections to the development & do not want to impose any conditions ∴ no detrimental impact upon the highway safety

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

Application Number F/2000/1126
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 41 Woosehill Lane Wokingham.

APPLICATION NUMBER: F/2000/1126

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on Brace - f. garden

2. DESCRIPTION OF SURROUNDINGS

Residential.
Wc detached / semi - D (various designs.

3. DESCRIPTION OF SITE/BUILDING

Garages protrude beyond line of Nos 41/43
No 41 - conservatory alongside garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

Wc - D with No 43. - trees hedging inbetween.
No 39

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING shared dropped crossing - 3 cars (?) on driveway).

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6492

Date: **13 April 2000**

My ref: F/2000/1126

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/1126
41, Woosehill Lane, , Wokingham.
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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1126**
41, Woosehill Lane, , Wokingham.
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 Whyte

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

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

Tel: (0118) 974 6492

Date: **13 April 2000**

My ref: F/2000/1126

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Yours faithfully

Head of Planning and Transportation

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41, Woosehill Lane, , Wokingham.
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 Eke

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

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

Tel: (0118) 974 6492

Date: **13 April 2000**

My ref: F/2000/1126

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

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Yours faithfully

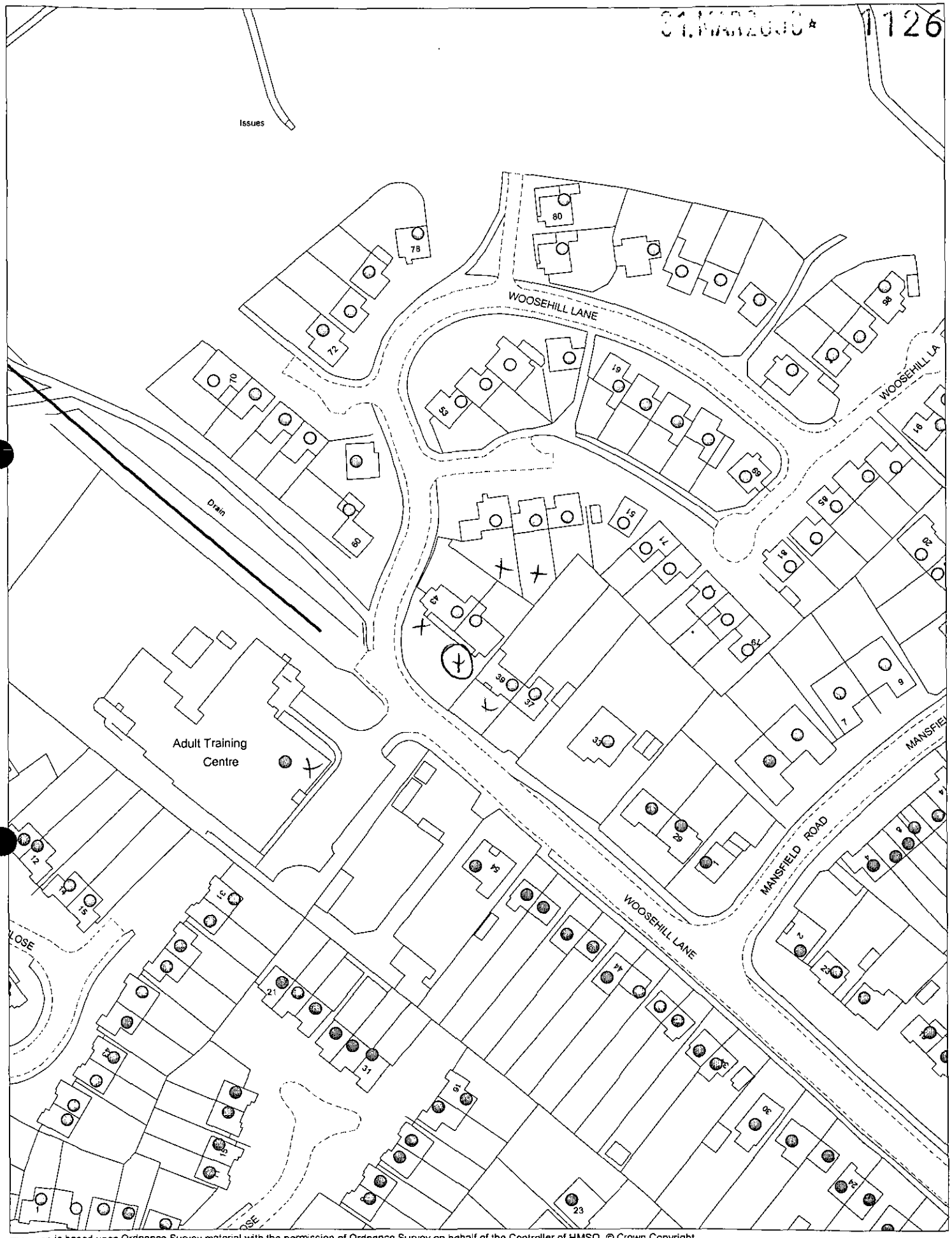
Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1126**
41, Woosehill Lane, , Wokingham.
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 Earnshaw

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	Map No. 75A Site ...004...
Officer: NAB / Application No. F/2000/1126	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: 41 WOOSEHILL LANE

Parish: WOKINGHAM Ward: Emm Brook 13.4.2000

Applicant: MR/MRS HARMAN
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 : 13.4.2000 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 + 39, 43, 45 + 47 + 56 + 58 Wooselea Lane.....

.....

.....

.....

.....

.....

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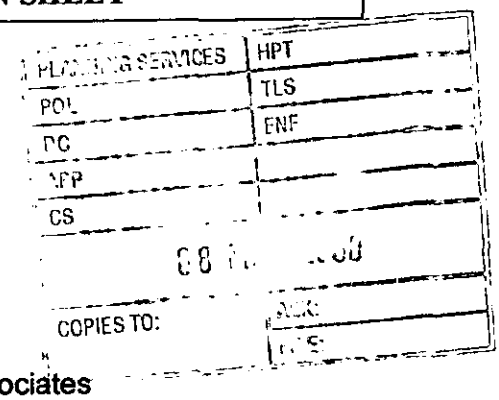
WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1126

Proposal: Proposed conversion of part of garage to study

Site Address: 41 Woosehill Lane, Wokingham



Applicant: Mr & Mrs Harman C/O Colin Dawson and Associates

Your observations are required in respect of this application by **07/05/2000**

No objections.

SIGNED: _____ **DATE:** 04/05/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 13 April 2000

Application Number: F/2000/1126

Proposal: Proposed conversion of part of garage to study.

Site Address:
41, Woosehill Lane, , Wokingham.

Applicant:
Mr & Mrs Harman C/O Colin Dawson And Associates.

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).

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

25-4-00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**

24 MAR 2000 1126

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/529
28th March 2000

Dear Sir

RE; PROPOSED PART GARAGE CONVERSION
41 WOOSEHILL LANE, WOKINGHAM, BERKS

Please find enclosed a formal application for Planning Consent with regards to converting the rear part of the existing garage at the above property for use as a study and computer room.

The application is submitted by virtue of a restrictive condition on the original Planning Consent which prohibits conversion of the garage without first formal consent from your authority. The Planning Permission is reference 05706 dated the 16th December 1976 and the condition to which I refer is Condition 10.

I understand that applications made by virtue of planning conditions on previous consents do not attract a fee upon submission.

The condition to which I refer, and I feel the only issue, is one of adequate car parking to my client's property, and as you will see from the layouts submitted, the property benefits from a long front drive which together with the retained existing front part of the garage will allow the three parking spaces to be provided appropriate for a four bedroom house.

If you have any concerns with regard to this application, I would very much appreciate the opportunity to discuss the issues prior to a negative decision being issued.

Yours faithfully

Colin Dawson
Encs;

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

(5) ADDRESS 41 WOOSEHILL LANE SOUTH PARISH WOKINGHAM

PLOT No. 50 AREA 4 ORD. SHEET No. 75 SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 1174	Exec of F. E. Desmond	O/App for res dev of 15 plots	12·7·56	– REF
O/63/63	Messrs Calgary & Edmonton Land Co	O/app res 1120 units	27·2·64	– REF
O/41/69	Land Commission	O/app res dev.	4·12·68	– REF
O/42/71	Messrs Calgary & Edmonson	O/app res dev 36 acres	23·12·69.	– REF
* B/31/72	Dobinson & Co.	Res. Dev - mixed housing	31·8·72	– REF
*B/O/66/72	Dobinson & Co	" " "	18·10·72	– REF
*B/O/67/72	Dobinson & Co	" " "	19·10·72	– REF
B/O/77/72	Fairview Estates	Res. Dev.		– REF
B/O/78/72	Fairview Estates	" "		– REF
B/O/79/72	Fairview Estates	" "		REF
*B/O/24/73	Consortium of Landowners	Res dev of 36 acres	28·3·74	– C/A

DATE OF COMPLETION

MINISTRY DECISION* Appeals D.C.A dismissed 28·3·74. Appeal E(B/O/24/73) granted C/A 28·3

SPECIAL ORDERS TPO 107 12/73

DRAINAGE

091074

(5) ADDRESS 41 WOOSEHILL LANE SOUTH PARISH WOKINGHAM

PLOT No. 50 ORD. SHEET No. 75 SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01767.	Hampshire & Berks Estates & Others	Create plan & phasing schedule for dev	20·2·75	– Ref.
01680	" " "	Main access road with junc. to A329 - drainage	23·1·75	– C/A
02884	" " "	Pedestrian underpass	7·8·75	– C/A
03557	George Wimpey & Co Ltd	Res dev. Area H.	27·11·75	– REF
05706	Forest Homes	" "	16·2·76	– Ref.
04082	George Wimpey & Co Ltd	" " "	20·2·76.	– Ref.
04634	George Wimpey & Co Ltd	" " "	10·6·76	– C/A
05351	Forest Homes	Est road + 45 dwgs + garages + hardstandings	28·10·76.	– REF
05706	" "	" " 50 " "	16 12·76	– C/A
BR. 6125	" "	" " "	14·4·77.	APP N/A
12360	"	Det. House & Garage	4·2·80	N/A C/A
BRA 4057	MR. S. RAGGY	CHIMNEY STACK	10·12·87	APP

DATE OF COMPLETION

MINISTRY DECISION Appeals D.C.A dismissed 28·3·74. Appeal E(B/O/24/73) granted C/A 28·3·74

SPECIAL ORDERS TPO 107 12/73

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 1126

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 & Mrs Harman
	Address and postcode	41 Woosehill Lane. Wokingham, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	41 Woosehill Lane, Wokingham, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Conversion of part of garage to study
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.	N/A
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.		
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 Mr & Mrs Harman

Date 28/03/00

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