APPLICATION NO:
F/2002/5674

LOCATION:
7 Harrier Close, Woodley Reading.

APPLICANT:
Mr J Swynford-Lain

PROPOSAL:
Proposed conversion of garage to study.

EARLIEST DATE FOR DECISION: **16/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2002

Listing Exp 20/2/2.

CASE OFFICER: **Louise Smith**

APPROVED

790

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Swynford-Lain
7 Harrier Close
Woodley
Reading
Berks
RG5 4PE

Application Number: F/2002/5674

Parish: **WOODLEY**

Location: **7, Harrier Close, Woodley, Reading.**

Proposal: ***Proposed conversion 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 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 07/03/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5674 CS
BUILDING CONTROL NUMBER.	BN 2002/1319 North
APPLICANT/~~AGENT~~	Mr J. Swynford-Lain
ADDRESS OF SITE	7 Harrier Close Crook Co Durham
DESCRIPTION OF PROPOSED WORK	garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	rec'd 18/4/02	rec'd 15/1/02.
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/4/02	

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	

Applicationo	Name & Address
F/2002/5674	Mr & Mrs Germain 6 Harrier Close Woodley Reading RG5 4PE
Application Approved	Letters sent 13.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5674

Applicant : Mr J Swynford-Lain .

Location : 7, Harrier Close, Woodley, Reading.
Proposal : Proposed conversion of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/1

Date of Neighbour Notifications : .....

Date of Site Visit : 28/1/2

Date Registered : 15/01/2002

Earliest Date for Decision : 16/02/2002

Latest Consultation Date/Site Notice Expiry Date : 16/02/2002

This application will have expired on: 12/03/2002. 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 :

Parish Council - concerns over parking.
Highways - conditional approval.
Neighbour No 6 - concerns over; parking; design, future development, aesthetics of front [illegible]

Planning Issues :
Identified Settlement
Impact on Neighbours
" " Streetscene
Parking

Application Number: F/2002/5674 - 7 Harrier Close
Appraisal

Development
The site is a two storey detached dwelling, situated within the identified settlement of Woodley.

The application proposes the conversion of the garage to a study. A window would be inserted in the front elevation.

1) Impact upon Neighbouring Properties
No overlooking would be exerted by the new window due to the 12.5m gap to the neighbour at No 10 (12.5m), a relationship which is already present with existing windows.

As no other external modifications are planned, there will be no adverse effects in terms of overshadowing or overbearing.

2) Impact upon the Character of the Area
No 9 has undergone a two storey side extension and single storey front extension. The latter entails the addition of a large ground floor window not to dissimilar from that proposed in this application. It is therefore considered that the development would not be out-of-keeping with the character of the close, and furthermore it would compliment the design of the original dwelling.

3) Highways and Parking
The garage conversion would reduce space available for car parking, however, highways are content that the parking requirement would be met by the driveway and therefore have conditionally approved this application.

Approved ✓ ~~**Refused**~~

Application Number F/2002/5674
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

Parking situation

Streetscene - new windows in keeping?

RECORD OF SITE VISIT

SITE ADDRESS: 7 Harrier Close Woodley Reading.

APPLICATION NUMBER: F/2002/5674

OFFICER: Louise Smith

DATE OF SITE VISIT: 28/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front garden on post

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - 2 storey detached + semis.
Red brick + brown tile + brown roof tile & 2 basic styles
side shutters (not brown tile walls)
open plan front gardens
~~No other garage conversions~~

3. DESCRIPTION OF SITE/BUILDING
No 7 - semi

No other garage conversions

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 8 semi (other half)
left No 6 - c. 1·5m distance.

5. SITE CONSTRAINTS

TREES

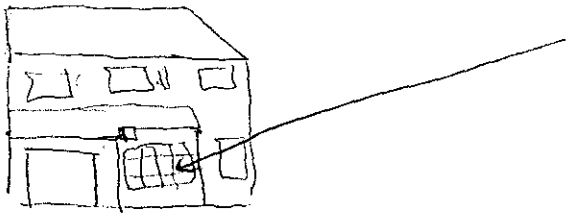
ACCESS/PARKING 2 possibly if widen driveway

LEVELS

BOUNDARY TREATMENT open to front. sides 1·8m c.b. rear conifers.

OTHERS

No 9 - 2 storey side extension + front ~~porch~~ extension (wide window - matches that being proposed)



Wokingham Unitary
Environmental Services Department
Planning Services
P.O box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mrs Louise Smith

Planning Application F/2002/5674 – 7, Harrier Close Woodley, Reading.
Revised Plans Notification 18 February 2002.

Further to our telephone conversation and your letter dated 18 February 2002, with regard to the above. Please note that our views and objections with regard to the above application are unchanged, i.e. they are still as detailed in our letter / e-mail dated 2 February 2002.

In addition, we would also like to add the following comment:

- The revised proposals submitted by Mr Swynford lane do not add to parking provision to the property, but details what is already available. Parking at the end of the close is already very congested, unsightly and a potential safety issue as previously mentioned. Conversion of the garage will still permanently remove a valuable parking resource for future occupants of this residence and is therefore still an issue.

- We are not aware of whether approval was obtained or required for the widening of the drive as shown on the plans but would point out that as it stands, it abuts our boundary and encroaches the foul sewer run and inspection chamber running along the boundary. It also takes up a significant portion of garden frontage.

- We are still very concerned with regard to the impact on the frontage of the property and the close as a whole, and the way in which it compromises the original aesthetic and functional design provided by the builders, Bryant. In addition, there is the issue of the re-siting of facilities contained within the garage, and the cumulative effect of this, and any other proposed future development which we feel may lead to a disproportionate uptake of further outside space and appearance as detailed under paragraphs 5 & 6 of our original letter (dated 2 February 2002).

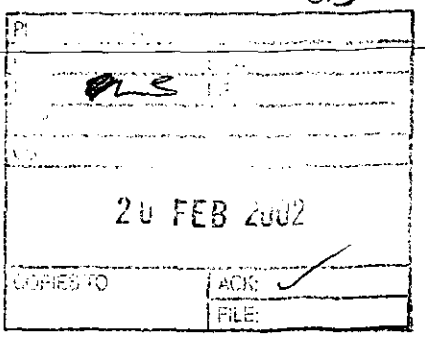
Please could you take the above into consideration when carrying out your final determination.

Yours Sincerely

Mr and Mrs M. R. Germain
6, Harrier Close
Woodley
Reading
RG5 4PE

OBJ

Cancel□da



From: WebComments@wokingham.gov.uk
Sent: 19 February 2002 05:52
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2002/5674
Correspondent_FullName: Mr and Mrs. M.R.Germain
Correspondent_StreetAddress: 6, Harrier Close,
Correspondent_Address2: Woodley,
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 4PE
Correspondent_Telephone: 01189 695175
Correspondent_Email: gillgermain@aol.com

Comments:

February 2nd 2002 6,Harrier Close, These comments still stand re new car parking arrangement
Woodley,
Reading
RG5 4PE

01189 695175

Copy of letter submitted to Town Council. I assume this letter has been forwarded to you by theTown Council with their recommendations, but I enclose this copy for your consideration.

Letter in response to plan number F/2002/5674 Proposed conversion of garage to study – 7, Harrier Close

Dear Sir or Madam,

Having had only a limited time to view and to consider the plans submitted by the neighbours at 7 Harrier Close, it is clear that the planned conversion of the garage to a study will have a considerable impact on us and other occupants of the Close. We would like you to consider the following points before making any judgement on this plan.

1. Parking in the Close is extremely limited. There is already limited parking for visitors and the proposed conversion of this garage will permanently remove a valuable parking resource for future occupants of this residence. At weekends particularly, the density of parked cars already makes the Close a hazard for small children and removal of yet more parking space will exacerbate this problem. Already, visitors to this part of the Close are forced to park outside our house and in some instances have even blocked our driveway. I would recommend that the planning committee view this for themselves.
2. If this plan is given consent it will completely change the frontage and the house will no longer be in keeping with other houses in the Close or in surrounding Closes, all of which currently possess garages. This compromises the aesthetic design envisaged by the builders Bryants and which is an attraction to prospective buyers of houses in the Close. In our view, this conversion would not enhance our property, only serve to devalue it.
3. Granting of this planning consent will also set a precedent since no other house in the Close or indeed in the surrounding Closes possesses a garage conversion. This conversion represents the thin edge of the wedge and opens the door for more daring changes to the frontage of surrounding houses.
4. Additionally, the new window space shown in the plan is of a completely different size to the existing lower floor window frontage, making it stand out from surrounding windows.
5. The 'Regal' design of the semi-detached houses in Harrier Close has created a very small space for the modern kitchen with all of its appliances and conveniences. This has necessitated both our neighbours and ourselves placing kitchen appliances at the back of the garage. If the garage is converted into a study there appears to be no other space suitable for placing a tumble drier or freezer without creating a new space. If our neighbour is planning extra living space at the rear of the house, as hinted at in the plans already submitted, is the conversion of his garage also a necessity?
6. If there are to be further submissions in the near future to remedy the shortfall in kitchen space, it is worth mentioning that we also have a very small rear garden (40ft) in which our neighbour already has 3 outbuildings, namely a shed, a greenhouse and a Wendy house. It does seem to us that all this building work is taking place in a very small area and removing what little open space there is. Surely there has to be a limit to the amount of building work allowed in new housing where land space has already been reduced by the builders in an effort to create more housing?

We have no grudge to bear against our neighbours, but feel that it is time to reflect on the impact of garage conversion and further extension in Harrier Close.

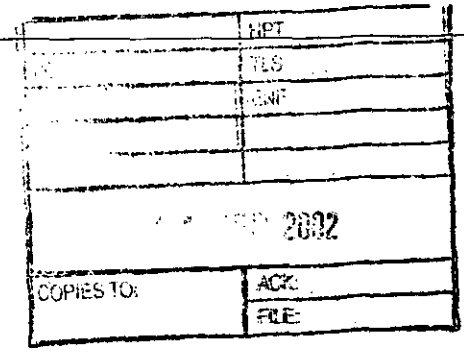
Yours sincerely
Mr and Mrs M.R.Germain

FROM: Louise Smith

DATE: 23 January 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2002/5674

Proposal: Proposed conversion of garage to study..

Site Address: 7, Harrier Close, Woodley, Reading.

Applicant: Mr J Swynford-Lain .

Your observations are required in respect of this application **by 16/02/2002** .

5674

On noting receipt of a letter from a neighbour, the committee shared the concerns about parking issues as the property was at the end of a close.

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

Date: 18 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5674

Location: 7, Harrier Close, Woodley, Reading.

Proposal: Proposed conversion of garage to study.

Applicant: Mr J Swynford-Lain.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 28/02/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

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

App No. 2002 (Planaps) / 5674 (Ludhouse) Date Rec. 14/2/2

Location: 7 Harriet Close

Parish Woodley.

Applicant: Mr Swynford-Lain

Description of attached plans Car Parking Lay Out.

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: As original.

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 LS.

Consultations Sent by Admin. on 18.02.05

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES 53140
POL TLS
DC LS ENF
APP
CS
14 FEB 2002
COPIES TO: CK
FILE:

7 Harrier Close
Woodley
Reading
Berkshire
RG5 4PE

Tuesday 12 February 2002

Dear Louise Smith

Further to our conversation on Friday 1 February, please find enclosed a 1:200 scale plan of the property with the parking areas marked.

Please can you arrange for it to be sent as a matter of urgency.

Yours sincerely

JSwynford-Lain

Mr J Swynford-Lain

5674

ADDITIONAL PLAN

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

Tel: (0118) 974 6463

Date: **23 January 2002**

My ref: F/2002/5674

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2002/5674
7, Harrier Close, Woodley, Reading.
Proposed conversion 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5674**
7, Harrier Close, Woodley, Reading.
Proposed conversion 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 Clifford

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

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

Tel: (0118) 974 6463

Date: **23 January 2002**

My ref: F/2002/5674

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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Dear Councillor

Application Number: F/2002/5674
7, Harrier Close, Woodley, Reading.
Proposed conversion of garage to study.

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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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: ***Louise Smith*** *Application Number:* **F/2002/5674**
7, Harrier Close, Woodley, Reading.
Proposed conversion 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 Clacey

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

Received by Wokingham District Council

Application No: F/2002/5674

Proposal:
Proposed conversion of garage to study.

Location:
7, Harrier Close, Woodley, 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/2002/5674 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2002. 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.

Head Planning and Transportation

23 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5674
CASE OFFICER: Louise Smith

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

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

Tel: (0118) 974 6463

Date: **23 January 2002**

My ref: F/2002/5674

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2002/5674
7, Harrier Close, Woodley, Reading.
Proposed conversion 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5674**
7, Harrier Close, Woodley, Reading.
Proposed conversion 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 Thair

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

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 23 January 2002

Application Number: F/2002/5674

Proposal: Proposed conversion of garage to study.

Parish: WOODLEY TOWN

Site Address:
7, Harrier Close, Woodley, Reading.

Applicant:
Mr J Swynford-Lain .

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).

1:250 2m service strip

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 2 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.

NB. The spaces must not encroach into the 2metre service strip that runs around Harrier Close, as this forms part of the adopted public highway.

Signed: _____ **Print name:** ADAM 25/01/02

Revised plan received

C122, R122.

AC 21/02/02.

ADDRESS 7 HARRIER CLOSE PARISH WOODLEY

PLOT No. 33 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU.7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/1/62	COLL	GR. EXTRACTION (AREA B)	11.4.62	N/A C/A
0/119/64	WOODLEY DEVS.	O/APP. RES DEV. 240 ACRES	28.2.66	N/A REF
0/104/67	"	" 41 "	3.8.67	N/A REF
0/207/67	"	"	29.1.67	N/A REF
50/73, 741/73	ADWEST	" AREA 1, ROAD PATTERNS		
04538	"	" LW/HOUSING, 284.3 ACRES ETC.		
08308	ADWEST / WIMPEY	" 138.3 ACRES	30.10.75	N/A C/A
07209, 10	"	PERIPHERAL ROAD	W/DRAWN	
09497	"	LINKS FROM -	15.2.79	N/A C/A
12133	BRYANT	SEMI-DET. HOUSE & GARAGE	13.12.79	N/A C/A
[illegible]12157	"	"	29.11.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION PPreq

SPECIAL ORDERS TPO 170 PDEnq-Garage conv - 14.12.01 Mr Swynford - Lain

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

15. JAN. 2002 - 5674

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 J SWYNFORD-LAIN
	Address and postcode	7 HARRIER CLOSE WOODLEY READING RG5 4DE
	Phone number	0118 944 0943
2	Agent's Name	
	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 above
4	Give brief details of the proposal for example, two storey side extension. About the application	~~Single Storey REAR EXTENSION~~ + CONVERSION OF INTREGAL GARAGE into 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.	BRICKWORK TO MATCH EXISTING WINDOW FRAMES TO MATCH
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 ☒

3544 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.		
No fee - removal of development rights by a condition attached to orginal 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

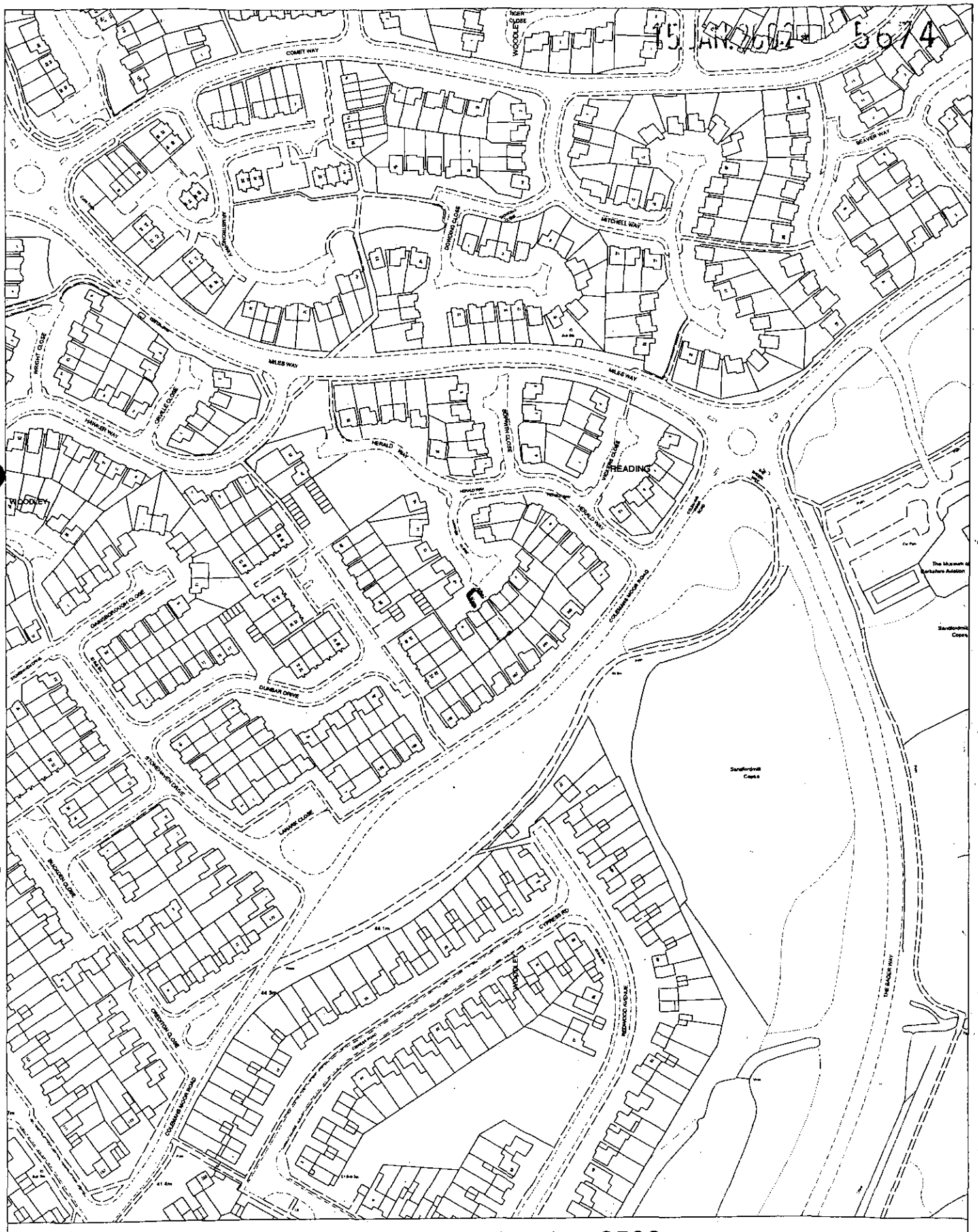
None of the land forms part of an agricultural holding.

Your signature: S Sugrue

on behalf of

Date 15/1/2002

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



15 JAN 2002 5674

Site Plan, Scale: 1 to 2500

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Date: 28 December 2001

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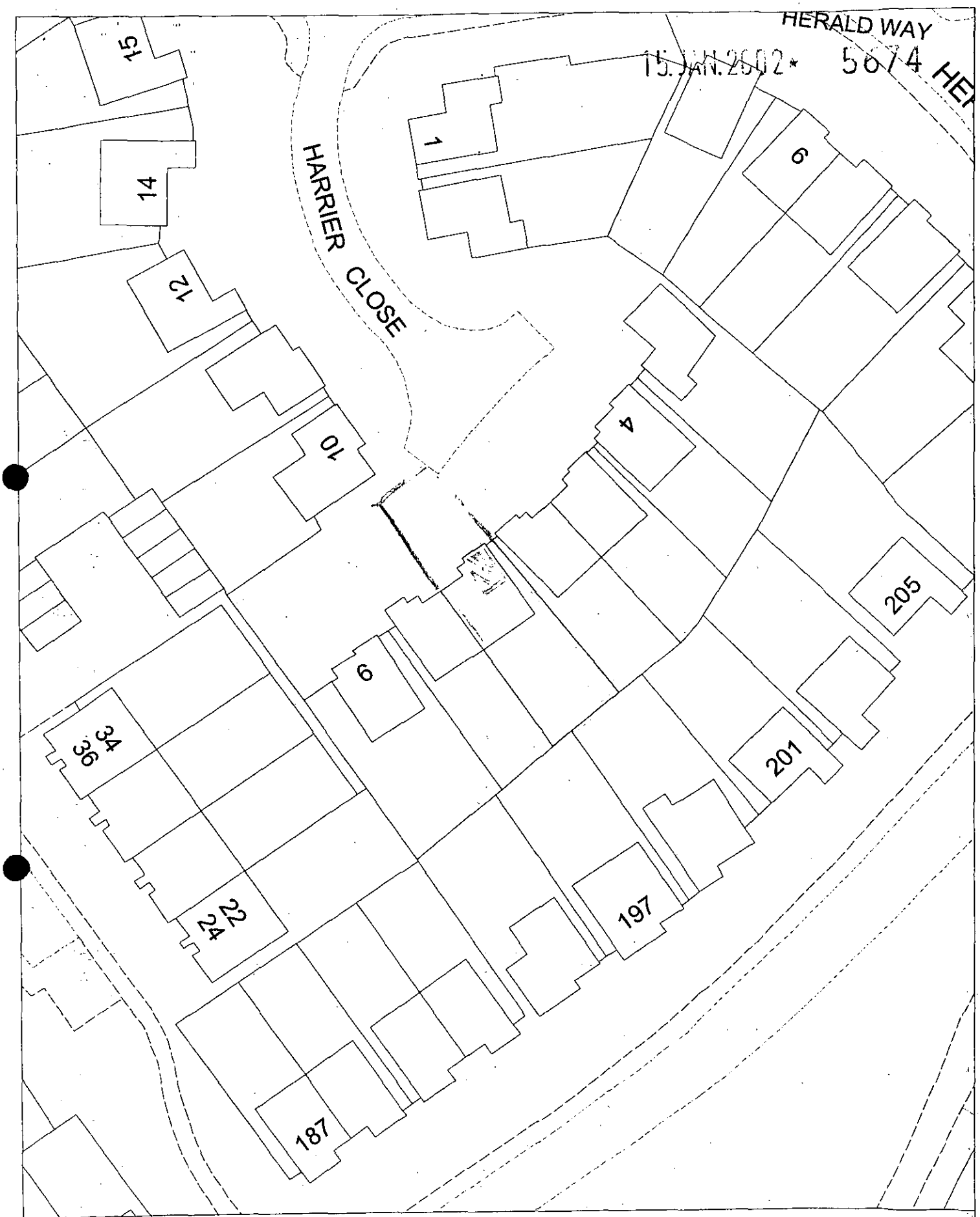

Site Plan, Scale: 1 to 500

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Date: 28 December 2001

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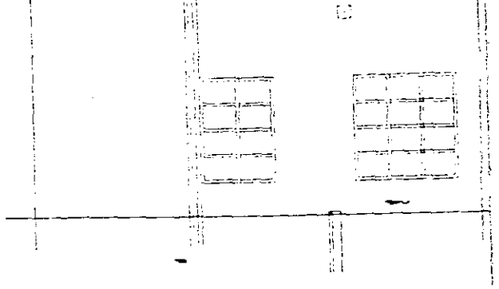
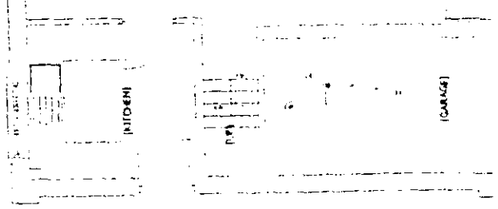
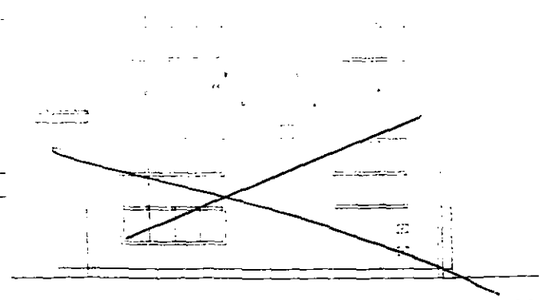
15 JAN 2002* 5674



EXISTING REAR ELEVATION





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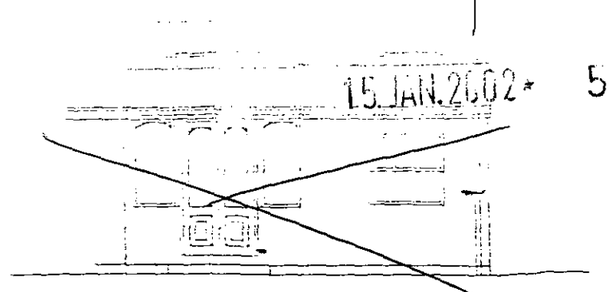
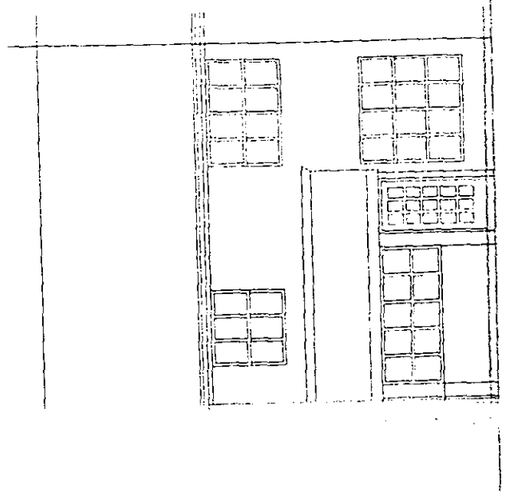
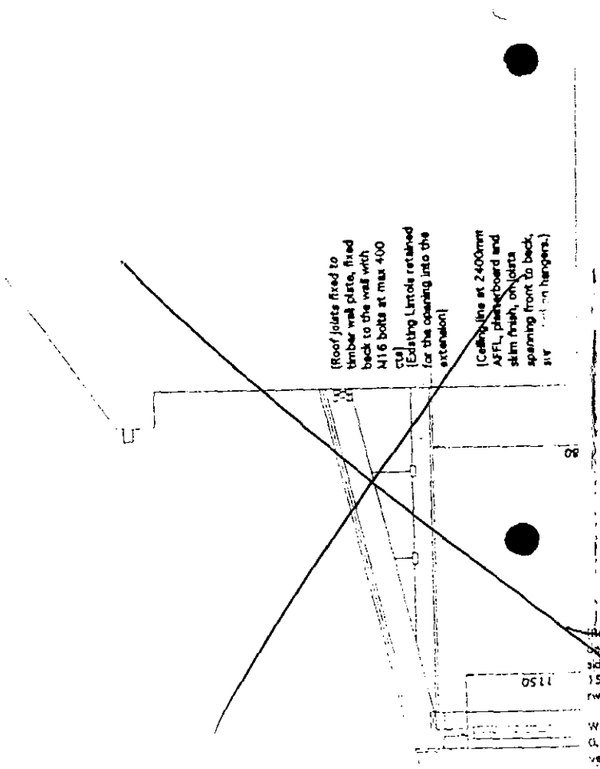
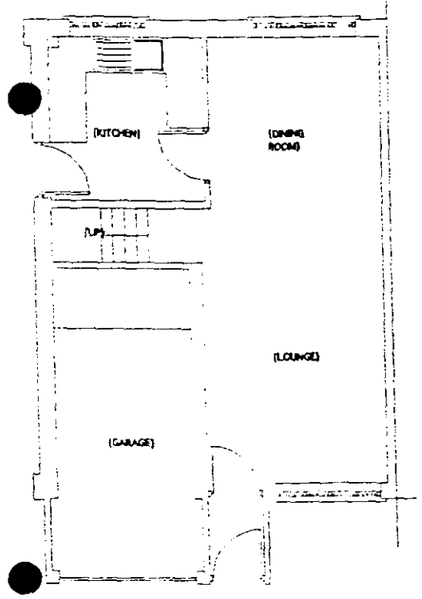


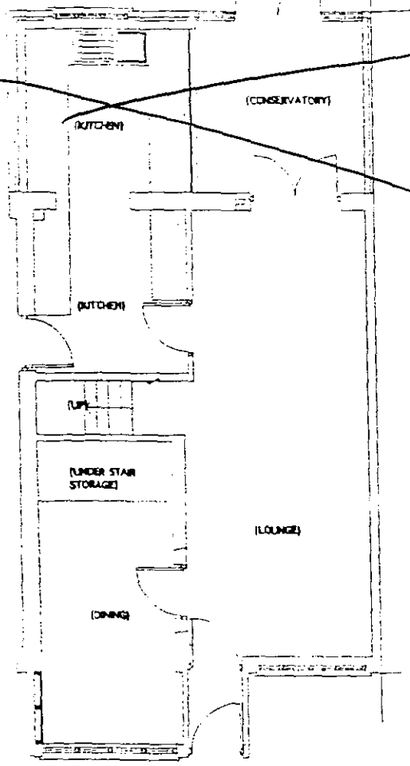
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION







EXISTING FRONT ELEVATION

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

Roof Construction: Red pantile to match existing on battens mid and counter battens on 3 layers of felt to BS747 on 15 ext grade sheathing plywood back on 50x150 joists at 400 cts with 50x75 ceiling joists at 400 cts and 50x75 hangers and runners at 800 cts with 200 insulation, 9 plasterboard and skim ceiling. Rafters anchored at max. 2.0m cts with 30x5 galv. m.s straps. Fascia stood off 25 with fly screen to allow ventilation over insulation. 150x295 airgratas to gable for cross ventilation over insulation. 150 felt upstand flashing, metal flashing over and cavity tray, 100 PVC gutter, 63 PVC rwp.

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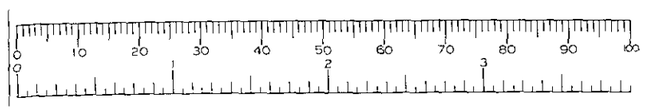
Any drains under extension to be excavated and encased in 150 concrete Foundation taken below level of invert and bridged over with waterproof lintal.

Existing lintols, walls and foundations exposed, inspected and approved for adequacy for increased loadings.)

Scale 1/100



Application Number : F/2002/5674	Map No : 47.
Case Officer : LS	Site Area : 0.02
Valid Date : 15.01.02	Received Date: 15/01/2002

Level : Delegated Application

Description : Proposed conversion of garage to study.

Location : 7, Harrier Close, Woodley, Reading.

Parish : WY Ward : LOD 23.1.02 TB.

Applicant : Mr J Swynford-Lain .

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?.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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 23-1-02 -13-

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.

5674

Environmental Services

For office use only.
Application number: 15 JAN 2002 - 5674

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 J SWYNFORD-LAIN
	Address and postcode	7 HARRIER CLOSE WOODLEY READING RG5 4PE
	Phone number	0118 944 0943
2	Agent's Name	
	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 above
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF INTREGAL 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.	WINOW & BRICKS TO MATCH	
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 ☒

3544 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.		
	No fee - removal of development rights by a condition of original 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.		

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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: JSwingland

on behalf of

Date 15/1/2002

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

ADDRESS 7 Harrier Close PARISH Woodley

PLOT No. 33 (Woodley Airfield - Phase 1) ORD. SHEET No. SU 7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
M/1/62	COLL	OR. EXTRACTION (AREA B)	11.4.62	N/A	CIA
0/119/64	WOODLEY DEVS.	9 TYPE RES DEV. 240 ACRES	28.2.66	N/A	REF
0/104/67	"	" 441 "	3.8.67	N/A	REF
0/207/67	"	"	29.1.67	N/A	REF
50/73, 741/73	ADNEST	" AREA 1, ROAD PATTERN			
04538	"	" LAY/WORKING, 284.3 ACRES			
08308	ADNEST/WIMPEY	" 138.3 ACRES	30.10.75	N/A	CIA
07209, 10	"	PERIPHERAL ROAD	W/DRAWN		
09497	"	LINKS ROAD "	15.2.78	N/A	CIA
12133	BRYANT	SEMI-DET HOUSE + GARAGE	13.12.79	N/A	CIA
BR 12151	"	"	29.11.79	APP	N/A

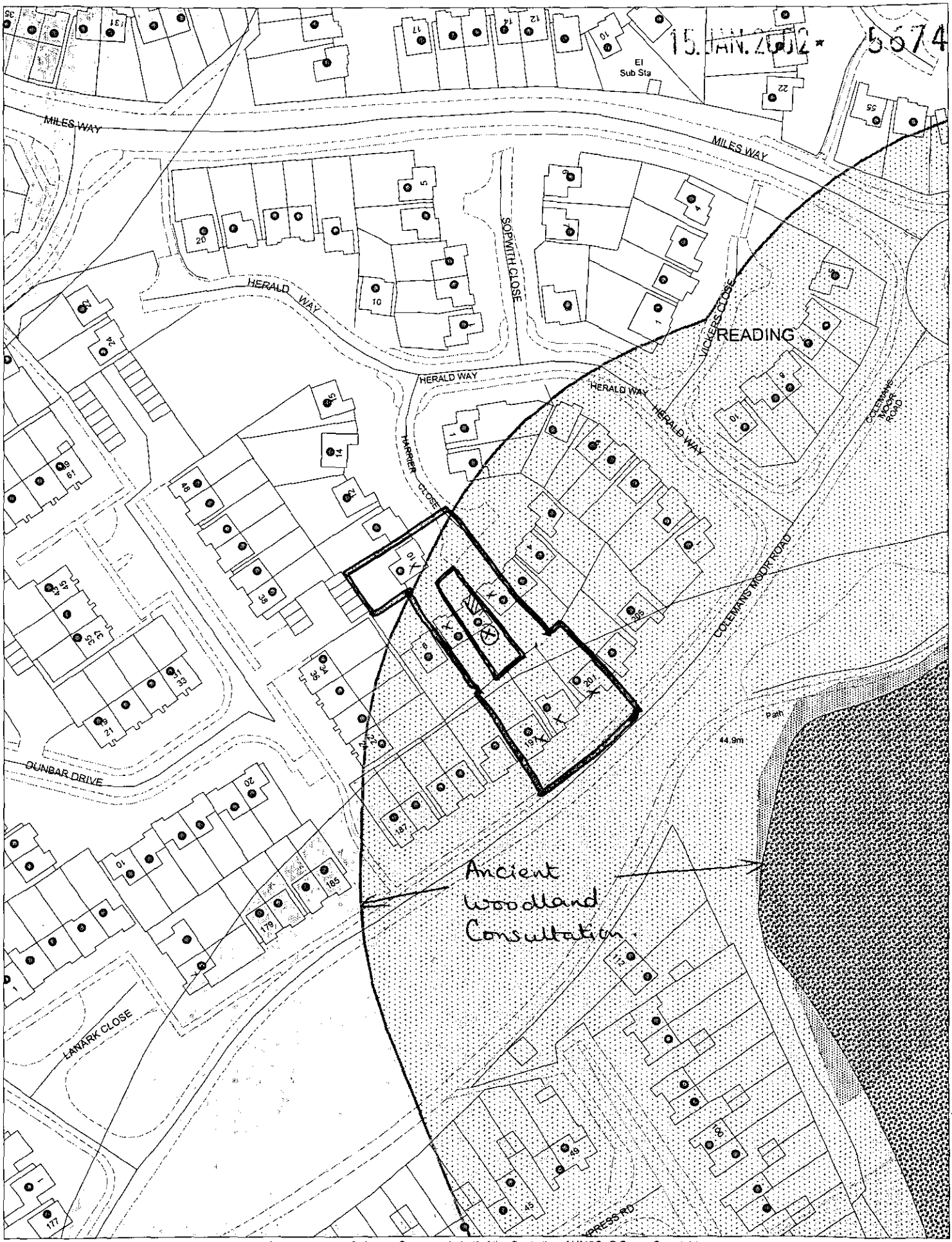
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 170 PDEng - Garage conv - 14.12.01 Mr Swayford - Lain PPreq

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

18 January 2002 Scale: 1 : 1250

N
W E
S

Existing double width driveway

parking spaces
4.8m x 2.4m
- minimum 1m to adopted part

N

11

HARRIER CLOSE

1

7

5

1m

APPROVED

ADDITIONAL PLAN

5674

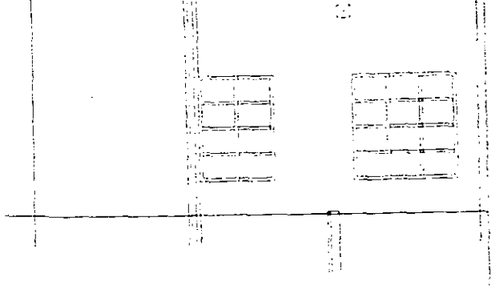
SITE PLAN, Scale 1/200

Andrew N Redmile
Architectural Design
49 Crownest Road
Bingley.
BD16 4PS

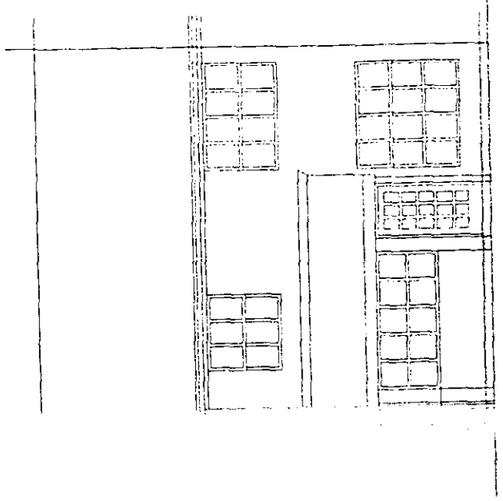
Tel. 01274 569473
Mob. 07971 912448
e-mail. andrewredmile@hotmail.com

Property Address	Project Title	Drawing Title	Scale	1/200
7 HARRIER CLOSE WOODLEY, READING. RG5 4PE	KITCHEN, DINING & CONSERVATORY EXTENSION FOR MR & MRS J SWYNFORD-LAIN	SITE PLAN	Date	FEB 02
			Drawn by ANR	Checked by -
			Drawing no. 00101-2	Revision -

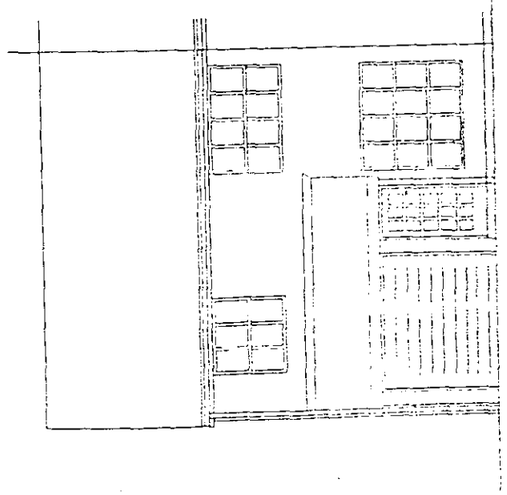
15 JAN 2002 5674



EXISTING REA



PROPOSED FRONT ELEVATION



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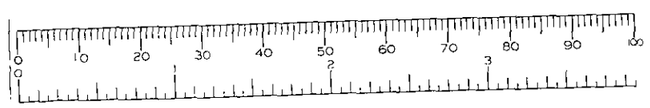
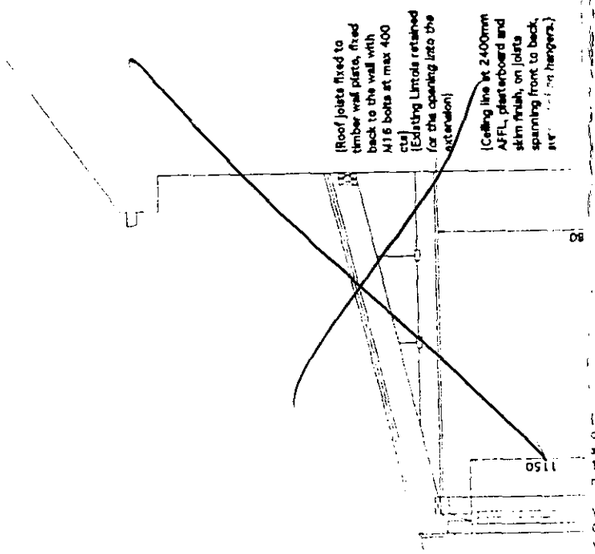
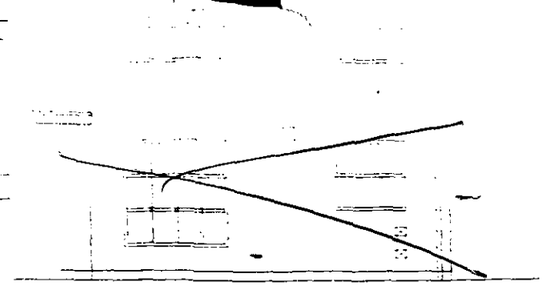


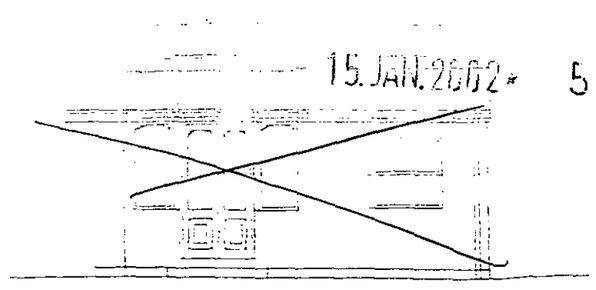


APPROVED

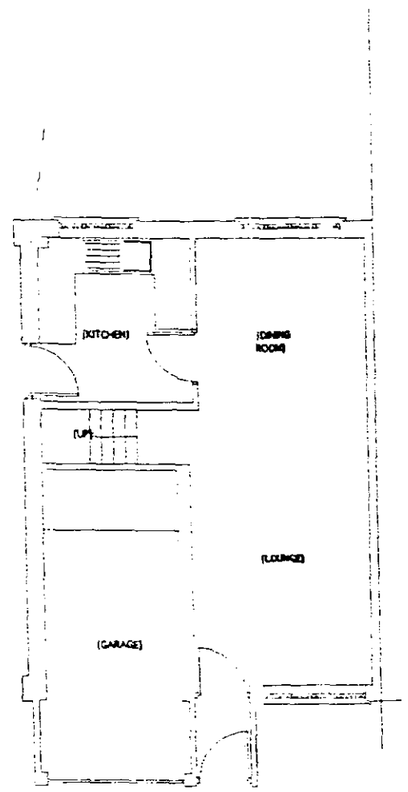


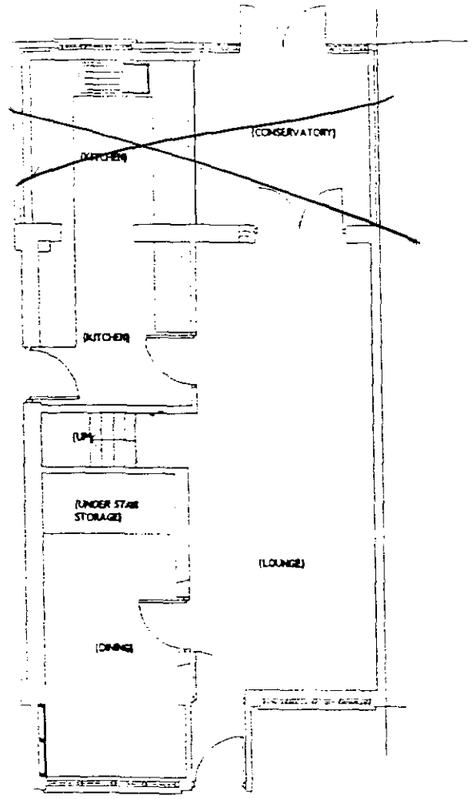


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION





EXISTING GROUND FLOOR PLAN PROPOSED GROUND FLOOR PLAN

(Roof Construction: Red pantile to match existing on battens mid and counter battens on 3 layers of felt to BS747 on 15 ext grade sheathing plywood deck on 50x150 joists at 400 cts with 50x75 ceilig joists at 400 cts and 50x75 hangers and runners at 800 cts with 200 insulation. 9 plasterboard and skim ceiling. Rafters anchored at max. 2.0m cts with 30x5 galv. m.s straps. Fascia stood off 25 with flyscreen to allow ventilation over insulation. 150x225 airgrates to gable for cross ventilation over insulation. 150 felt upstand flashing, metal flashing over and cavity tray. 100 PVC gutter, 63 PVC rwp.

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Scale 1/100

18/4/02