05/05/2000

APPLICATION NO:
F/2000/0514

LOCATION:
10 Rowan Close, Wokingham.

APPLICANT:
Mr & Mrs S J Lynam

PROPOSAL:
Proposed conversion of part of garage to sitting room and utility room.

EARLIEST DATE FOR DECISION: **10/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Natalie Brown**

LAND
CONV
CUTI
LOW

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S J Lynam
10 Rowan Close
WOKINGHAM
Berkshire
RG414BH

Application Number: F/2000/0514

Parish: **WOKINGHAM**

Location: **10 Rowan Close, Wokingham**

Proposal: **Proposed conversion of part of garage to sitting room 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 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.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised parking layout submitted to the Local Planning Authority on 17th April 2000 showing parking for 4 cars (off road).

Condition
4. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
5. The dropped crossing at 10 Rowan Close should be extended to the full width of the driveway.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. In the interests of highway safety.

Informative
1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell
Development Control Manager
Date: 09 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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 15 June, 2000
My ref. BC/DC/2000/0514

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) 977 8909
DX: 33506 – Wokingham

Mr J C Lynam
10 Rowan Close
Wokingham
Berkshire
RG41 4BH

Dear Sirs

PLANNING PERMISSION 2000/0514
SITE: 10 ROWAN CLOSE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0514 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

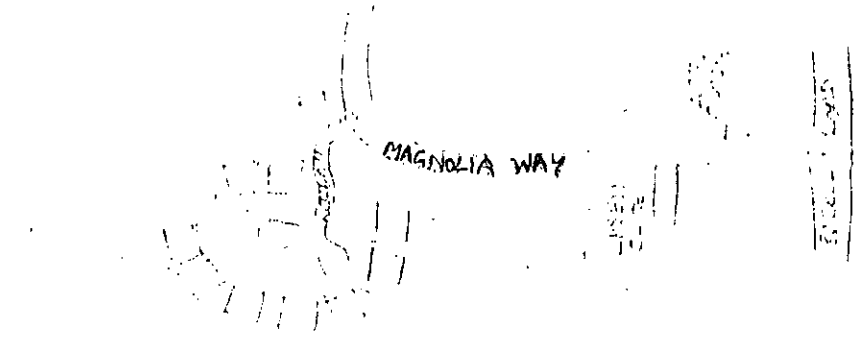
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0514.	NB.
BUILDING CONTROL NUMBER.	BN2000/0943	Paul
APPLICANT/~~AGENT~~	J.E. Lynam	
ADDRESS OF SITE	10. Rowan Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	–	–
ELEVATIONS	no plans.	RC/10/86/1A
FLOOR PLANS		-1-

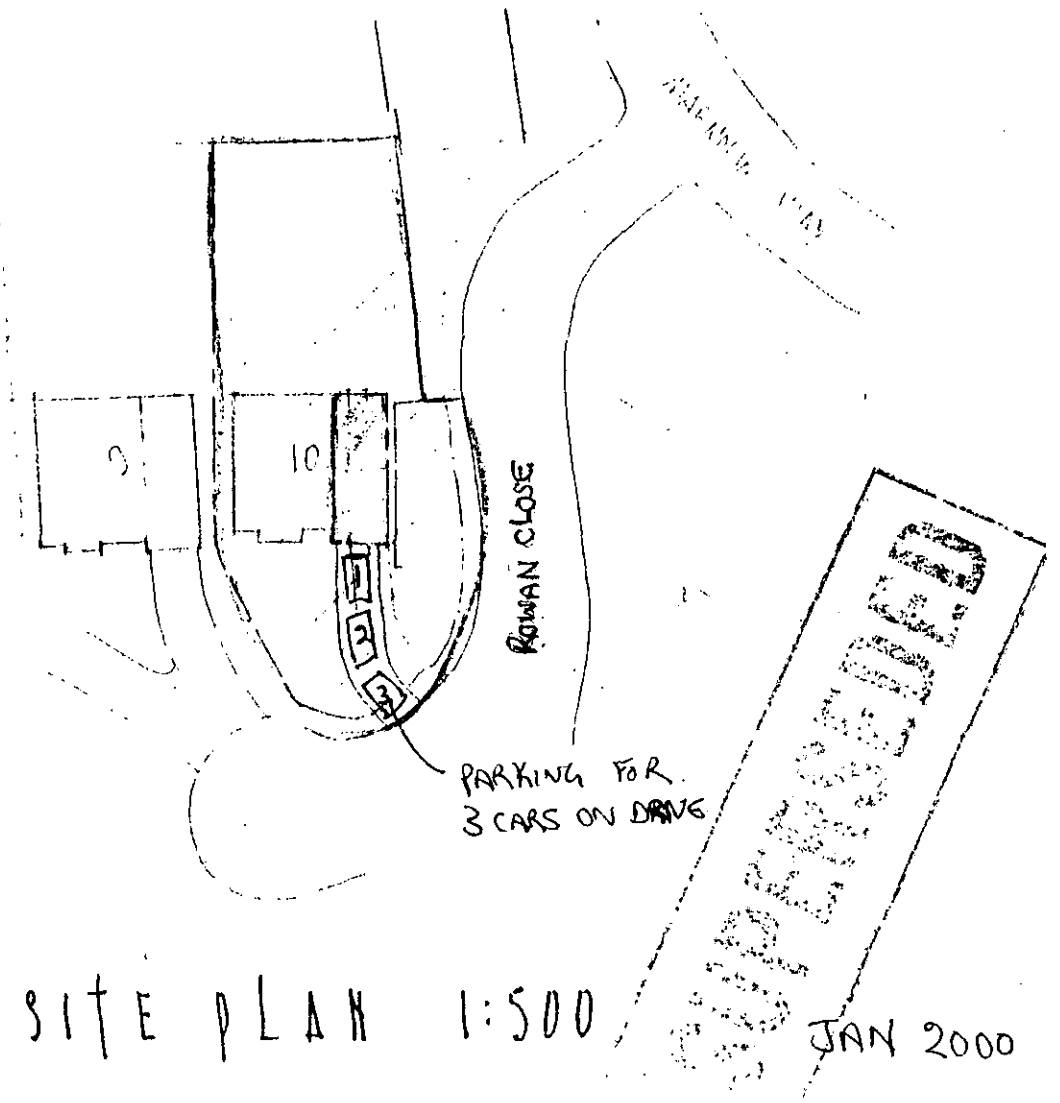
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	B	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	31/3/00.	

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	



LOCATION PLAN 1:2500



SITE PLAN 1:500

JAN 2000

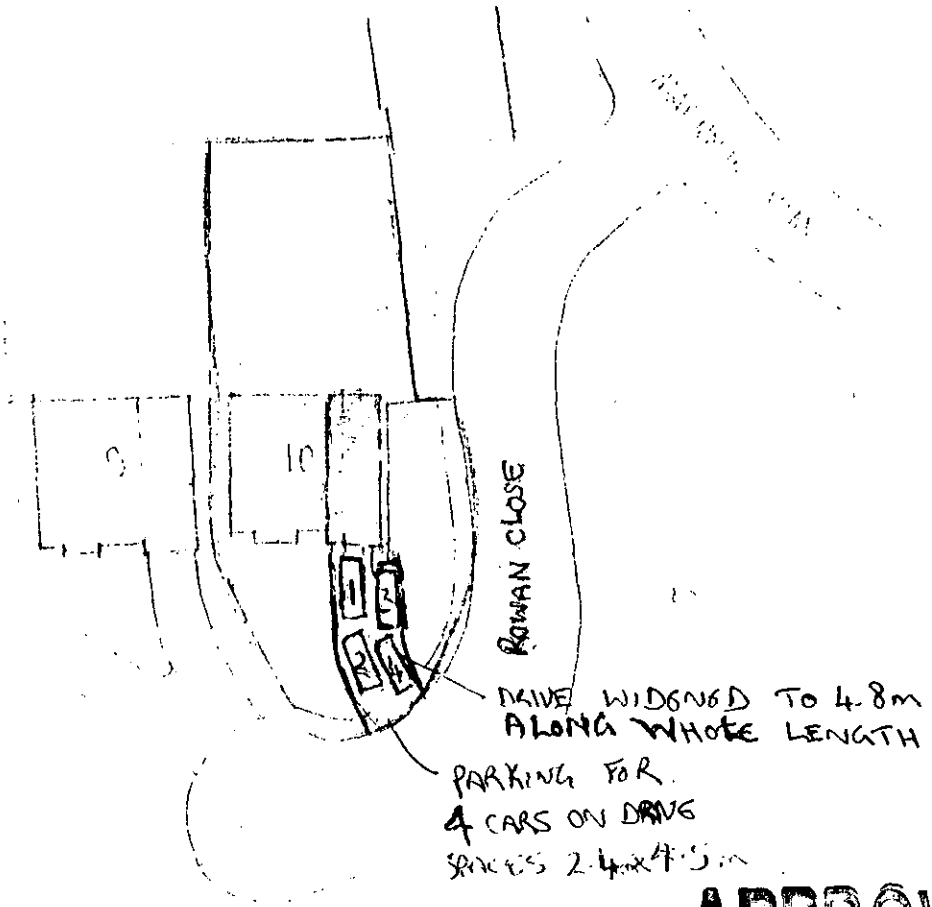
RC/10/86/1a

SCALES-1:50 & 1:100

ADDITIONAL PLAN



LOCATION PLAN 1:2500



APPROVED
APR 2000

SITE PLAN 1:500

RC/10/86/1 SCALES-1:50 & 1:100

ADDITIONAL PLAN

Received by Wokingham District Council

Application No: F/2000/0514

Proposal:
Proposed conversion of part of garage to sitting room and utility room.

Location:
10 , Rowan Close, , 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)

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 10/03/2000. 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



Site Plan, Scale: 1 to 1250

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Date: 3 February 2000

APPROVED

N W E S

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0514

Applicant : Mr & Mrs S J Lynam .

Location : 10 , Rowan Close, , Wokingham.
Proposal : Proposed conversion of part of garage to sitting room and utility room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/2/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 21/2/2000

Date Registered : 01/02/2000

Earliest Date for Decision : 10/03/2000

Latest Consultation Date/Site Notice Expiry Date : 10/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Wokingham PC : 1/3/2000 : "No objections"

Highways : 7/3/2000 : Require additional parking plan showing increased width of drive.

Neighbours/SN : (none received)

(Plan ~~Revised~~ received 25/02/2000
revised plan received 24/03/2000
accepted plan received 7/04/2000)

Highway (revised parking plan) : 2014 - conditions.

Planning Issues : (D'd out) .

① Impact upon neighbouring properties .

② Impact upon the street scene .

③ Impact upon highway safety .

Application Number: F/2000/0514

Appraisal :

① Impact to neighbouring properties
The proposed development is for a part garage conversion to form a sitting room & utility room.
There will be no change to the size of the dwelling. There will be a patio door at rear & two windows in the side elevation & a door for the garage.
1.8m fence - part boundary with road
wall with road + Nº 15.
Tall hedging at rear with Nº 15.
There will be no impact to neighbouring properties by overlooking, overshadowing or through overbearing.

② Impact to the streetscene.
As there is no change in the size of the dwelling & the insertion of 2 side windows, door at side and patio doors at rear there will be no detrimental impact to the street scene.

③ Impact upon highway safety.
The property has 5 bedrooms ∴ there needs to be the provision for 4 off road parking spaces --
Parking for a garage is.
Parking plan received 17/04/2000 shows the driveway widened for 4 cars which is acceptable to the highways dept & satisfies the council parking standards.

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

Application Number F/2000/0514
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1)	SC01	SR02	
2)	SC53	SR12	INS WORK
3)	SC04	SR04	PERMISSION
			PARKING LAYOUT
			17 APRIL 2000
			PARKING FOR 4 CARS (OFF ROAD)
4)	SC23	SR06	PARKING
5)		SR13	THE DROPPED CROSSING AT 10 ROWAN CLOSE
			SHOULD BE EXTENDED TO THE FULL WIDTH OF
			THE DRIVEWAY
	INC08		

RECORD OF SITE VISIT

SITE ADDRESS: 10 Rowan Close
Wokingham.

APPLICATION NUMBER: F/2000/0514

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? 21/2 on tree in f.g. (by road)

2. DESCRIPTION OF SURROUNDINGS
Residential.
Detached with integral garages

3. DESCRIPTION OF SITE/BUILDING
Back of garage flush with rear b. line

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage faces road ∴ No 9 not affected

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING parking for 3 cars (app) on driveway, + garage space

LEVELS ~~property~~ ser below road level.

BOUNDARY TREATMENT 1.8m fence part boundary with road.
wall with No 8 & road
tall hedging with No 15.

OTHERS /

Tel: (0118) 974 6492

Date: 25/04/2000

My ref: F/2000/0514

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

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: F/2000/0514
10 , Rowan Close, , Wokingham.
Proposed conversion of part of garage to sitting room and utility room.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 05/05/2000

Yours faithfully

John Rutter

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0514**
10 , Rowan Close, , Wokingham.
Proposed conversion of part of garage to sitting room and utility room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 25/04/2000

My ref: F/2000/0514

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/0514
10 , Rowan Close, , Wokingham.
Proposed conversion of part of garage to sitting room and utility room.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 05/05/2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0514**
10 , Rowan Close, , Wokingham.
Proposed conversion of part of garage to sitting room and utility room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 25/04/2000

My ref: F/2000/0514

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0514
10 , Rowan Close, , Wokingham.
Proposed conversion of part of garage to sitting room and utility room.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 05/05/2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0514**
10 , Rowan Close, , Wokingham.
Proposed conversion of part of garage to sitting room and utility room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 FEB 2000	
Officer: NAB	Application No. F/2000/0514

Map No. 75A Site ...G:04...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CONVERSION OF PART OF GARAGE TO SITING ROOM & UTILITY ROOM

Location: 10 ROWAN CLOSE

Parish: WOKINGHAM Ward: Evendons
15.2.2000

Applicant: MR/MRS LYNAM

NR - 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	Parking on drive - only about 11m long - not sufficient for 3 cars.	15.2.2000	25/2
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 : 15.2.2000 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+ 15 magnolia Way ✓

.....

.....

.....

.....

.....

.....

.....

.....

.....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 15 February 2000

Application Number: F/2000/0514

Proposal: Proposed conversion of part of garage to sitting room and utility room..

Site Address:
10 , Rowan Close, , Wokingham.

Applicant:
Mr & Mrs S J Lynam .

Your observations are required in respect of this application within **7 days** of the above date.

RE: REVISED PARKING PLAN

CONDITIONAL APPROVAL

SC 23 - PARKING (SR06)

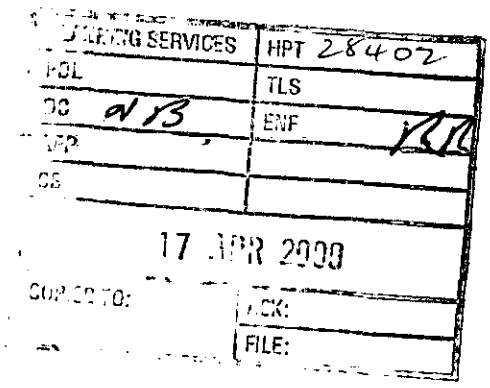
DROPPED CROSSING TO BE EXTENDED TO FULL WIDTH OF DRIVEWAY.

IN08

N.S. Tolfree

18-4-00

By Hand.



10, Rowan Close
Wokingham
Berkshire
RG41 4BH

16th April 2000

Dear Ms Brown,

Subject: Planning Application F/2000/0514

Following a conversation last week with the Highways Dept, I attach a revised plan for car parking on the drive which is intended to overcome previous objections.

The diagram shows the drive being widened from the kerbside for most of its length from a width of 3m approx to a width of 4.8m. At the kerbside I intend to find the extra width from both sides of the existing drive and assume this will require lowering of appropriate kerbstones. This will allow 2 cars to be on the drive side by side and since the drive will be widened for most of it's length, apart from around 1.5m close to the garage door, it should allow parking of 4 cars on the drive in spaces to the current standard of 2.4m x 4.5m.

I trust the revised plan together with this explanation will now be acceptable and look forward to an early decision on the application. If you or highways have any further questions I can be contacted on 0118-901-8291 (home) or 01256-694633 (work).

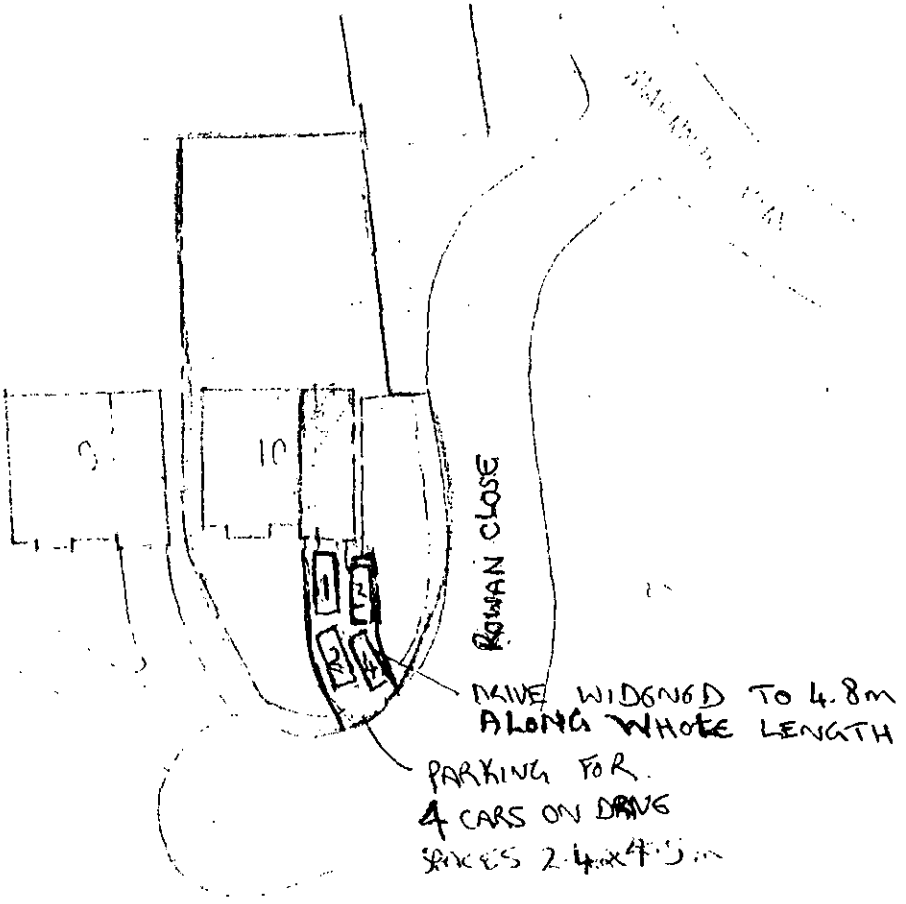
Yours sincerely,

J E Lynam



N

LOCATION PLAN 1:2500



SITE PLAN 1:500

APR 2000

RC/10/86/1a SCALES - 1:50 & 1:100

10, Rowan Close
Wokingham
Berkshire
RG41 4BH

16th April 2000

Dear Ms Brown,

Subject: Planning Application F/2000/0514

Following a conversation last week with the Highways Dept, I attach a revised plan for car parking on the drive which is intended to overcome previous objections.

The diagram shows the drive being widened from the kerbside for most of its length from a width of 3m approx to a width of 4.8m. At the kerbside I intend to find the extra width from both sides of the existing drive and assume this will require lowering of appropriate kerbstones. This will allow 2 cars to be on the drive side by side and since the drive will be widened for most of it's length, apart from around 1.5m close to the garage door, it should allow parking of 4 cars on the drive in spaces to the current standard of 2.4m x 4.5m.

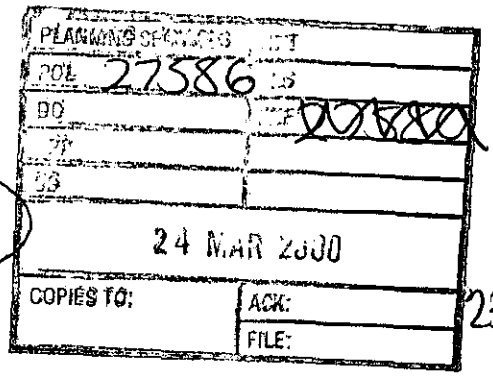
I trust the revised plan together with this explanation will now be acceptable and look forward to an early decision on the application. If you or highways have any further questions I can be contacted on 0118-901-8291 (home) or 01256-694633 (work).

Yours sincerely,

J E Lynam

01256 694633

By Hand



To Natalie Brown

23rd March 2000

Applⁿ: F/2000/0514

Site : 10 Rowan Close Wokingham

Dear Natalie,

I attach a revised plan showing car parking for 3 cars as discussed on the phone. If this is not adequate, please let me know.

Yours sincerely

John Ingram

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 15 February 2000

Application Number: F/2000/0514

Proposal: Proposed conversion of part of garage to sitting room and utility room..

Site Address:
10 , Rowan Close, , Wokingham.

Applicant:
Mr & Mrs S J Lynam .

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).

Request Revised Plan Please

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

2-3-00

10 Rowan Close F/2000/0514 25/2/2000

Spoke to applicant today -

said the shortest side of the driveway is 13.3m
longest side —— " —— is 16m

Would consider increasing garage length to 5m or widening driveway to fit 2 cars side-by-side

I WOULD SUGGEST INCREASING WIDTH OF DRIVE
Neil.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SEC...
PCL
DS
APP
CS
01 [illegible]
COPIES TO:
ACK:

Case officer: Natalie Brown

Application Number: F/2000/0514

Proposal: Proposed conversion of part of garage to sitting room and utility room

Site Address: 10 Rowan Close, Wokingham

Applicant: Mr & Mrs S J Lynam

Your observations are required in respect of this application by **10/03/2000**

Objections:

No Objections

SIGNED: _____ **DATE:** 28 February 2000

CLERK TO Wokingham Town Council

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 13 January 2000
My ref: NB/MLT/Wokingam-1B

Mr J.E. Lynam
10 Rowan Close
Wokingham
Berks
RG41 4BH

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 Mr Lynam,

PROPOSED CONVERSION OF PART OF TANDEM GARAGE AT 10 ROWAN CLOSE, WOKINGHAM

I refer to your letter received on the 4 January 2000 with reference to the above.

I can confirm that due to a condition on the original planning permission for your property, the above proposal would require planning permission. However, please note that you would be exempt from any application fees payable. In addition I would advise that you check with our building control section with regard to building regulations. They can be contacted on 0118 974 6375. Please find enclosed the relevant application forms.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

25/2/2000,

spoke to applicant today -

Said shortest length of driveway is 13.3m
outside length — " — is 16m.

Would increasing garage length to 6m
or increase driveway width to fit
2 cars side-by-side.

10 Rowan Close.

Please submit block plan showing parking for 3 vehicles.

Reference Natalie Brown F/2000/0514

26347

NB

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Environmental Services

For office use only.
Application number: 01/FUL/2006/0514

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	J E LYNAM / S J LYNAM
	Address and postcode	10 ROWAN CLOSE WOKINGHAM RG41 4BH
	Phone number	0118 901 8291 (H) 01256 694633 (W)
2	Agent's Name	
	Address and postcode	N/A
	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.	~~ATTACHED~~ AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE TO SITTING ROOM + UTILITY + SINGLE GARAGE
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.	NOT APPLICABLE Yes ☐ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PVC WINDOW FRAMES PATIO DOOR
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. DOUBLE GARAGE CONVERTED TO SINGLE	Yes ☒ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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.		
	LETTER 13 JAN FROM WDC SAYS FEES ARE NOT PAYABLE.		
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: Lyn Sylvia Lyn

on behalf of

Date 31/01/00

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

ADDRESS 10 ROWAN CLOSE PARISH WOKINGHAM

PLOT No. 36 (AREA 5 - WOOSEHILL) ORD. SHEET No. SU. 7968 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07101	BRYANT HOMES LTD.	DETACHED HOUSE & GARAGE	15.12.77	W/D
BR 7463	"	"	28.11.77	APP
25990			14.7.86	
BRA 985	MR. J. LYNAM	1ST FLOOR EXT.	24.7.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Convert part of Tandem Garage - Lynam - 13/1

DRAINAGE

091074

ADDRESS 10 ROWAN CLOSE PARISH WOKINGHAM

PLOT No. 36 (AREA 5 - WOOSEHILL) ORD. SHEET No. SU. 7968 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01101	BRYANT HOMES LTD.	DETACHED HOUSE & CARAGE	15.12.77	n/a C
BR 7463	"	"	28.11.77	APP N
25490			16.7.86	C
BRA 988	MR. J. LYNAM	1ST FLOOR EXT.	24.7.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Convert part of Tandem Garage - Lynam. 13/1

DRAINAGE

091074