APPLICATION NO:
F/2000/1006

LOCATION:
192a Reading Road, Wokingham.

APPLICANT:
Mr M Griffiths

PROPOSAL:
Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

EARLIEST DATE FOR DECISION: **27/04/2000**
28 day members exp : 02/05/2000
APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Griffiths
192a, Reading Road
Wokingham
Berkshire
RG411LH

Application Number: F/2000/1006

Parish: **WOKINGHAM**

Location: **192a, Reading Road, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and conversion of existing garage to playroom.**

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. The area shown on the permitted drawings for vehicle garaging 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
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation facing 194 Reading Road.

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

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Informative
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 24th 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.

FILE COPY

Mr & Mrs Moore
c/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

BUILDING ACT 1984 BUILDING REGULATIONS 1991

NOTICE OF PASSING OF FULL PLANS

The plans deposited in accordance with Section 16 of the Building Act 1984 in respect of the work described below have been passed as complying with the Building Regulations 1991.

Full Plans Application No.	**FP/2000/1006/**
Date of Deposit	**14/08/2000**
Description of work	**Single storey rear and first floor side extension**
Address of Work	**Lindridge House** **The Ridges** **Finchampstead Wokingham**

Brian Stone
Senior Building Control Surveyor

Decision Date: **22/08/2000**

Notes
This notice does not give approval of plans for any other purpose such as the Town and Country Planning Acts or the Town and Country Planning Development Orders. If an application has been made under any such Legislation, a separate decision notice will be issued

Under the requirements of the Building Regulations, the person carrying out the work to which the Building Regulations relate, is required to notify the Council at certain stages during the execution of the works.

If work is not commenced within three years of submitting the full plans application, the Council may declare that the deposit of plans is of no effect under the provisions of Section 32 of the Building Act 1984.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1006	NB.
BUILDING CONTROL NUMBER	BN 2000/1037	Paul
APPLICANT/~~AGENT~~	Mr M-C Griffiths	
ADDRESS OF SITE	192A Reading Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓
ELEVATIONS	recd 27/11/00	recd. 17/3/00
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/1/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? BC	elevations show 2 sash windows instead of 3.	
DATE	1/2/00.	

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	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1006

Applicant : Mr M Griffiths .

Location : 192a, Reading Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

Wokingham TC: 25/4 - no objections

Highways: 25/4 - conditions

Neighbours/SN: none received.

Planning Issues : (10'd SBE1 fronting green route/green corridor)

1) Impact upon neighbouring properties (WBE1, SBE1)

2) Impact upon the streetscene. (WBE1, WBE12, SW2, SBE1).

3) Impact upon highway safety.

Application Number: F/2000/1006

Appraisal :

1) Impact upon neighbouring properties:-
The proposed development is for a garage conversion to a playroom & single storey side extn forming a new garage. (i.e. still two garage spaces remaining).
- Garage conversion: Garage door, removed & window - gap bricked up.
- Single storey extn (proposed new garage) - same style as existing; 6.5m length, 2.8m width - pitched roof (2.5m eaves, 4.9m ridge).
The proposed extn will not overshadow, overlook or be overbearing to neighbouring properties. (Nos 192 + 194 are set away from the boundaries & garage of 192 is along boundary with 192a).
- Boundaries. Shrubs at front & with 194 (in front of dwelling).
∴ No detrimental impact to neighbouring properties.

2) Impact upon the street scene.
The dwelling fronts a greenroute (Reading Road) - but is set back from it - there is some hedging/shrubs at the front of the property.
Materials will match existing & the style of the proposed extn matches that of the existing garage.
∴ no detrimental impact upon the streetscene.

3) Impact upon highway safety:-
If the garages remain as that - no further impacts upon highway safety.

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

Application Number F/2000/1006
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC23	SR06	GARAGING.
(4)	SC08	~~SR05~~	SIDE ELEVATION FACING 194 READING ROAD.
		SR05	
(5)			
	IN06		

John Mercer
24/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 192a Reading Road Wokingham.

APPLICATION NUMBER: F/2000/1006

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 2/5 lamp post/telegraph pole

2. DESCRIPTION OF SURROUNDINGS → mixed style/design
Residential along greenroute
ID'd sett
Set back from road ~~fro~~ - shrubs/hedging & trees along road frontage.

3. DESCRIPTION OF SITE/BUILDING
~~Sha~~ Existing double garage. dark wooden doors.
Shrubs at front & side with 194.
Existing 1.5m level with house from side house → boundary with 194.

4. RELATIONSHIP TO ADJOINING PROPERTIES
194 - Garage wall along boundary.
Detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING new garage proposed & parking in front of.

LEVELS

BOUNDARY TREATMENT as above

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 MAR 2000
Officer: NAB	Application No. F 2000/1006

Map No. 168 Site 0.08

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND CONVERSION OF EXISTING GARAGE TO PLAYROOM

Location: 192 A READING ROAD

Parish: WOKINGHAM Ward: Evendons

3.4.2000

Applicant: MR M GRIFFITHS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) 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	POSSIBLE ENCROACHMENT		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.4.2000 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:

100 Pre-apps

.....

.....

NEIGHBOURS:

S/N + 192, 194, 195, 195a + 197 Reading Rd

4 t.5 Windmill close ✓

49 Windmill Ave

.....

.....

.....

.....

.....

.....

.....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 03 April 2000

Application Number: F/2000/1006

Proposal: Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

Site Address:
192a, Reading Road, , Wokingham.

Applicant:
Mr M Griffiths .

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).

Sc 23 - GARAGING (SR.06)

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

18-4-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1006

Proposal: Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

Site Address: 192a Reading Road, Wokingham

Applicant: Mr M Griffiths

Your observations are required in respect of this application by **27/04/2000**

No objections

SIGNED: _____ **DATE:** 19/4/00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1006

Proposal:
Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

Location:
192a, Reading Road, , 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 27/04/2000. 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

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

Tel: (0118) 974 6492

Date: **03 April 2000**

My ref: F/2000/1006

CONFIDENTIAL

Councillor 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/2000/1006
192a, Reading Road, , Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

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/2000/1006**
192a, Reading Road, , Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **03 April 2000**

My ref: F/2000/1006

CONFIDENTIAL

Councillor King
1 Winkfield Close
Wokingham
RG41 2EZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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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/2000/1006**
192a, Reading Road, , Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6492

Date: ***03 April 2000***

My ref: F/2000/1006

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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Application Number: F/2000/1006
192a, Reading Road, , Wokingham.
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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/2000/1006**
192a, Reading Road, , Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to playroom.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Environmental Services

For office use only.
Application number: 17 MAR 2000* 1006

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 M C GRIFFITHS
	Address and postcode	192A READING ROAD WOKINGHAM BERKS RG41 1LH
	Phone number	0118 9793932
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.	192A READING ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE GARAGE EXTENSION, SINGLE EXISTING GARAGE CONVERSION TO PLAY ROOM

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND ROOFTILES TO MATCH EXISTING	
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: 4	Proposed: (NO CHANGE) 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

Date 8. March 2000

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

ADDRESS 192A READING ROAD PARISH WOKINGHAM

PLOT No. 2 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33844	G. ROBERTSONS	ART. HOUSE & GARAGE	10.8.89	C/I
37024	BERKLEY HOMES	"	16.1.91	C
BRA 10000	"	"	5.6.91	APP
99/69264/F	Mr & Mrs Griffiths.	s/st rear extn → conservatory	27/4/99	C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 37024 - REMOVAL PD RIGHTS.

DRAINAGE

091074



Site Plan, Scale: 1 to 2500

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Date: 20 March 2000

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17 MAR 2000* 1066



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2000

Scale: 1 : 1250

N
W E
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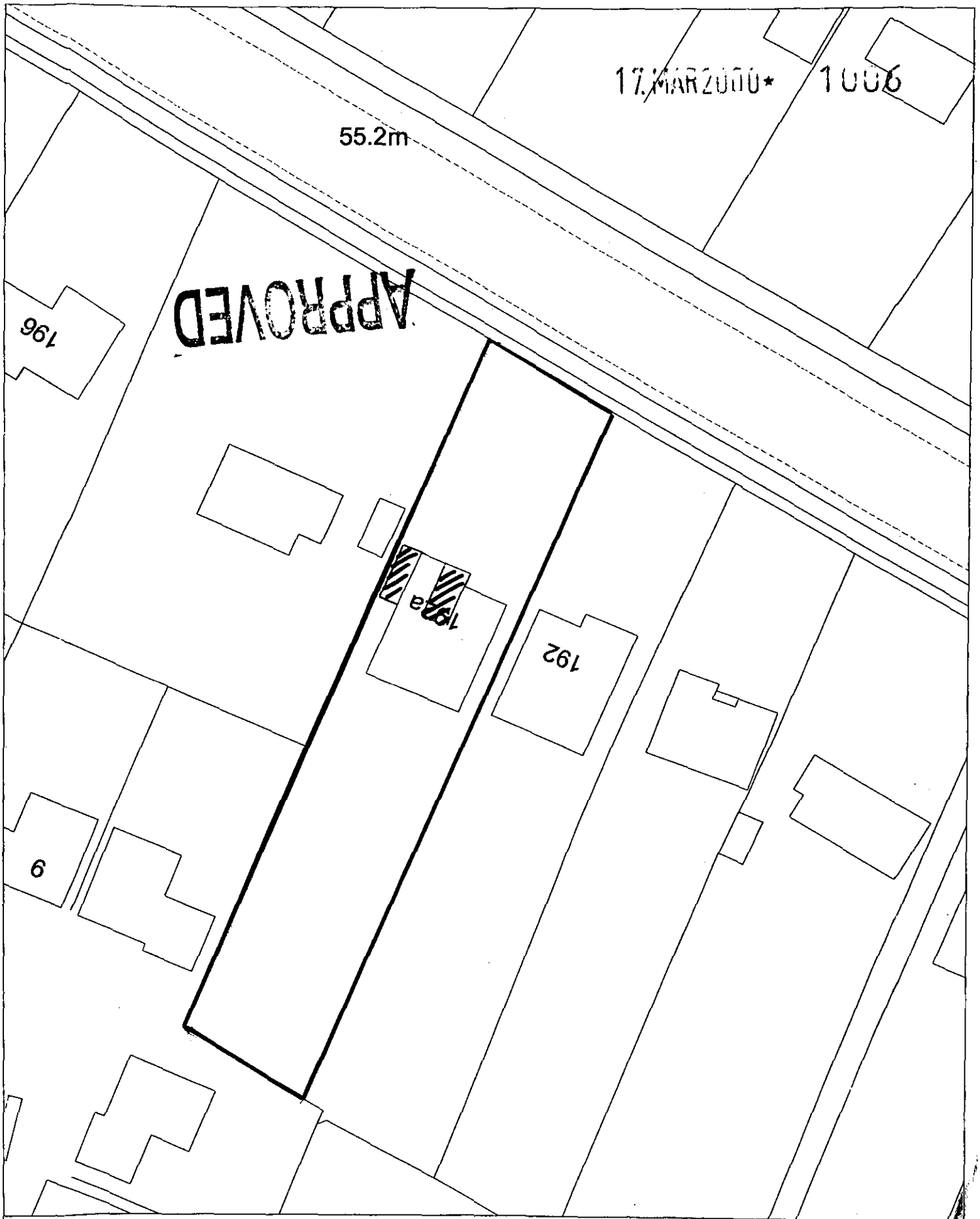

Site Plan, Scale: 1 to 500

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Date: 20 March 2000

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