SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0289

LOCATION:
38 Sherwood Road Wokingham.

APPLICANT:
Mr M Peppitt C/O Peter H Watkins

PROPOSAL:
Proposed conversion of garage to games room and erection of car port (retrospective).

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Natalie Brown**

PROCEEDED
26-1-94

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Peppitt
C/O Peter H Watkins
48 Broomfield Road
Tilehurst Reading
Berkshire
RG30 6AL

Application Number: F/2000/0289

Parish: **WINNERSH**

Location: **38, Sherwood Road, Winnersh, Wokingham.**

Proposal: **Proposed conversion of garage to games room and erection of car port (retrospective).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 17 March 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.

Received by Wokingham District Council

Application No: F/2000/0289

Proposal:

Proposed conversion of garage to games room and erection of car port (retrospective).

Location:

38 Sherwood Road Winnersh.

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 06/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0289

Applicant : *Mr M Peppitt C/O Peter H Watkins.*

Location : 38 Sherwood Road Winnersh.
Proposal : Proposed conversion of garage to games room and erection of car port (retrospective).

Site Notice Displayed ? : YES [ ] NO [✓] DATE [17/1] 24/01/2000. (Yes) on gate rear or front.

Date of Neighbour Notifications : n/a

Date of Site Visit : 17/01

Date Registered : 04/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Winnersh PC: never received - 26/1/2000 : concerns (same as previous application).

Highways: 25/01 does not want to restrict the grant of permission

Neighbours/SN. none received

Previous application: 00/69302/F **Planning Issues :** (10'd oct)

1. Impact upon the neighbouring properties
2. Impact upon the street scene.

Application Number: F/2000/0289

Appraisal :

① ② Impact upon neighbouring properties/street scene
The proposed development is for the erection of a carport (The garage was previously approved conversion under app 90/0693021F). (NB a car port already creates roof if 3 sides & roof ∴ enclosing with a garage door is PD & does not need planning permission).
The new carport is 2.8m across the front, 2.5m to eaves & 3.8m to ridge (in a style to match the existing non garage). It is level with the front of the building and extends back to the boundary with No. 36.
The proposed development will not overlook or overshadow neighbouring properties nor have any overbearing effects. There will be no encroachment (see agents letter in file).
The style & materials match existing. The development is visible from the road and it is considered to have a minimal obtrusiveness is considered to be minimal.
There is therefore no detrimental impact to neighbouring properties or the street scene.

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

Application Number F/2000/0289
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 38 Sherwood Road Wokingham.

APPLICATION NUMBER: F/2000/0289

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate post - entrance to property.

2. DESCRIPTION OF SURROUNDINGS
Residential - shops opposite.
detached/semi D, mixed designs

3. DESCRIPTION OF SITE/BUILDING
Retrospective app - addition of carport only - all other works approved on previous application (93/69302/f).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached dwelling.

5. SITE CONSTRAINTS

TREES N/a

ACCESS/PARKING parking for cars in front of dwelling carport + garage

LEVELS /

BOUNDARY TREATMENT Nº 36 : 1.8m fence.

OTHERS N/A.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0289

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
DX: 33505 - Wokingham

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/0289
38 Sherwood Road Winnersh.
Proposed conversion of garage to games room and erection of car port (retrospective).

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 6/3/2000
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0289**
38 Sherwood Road ~~Wokingham~~. (Winnersh)
Proposed conversion of garage to games room and erection of car port (retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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: 6/3/2000

My ref: F/2000/0289

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: 33505 - Wokingham

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2000/0289
38 Sherwood Road Winnersh.
Proposed conversion of garage to games room and erection of car port (retrospective).

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 16/3/2000
Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** *Application Number:* **F/2000/0289**
38 Sherwood Road ~~Wokingham.~~ (Winnersh)
Proposed conversion of garage to games room and erection of car port (retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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:	4 JAN 2000
Officer: NB	Application No. F/2000/0289

Map No. 60 Site ...0:05...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(E) PROPOSED CONVERSION OF GARAGE TO GAMES ROOM AND ERECTION OF CAR PORT (RETROSPECTIVE)

Location: 38 Sherwood Road

Parish: Winnersh Ward: Winnersh

13.1.2000

Applicant: Mr M Peppitt

Fee Received 95.00 Required ..... Additional ..... Refund .....

(8)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary?	13.1.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.1.2000 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 + 40, Sherwood Road ✓

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.....

.....

FROM: Natalie Brown

18 JAN 2000

25.209

DATE: 13 January 2000

Winnersh Parish Council Consultation Sheet

Application Number: F/2000/0289

Proposal: Proposed conversion of garage to games room and erection of car port (retrospective)..

Site Address: 38 Sherwood Road Winnersh.

Applicant: Mr M Peppitt C/O Peter H Watkins.

Your observations are required in respect of this application **by 06/02/2000** .

The Committee **OBJECTED** to the application on the following grounds:

1. This would be over development of the site
2. The plans appear inaccurate in relation to the garage and carport
3. There is no application to enclose the carport/install garage doors

SIGNED: _____ DATE: 25.01.00

CLERK TO Winnersh Parish Council

To:
Highways

From: Natalie Brown

Date: 13 January 2000

Application Number: F/2000/0289

Proposal: Proposed conversion of garage to games room and erection of car port (retrospective)..

Site Address:
38, Sherwood Road, Winnersh.

Applicant:
Mr M Peppitt C/O Peter H Watkins.

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

THE HIGHWAY AUTHORITY DOES NOT WANT TO RESTRICT THE GRANT OF PERMISSION.

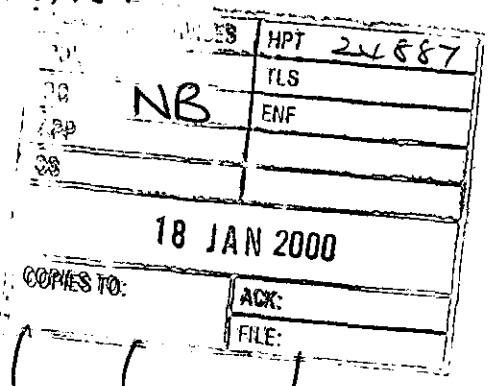
N.S. Trotter

20-1-00

0118 9423696

48 Broomfield Road
Tilehurst
Reading RG30 6AL

17th. Jan. 2000



Ref. 38 Sherwood Road
F/2000/0289

Dear Mr. Wood.

As is clearly shown and stated by the ownership certificate there is no encroachment on to neighbouring properties.

Note that this application is in retrospect, so all work is complete and can be seen on site.

Yours sincerely

P.M. Watt

Tel. **(0118) 974 6492**

Date: 13 January 2000

Your Ref:

My Ref: **Natalie Brown - F/2000/0289**

DPT
ENF
18 JAN 2000
COPIES TO:
ACK:
FILE:

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

Mr M Peppitt
C/O Peter H Watkins
48
Broomfield Road
Tilehurst Reading
Berkshire
RG30 6AL

Dear Sir/Madam

Application Number: F/2000/0289

Site Address: 38 Sherwood Road Wokingham.

Proposal: Proposed conversion of garage to games room and erection of car port (retrospective)..

Thank you for the above application.

It is not clear from the plans submitted whether the development (including foundations and roof over hang) encroach onto, over or under neighbouring property.

Please would you confirm **in writing** that no part of the development encroaches onto, over or under neighbouring property. If encroachment does occur please return the enclosed Section 66 Certificate with section A deleted and section B completed, you will also be required to serve the enclosed Notice Number 1 on any affected owner.

If you have any queries concerning your application please contact your case officer, **Natalie Brown,** *on* ***(0118) 974 6492*** *quoting reference number* ***F/2000/0289.***

Yours faithfully,

Chris Wood
Head of Planning and Transportation

(1)

ADDRESS 38 SHERWOOD ROAD PARISH WINNERSH

PLOT No. 29 ORD. SHEET No. SU 60 7870

BUILDER Willett Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/205/59	Mrs J. Bailey & Mr. L. Hill	Outline	8.12.59	N/A - C/A.
0/244/60	Mr. E. Morgan	"	6.10.60	N/A - C/A.
0/308/60	"	"	1.12.60	N/A - C/A.
29/63	Willett Homes Ltd	Detached House	18.4.63	App. C/A.
R/283/64	Sqar. Ldr. R.R.V. Richards	Screen Fence	29.10.64	N/A - C/A.
93/71	Mr J. M Lewellin	Alterations & Additions	18 2 71	App C/A
25830	MR C. CARLWRIGHT	CARPORT / PORCH	16.7.86	C/A
33342 APPEAL		S/SY. GRANNY FLAT	13.6.89	Ref
DRA 7303		S/SY. GRANNY FLAT	19.5.89	App
165279/F	M.J. PEPPIT	1ST FLOOR SIDE EXT	27.5.97	C/A
FP97/6273	"	"	22.4.97	App

DATE OF COMPLETION

MINISTRY DECISION 33342 - APPEAL DISMISSED - 11.1.90

SPECIAL ORDERS

DRAINAGE

1933

(2)

ADDRESS 38 SHERWOOD ROAD. PARISH WINNERSH.

PLOT No. 29 ORD. SHEET No. SU 60 7870

BUILDER WILLETTHOMES LTD.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
169302/F	M J Peppitt	Convert Garage to Games Room	4.5.99	C/A
FP99/8576	"	Garage conversion	6.4.99	App

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 04.DLR.0289*

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. PEPPITT
	Address and postcode	38 SHERWOOD ROAD WINNERSH RG41 5NJ
	Phone number	989 0007
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	942366
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.	38 SHERWOOD ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	CAR PORT & CONVERSION OF GARAGE TO ROOM RETROSPECTIVE
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.	CLAY TILES & BLACK ROOF FELT 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 ☑

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95-00	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	—	
	• 1:500 scale site layout plan.	—	
	• 1:100 or 1:200 scale floor plans and elevations.	—	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. Peppitt

Date 20-12-99

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



Site Plan, Scale: 1 to 1250

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Date: 7 January 2000

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W E
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