SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0715

LOCATION:
10 Charlton Close, Wokingham.

APPLICANT:
Mr Mrs Morley C/O Michael Hattrell & Associates

PROPOSAL:
Proposed conversion of existing garage to study and erection of detached garage

EARLIEST DATE FOR DECISION: **31/03/2000**

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Morley
C/O Michael Hattrell & Associates
3 Stomp Close
Burnham
Bucks
SL1 7LW

Application Number: F/2000/0715

Parish: **FINCHAMPSTEAD**

Location: **10, Charlton Close, , Wokingham.**

Proposal: **Proposed conversion of existing garage to study and erection of detached garage**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space herein approved has been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

Condition
5. The Developmet hereby permitted shall be carried out in accordance with the details submitted on 18 August 2000 detailing tree protection measures.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. Drawings MH & A J/1012/50 & 51 Tree Protection Proposals MH & A/J1034/ August 2000.

Reason
6. In the interests of the future health and amenity value of the trees along Nash Grove Lane.

Informatives
1. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

2. 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 Policy EN1.
   South East Area Local Plan Policies STV1, SBE1, SBE2, SBE9, ST3 and ST5.
   Deposit Draft Wokingham District Local Plan PoliciesWOS3, WBE1, WBE11, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/09/2000

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.

Michael Hattrell and Associates · Architects

3 Stomp Road · Burnham · Buckinghamshire · SL1 7LW
Tel: 01628 664041 Fax: 01628 660702

Planning Services
[Environmental Services Department]
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

MWH/mh/J1012
Your Ref: F/2000/0715
16 August 2000

SERVICES HPT 33262
TLS
APP
CS NB
18 AUG 2000
COPIES TO: ACK:

for the attention of Natalie Brown

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED NEW DOUBLE GARAGE AND CONVERSION OF EXISTING GARAGE
10 CHARLTON WAY, WOKINGHAM, BERKSHIRE.

Further to our planning application submitted on 23 february 2000, we have seen your Arboriculturist's consultation response dated 02/08/00 and met Mr Etherington on site that day.

It was agreed that certain steps could be taken to minimalise the impact of the new garage building on the two oak trees and that it was possible to enhance the conditions to off-set some of the worst effects of the works.

We have prepared revised drawings showing the foundation and slab details based on the discussion. In addition we have trial holes dug by hand at the position of bases A3 and B3 which showed that there were no roots passing at those points.

Please pass these details onto to Mr Etherington and ascertain whether they satisfy his requirements. We believe the oak trees should be no worse off if we comply with these proposals.

Yours sincerely

enclosures Drawings MH&A J1034/50 and 51.
Tree Protection Proposals - MH&A/J1034/Aug2000.

APPROVED

10 CHARLTON WAY, WOKINGHAM, BERKSHIRE.

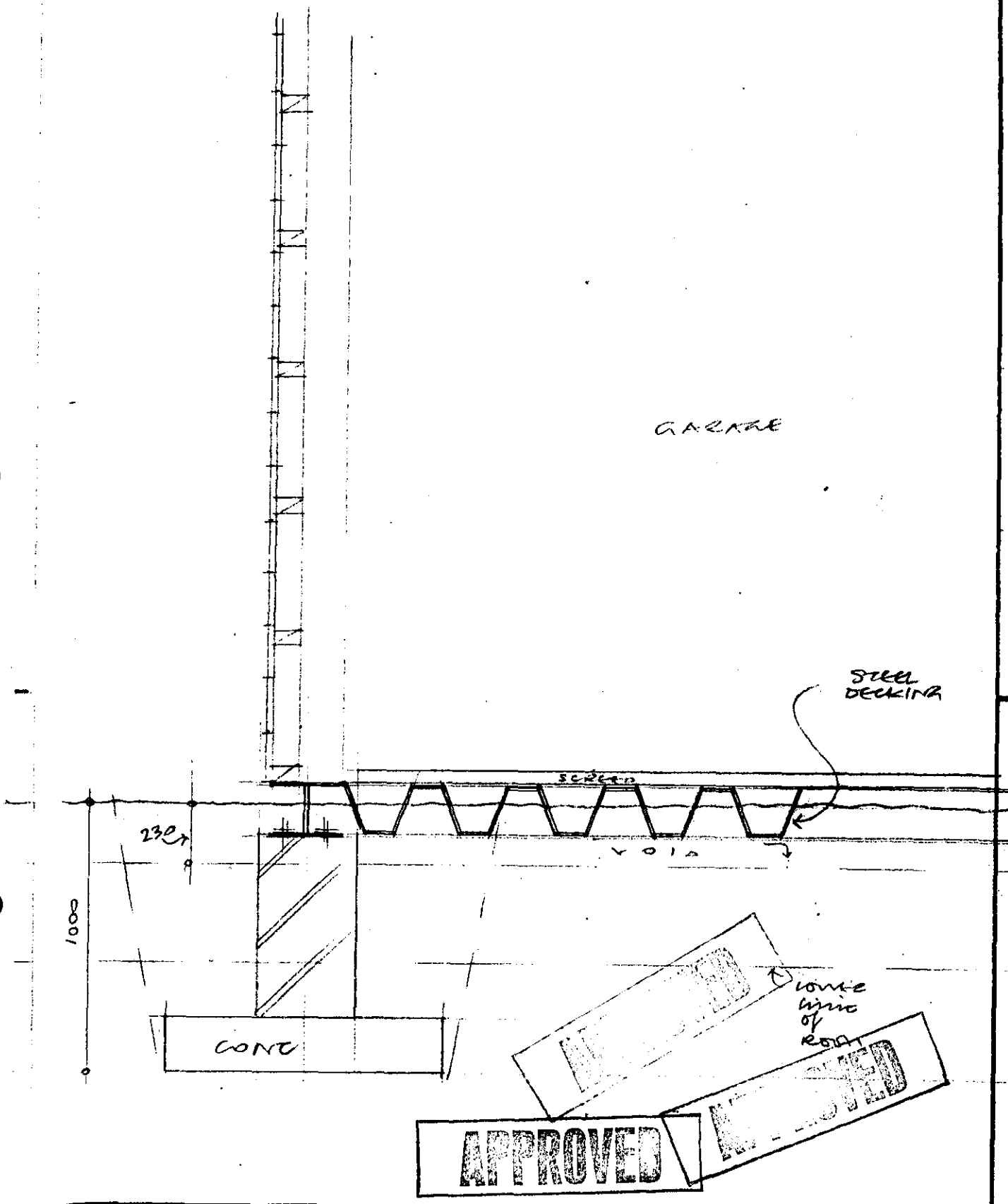
T R E E P R O T E C T I O N P R O P O S A L S

1. BRITISH STANDARD 5837:1991.
   [a] This requires that there is no disturbance within 6 metres of the trees.
   [b] This was agreed to mean:
      i No excavation below 225mm [nine inches] except for the foundation bases.
      ii The bases to be positioned so as not to sever any root 25mm in diameter or larger.
      iii All digging to be by hand and no machines within the 6 metre zone.

2. ENHANCEMENT OF THE CONDITIONS
   [a] The removal of the two Hawthorns.
   [b] The disposing of the rainwater from the roof of the garage to the ground below, thus ensuring the roots suffer no further loss of moisture.
   [c] The new garage building will prevent the spillage of oil, petrol and/or diesel on the ground around the roots from cars which may from time to time park there.

3. CONSTRUCTION DETAILS
   [a] The foundations will be kept to a minimum by using lightweight construction consisting of:
      i Folded stainless steel floor deck.
      ii Steel or timber frame for walls and roof.
      iii Lightweight cladding of timber boarding.
   [b] The deck will 200mm deep and will have a 100mm void below.
   [c] Rainwater will be taken in perforated pipes running above the void in the folded deck.

MH&A/J1034/August 2000.



Michael Hattrell and Associates
TEL : 01628 664041
FAX : 01628 660702
architects
3 Stomp Road : Burnham : Buckinghamshire
SL1 7LW

Client: MR AND MRS J MORLEY

Scale: 1:20
Date: AUG 2000
Drawn:

Drawing title: SECTION

Job title: NEW DOUBLE GARAGE
10 CHARLTON WAY
WOKINGHAM
BERKSHIRE

J1012 • 51

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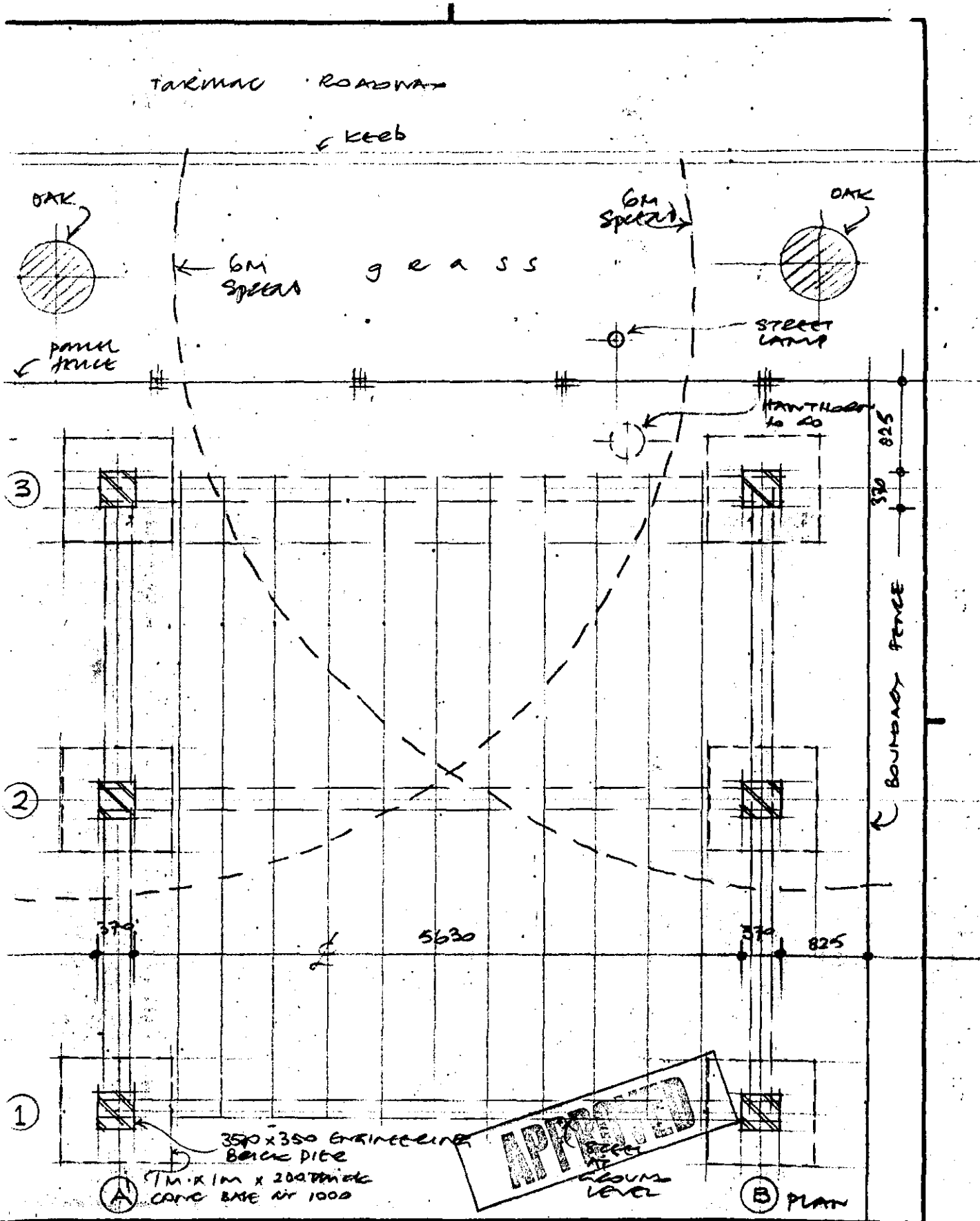

Michael Hattrell and Associates architects
TEL : 01628 664041
FAX : 01628 660702
3 Stomp Road : Burnham : Buckinghamshire
SL1 7LW

Client: MR and MRS J MORLEY	Scale: 1:50	Drawing title: PLAN FOUNDATION + TREES
	Date: AUG 2000	
	Drawn: MWH	
Job title: NEW DOUBLE GARAGE 10 CHARLTON WAY WOKINGHAM BERKSHIRE		J1012 - 50

N

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Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 23 October, 2001
My ref. BC/DC/2000/0715

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

Mrs J Morley
10 Charlton Close
Wokingham
Berkshire
RG40 4YQ

Dear Mrs Morley

PLANNING PERMISSION 2000/0715
SITE: 10 CHARLTON 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 2000/0715 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 sincerely

NATALIE BROWN
Planning Assistant

Variation

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0715	NB.
BUILDING CONTROL NUMBER.	BN2001/1170 South	
APPLICANT/~~AGENT~~	Miss J. Morley	
ADDRESS OF SITE	10 Charlton Close FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	garage conversion (+ erect detached garage - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/8/01	

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	

Application Number F/2000/0715
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	(full permission - 5 yrs.)
(2)	C014	R014	(ex. mats to match)
(3)	R049	R049	(Garages to be retained).
(4)	C122	R122	(Parking & turning) Delete : & turning ~~space~~.
(5)			The development hereby permitted shall be carried out in accordance with the details submitted on 18 August 2000 detailing tree protection measures.
			Reason : (Drawings MH&A J1032/50 + 51 Tree protection proposals - MH&A /J1034/Aug 2000)
			Reason : In the interests of the future health + amenity value of the trees along Nash Grove Lane.
		N16	RSP : ~~ENV~~ NDLP : WOS3, WBE1, WBE11, WT6, WT7 SDMP : STV1, SBE1, SBE2, SBE9, ST3, ST5
		Informative	The applicant is advised to contact the Building Control Department with regards to Building Control regulations prior to the commencement of the development.
		N04	Planning permission only (NOT BE approval)

John Rutherin
21/9/00.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Charlton Close Wokingham.

APPLICATION NUMBER: F/2000/0715

OFFICER: Natalie Brown

DATE OF SITE VISIT: 28/3

1 SITE/STATUTORY NOTICE DISPLAYED ? On wooden post by entrance to property

2. DESCRIPTION OF SURROUNDINGS Open plan style front gardens - some low hedging between plots & shrubs/planting
Residential.
Detached with integral garages - similar design
driveway space for cars.

3. DESCRIPTION OF SITE/BUILDING existing integral garage to be converted.
Grass/lawn area.
Shrubs in border surrounding boundary with Nº 11 & Mangrove
tarmac driveway.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Will back on to Nº11 & be clearly visible from cul-de-sac.
Nº11: 3 1st floor windows (2 side windows but conservatory).
Garage will not be along boundary (app 1m away) but will be visible.
fence & shrubs will only shield our bottom 2m of garage.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 cars off road plus existing garage.

LEVELS

BOUNDARY TREATMENT App 1.8m fence (1.5 + trellis on top) with Mangrove hedge (boundary with road)

OTHERS app. 1.8m fence with Nº 11
Driveway (tarmac) access to Charlton Close cul-de-sac.

NB no other garage convs or detached garages in cul-de-sac.

visible from Nº 12?
(boundary of Nº 11 inbetween)

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0715

Applicant : Mr Mrs Morley C/O Michael Hattrell & Associates.

Location : 10, Charlton Close, , Wokingham.
Proposal : Proposed conversion of existing garage to study and erection of detached garage

Site Notice Displayed ? :

YES	NO	DATE
✓		28/3/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 28/3

Date Registered : 29/02/2000

Earliest Date for Decision : 31/03/2000

Latest Consultation Date/Site Notice Expiry Date : 31/03/2000

Application Expiry Date: 25/04/2000

Consultation Responses :

Finchampstead PC: ~~none received~~ .. 03/04 : "no objections".
4/9 : No objections to extra info.

Trees : 22/3 – recommends refusal.
20/9 – No objections to extra info concerning construction of garage. – now has no objection to p.p being granted.

Highways: conditions – see file

Neighbours/SN: none received.

Planning Issues : (10'd set)

1) Impact upon neighbouring properties } WOS3 WBE1, STV1 SBE1 & 2.
2) Impact to the street scene.
3) Impact upon highway safety WT6/7, ST3/5
4) Impact upon the health of TPO trees along North Grove Lane. (WBE1) + SBE4)

Application Number: F/2000/0715

Appraisal :

· Development :

a) conv of existing garage to study :
This would see the replacement of the up+ over ~~window~~ door with a bay window

b) detached double ~~gag~~ garage :
Would be 6x6m, 2.5m (ridge) + 4.8m to eaves.
It would be app 1m from the rear boundary (with Nash Grove Lane) + 1m from the boundary with 11 Charlton Way. At its closest point it would be 6m from Nº 11.

Boundaries : 1.8m (total) fence/trellis with nash grove lane
1.8m fence with Nº 11.

1) Impact upon neighbouring properties
It is considered that the garage conversion would have no adverse effects. With regard to the garage - this would be set away from the boundary with Nº 11 with a pitched roof taking away the massing. The garage would be alongside the bottom end of Nº 11's rear ~~gar~~ garden - so it is considered that no detrimental impact in terms of overlooking/overshadowing/overbearing would occur.

2) Impact upon the streetscene. at the end of 3 detached houses Nº 10 Charlton Way is located, off the end of a cul-de-sac - son the extremities of their curtilage ∴ the garage would only be visible when standing at the end of the cul-de-sac - Nº 11 & from Nash Grove lane (though it would be obscured by trees + shrubs). Materials would match existing. Whilst the garage is forward of the building lines - it is the last property in the cul-de-sac so is considered to have no adverse effects upon the street scene.

3) Impact upon highway safety.
The existing garage would be converted to a study but there is to be a new double garage. Provided garage + parking remain - there would be no detrimental impact upon highway safety

~~Recomendation : Approval: ☑ Refusal: ☑~~
~~(tick appropriate box)~~

APPROVAL

4) Impact upon the health of TPO's along Nash Grove Lane.
The application as it originally stood was not acceptable in terms of its impact upon the trees due to d'ment taking place within 6m + that past damage had occured to the trees with the upgrading of Nash Grove Lane.
A meeting took place with the agent + arbicultural officer & details were submitted showing foundations kept to a minimum by deck floor rainwater from garage straight to ground amongst other things to minimalise the impact upon the trees. These details were considered acceptable - with no objection to planning permission being granted

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 FEB 2000
Officer: NAB	Application No. F/2000/0715

Map No. 98 Site 0.08

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED CONVERSION OF EXISTING GARAGE TO STUDY AND ERECTION OF DETACHED GARAGE

Location: 10 CHARLTON ~~WAY~~ CLOSE

Parish: ~~WOKINGHAM~~ FINCHAMPSTEAD. Ward: Finchampstead North

Applicant: MR/MRS MORLEY

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

(S)

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	Side elevations of new study window.		
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 : ..... 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 + 11 Charlton Way, Finchampstead. .....

.....

.....

.....

.....

.....

.....

.....

.....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 20/09/00

Location: 10 Charlton Close, Finchampstead.

Proposal: Proposed conversion of garage to study and erection of detached garage.

Application Number: F/2000/0715

In response to your consultation dated 21st August 2000 for the above application, the arboricultural comments are as follows:

The proposed details to ensure that the Oak trees are not adversely effected by the construction of the garage are acceptable. I, therefore have no objection to planning permission being granted. Please check that Brian Stone in Building Control is happy prior to granting planning permission.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 15/09/00

Location: 10 Charlton Close, Finchampstead

Proposal: Proposed conversion of existing garage to study and erection of detached garage.

Application Number: F/2000/0715

In response to your consultation dated 7th March 2000 for the above application, the arboricultural comments are as follows:

I would support refusing planning permission for the proposals due to the impact on trees (policy WBE11).

There are 2 Oaks growing on highway land adjacent to the property which are included in Tree Preservation order No.819/1996. The roots of these trees were damaged by the upgrading of Nashgrove Lane and the installation of services when development took place on land at the rear of 85-111 (Gilbert Way). Any further disturbance to their rooting areas is likely to result in the trees dying or becoming dangerous and having to be removed.

Table 1 of British Standard 5837:1991 'Trees in relation to construction' recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum distance for protective fences or excavations likely to severe roots and is measured from the centre of the trunk. In some cases where development is on one side of the tree only, the distance can be reduced by one third on one side only providing there is a corresponding increase in undisturbed land in all other directions.

For a tree the size, age and vigour of the 2 Oaks the guidance is that no disturbance should take place within 6 metres of them. In view of the past damage there is no scope for reducing this distance. The Oaks are growing at 2 and 3 metres from the proposed garage. Therefore, allowing the proposals would be in conflict with this guidance.

Neil Etherington
Senior Arboriculturist

Date: 21 August 2000 24 AUG 2000

R 8/9

To:
Neil Etherington
Senior Arboricultural Officer

TPO Lime

We have received Additional Plans for the following planning application:

Application Number: F/2000/0715

Location: 10, Charlton Close, , Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of detached garage

Applicant: Mr Mrs Morley C/O Michael Hattrell & Associates.

Case Officer: Natalie Brown

The new plans show the following: Foundation, slab and construction details to minimise impact of the proposed garage at 10 Charlton Close on the 2 Oak Trees in Nashgrove Lane.

Comments are required by 04/09/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

FINCHAMPSTEADF PARISH COUNCIL CONSULTATION SHEET

Date: 29 August 2000

To: Finchampstead Parish Council

04 SEP 2000

COPIES TO:

ACK:

FILE:

We have received Additional Plans for the following planning application:

Application Number: F/2000/0715

Location: 10, Charlton Close, Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of detached garage

Applicant: Mr Mrs Morley C/O Michael Hattrell & Associates.

Case Officer: Natalie Brown

The new plans show the following: Foundation, slab and construction details to minimise impact of the proposed garage at 10 Charlton Close on the 2 Oak Trees in Nashgrove Lane.

Comments are required by 04/09/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

There is no objection to this proposal

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 23/8 Time 9.35

WHILE YOU WERE OUT

Name Tricia

Of Wokingham T. C.

Phone No. 978 3185 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 10 Charlton Way, Finchampstead.

Has received amended plans but did not receive original plans — thinks it should be Finchampstead. Sending back to you for your attention.

Signed Jan

1970

(RING ONE)

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

App No. f/2000/0715 (Planaps) / (Ludhouse) Date Rec. 18.08.00.

Location: 10 Charlton Close

Parish ~~Wokingham~~ Finchampstead.

Applicant: Mr + Mrs Morley

Description of attached plans Foundation, slab details + construction details to minimalise impact of proposed garage at 10 Charlton Close upon the 2 oak trees along Nash Grove Lane

Drawing No's: J1034 / August 2000, J1012.50 + J1012.51
(tree [illegible] on [illegible])

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified. } for info only.
x2

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	N.E	✓
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:

Date for Responses 14 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 N.B

Consultations Sent by Admin. on 21/8/2000

Yellow - Part One Copy
Green - Officer's Copy

Michael Hattrell and Associates · Architects

3 Stomp Road · Burnham · Buckinghamshire · SL1 7LW
Tel: 01628 664041 Fax: 01628 660702

Planning Services
[Environmental Services Department]
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

MWH/mh/J1012
Your Ref: F/2000/0715
16 August 2000

33262

CS NB

COPIES TO:

for the attention of Natalie Brown

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED NEW DOUBLE GARAGE AND CONVERSION OF EXISTING GARAGE
10 CHARLTON WAY, WOKINGHAM, BERKSHIRE.

Further to our planning application submitted on 23 february 2000, we have seen your Arboriculturist's consultation response dated 02/08/00 and met Mr Etherington on site that day.

It was agreed that certain steps could be taken to minimalise the impact of the new garage building on the two oak trees and that it was possible to enhance the conditions to off-set some of the worst effects of the works.

We have prepared revised drawings showing the foundation and slab details based on the discussion. In addition we have trial holes dug by hand at the position of bases A3 and B3 which showed that there were no roots passing at those points.

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Yours sincerely

enclosures Drawings MH&A J1034/50 and 51.
Tree Protection Proposals - MH&A/J1034/Aug2000.

10 CHARLTON WAY, WOKINGHAM, BERKSHIRE.

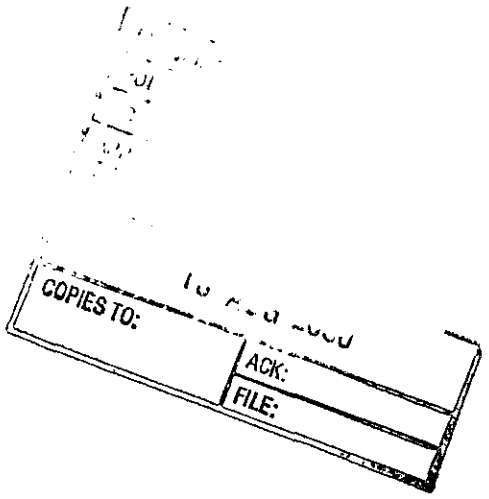
T R E E P R O T E C T I O N P R O P O S A L S

1. BRITISH STANDARD 5837:1991.
   - [a] This requires that there is no disturbance within 6 metres of the trees.
   - [b] This was agreed to mean:
     - i No excavation below 225mm [nine inches] except for the foundation bases.
     - ii The bases to be positioned so as not to sever any root 25mm in diameter or larger.
     - iii All digging to be by hand and no machines within the 6 metre zone.

2. ENHANCEMENT OF THE CONDITIONS
   - [a] The removal of the two Hawthorns.
   - [b] The disposing of the rainwater from the roof of the garage to the ground below, thus ensuring the roots suffer no further loss of moisture.
   - [c] The new garage building will prevent the spillage of oil, petrol and/or diesel on the ground around the roots from cars which may from time to time park there.

3. CONSTRUCTION DETAILS
   - [a] The foundations will be kept to a minimum by using lightweight construction consisting of:
     - i Folded stainless steel floor deck.
     - ii Steel or timber frame for walls and roof.
     - iii Lightweight cladding of timber boarding.
   - [b] The deck will 200mm deep and will have a 100mm void below.
   - [c] Rainwater will be taken in perforated pipes running above the void in the folded deck.

MH&A/J1034/August 2000.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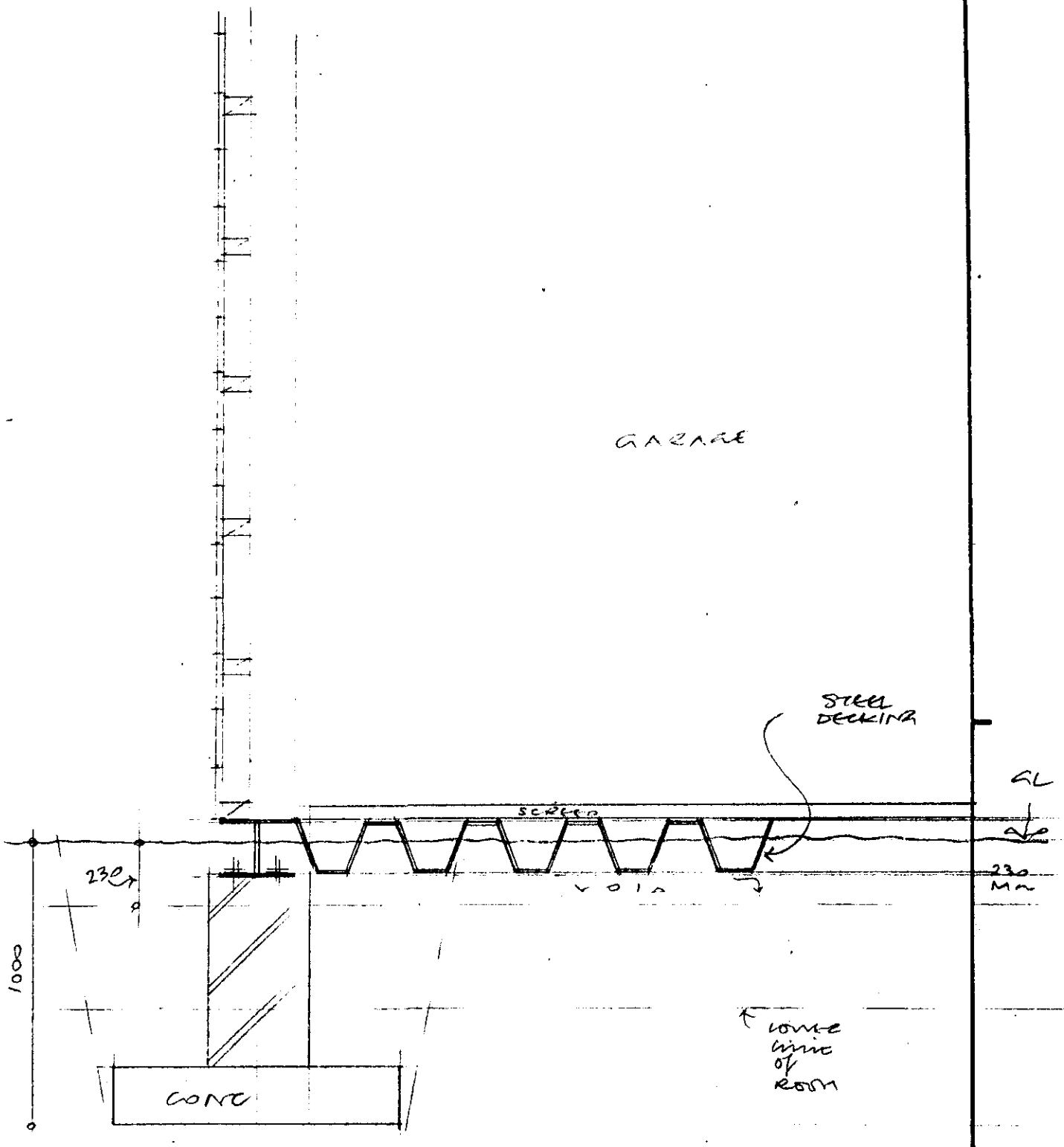

Michael Hattrell and Associates
architects
TEL : 01628 664041
FAX : 01628 660702
3 Stomp Road : Burnham : Buckinghamshire
SL1 7LW

Client: MR AND MRS J MORLEY
Scale: 1:20
Date: AUG 2000
Drawn:
Drawing title: SECTION

Job title: NEW DOUBLE GARAGE
10 CHARLTON WAY
WOKINGHAM
BERKSHIRE

J1012 . 51

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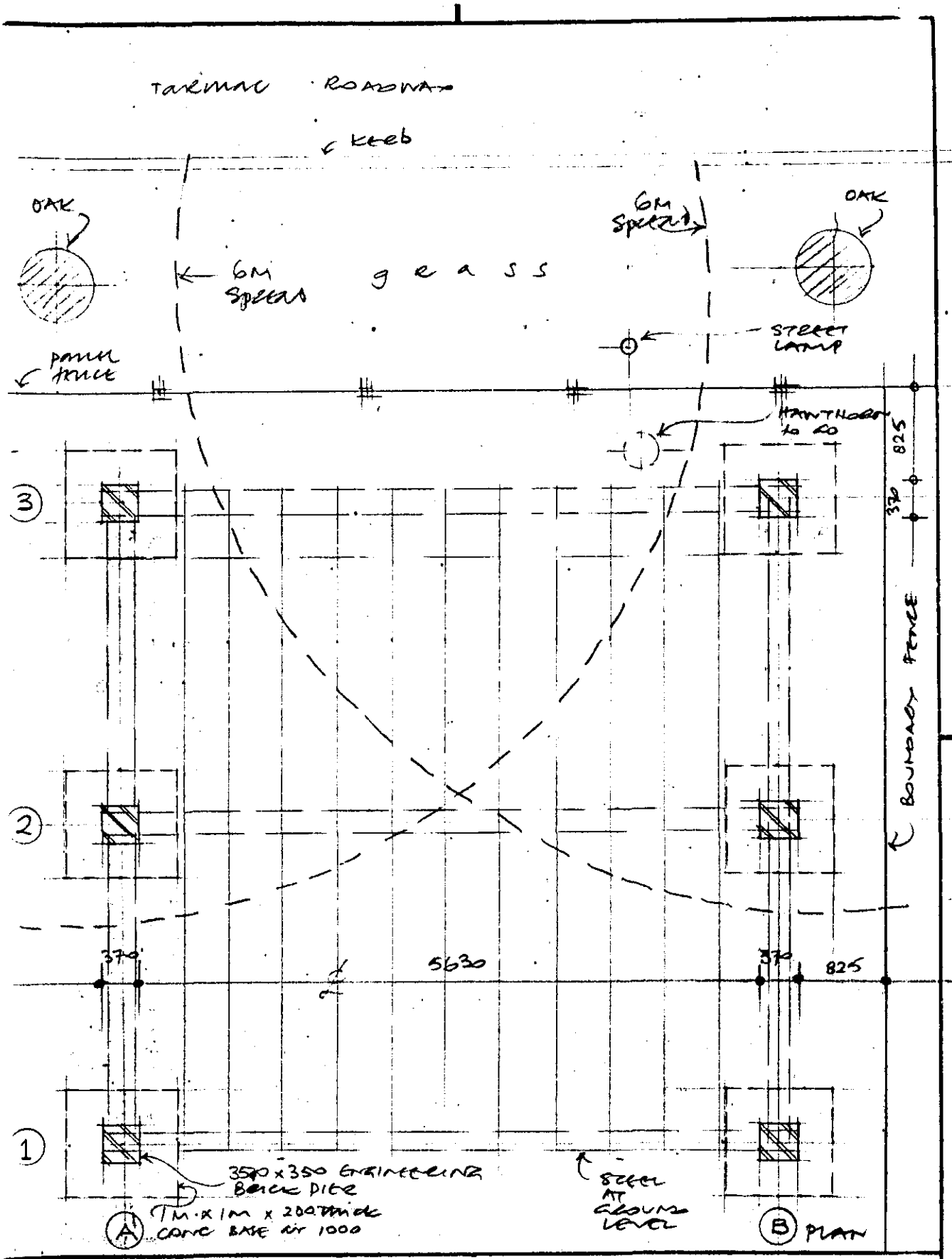

Michael Hattrell and Associates architects
TEL : 01628 664041
FAX : 01628 660702

3 Stomp Road : Burnham : Buckinghamshire
SL1 7LW

Client: MR and MRS J MORLEY	Scale: 1:50	Drawing title: PLAN FOUNDATION + TREES
	Date: AUG 2000	
	Drawn: MWH	
Job title: NEW DOUBLE GARAGE 10 CHARLTON WAY WOKINGHAM BERKSHIRE		J1012 - 50

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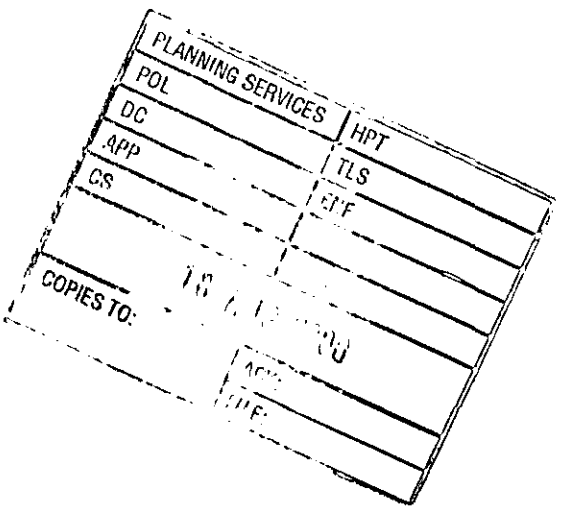
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TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 21/06/00

Location: 10 Charlton Close, Finchampstead

Proposal: Proposed conversion of existing garage to study and erection of detached garage.

Application Number: F/2000/0715

In response to your consultation dated 7th March 2000 for the above application, the arboricultural comments are as follows:

I would support refusing planning permission for the proposals due to the impact on trees (policy WBE11).

There are 2 Oaks growing on highway land adjacent to the property which are included in Tree Preservation order No.819/1996. The roots of these trees were damaged by the upgrading of Nashgrove Lane and the installation of services when development took place on land at the rear of 85-111 (Gilbert Way). Any further disturbance to their rooting areas is likely to result in the trees dying or becoming dangerous and having to be removed.

Table 1 of British Standard 5837:1991 'Trees in relation to construction' recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum distance for protective fences or excavations likely to severe roots and is measured from the centre of the trunk. In some cases where development is on one side of the tree only, the distance can be reduced by one third on one side only providing there is a corresponding increase in undisturbed land in all other directions.

For a tree the size, age and vigour of the 2 Oaks the guidance is that no disturbance should take place within 6 metres of them. In view of the past damage there is no scope for reducing this distance. The Oaks are growing at 2 and 3 metres from the proposed garage. Therefore, allowing the proposals would be in conflict with this guidance.

Neil Etherington
Senior Arboriculturist

FROM: Natalie Brown

DELEGATED

DATE: 07 March 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	
POL	
DC	
CS	
03 APR 2000	
COPIES TO:	

Application Number: F/2000/0715

Proposal: Proposed conversion of existing garage to study and erection of detached garage.

Site Address: 10, Charlton Close, , Wokingham.

Applicant: Mr Mrs Morley C/O Michael Hattrell & Associates.

Your observations are required in respect of this application **by 31/03/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 07 March 2000

Application Number: F/2000/0715

Proposal: Proposed conversion of existing garage to study and erection of detached garage

Site Address:
10, Charlton Close, , Wokingham.

Applicant:
Mr Mrs Morley C/O Michael Hattrell & Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23- PARKING & GARAGING (SR 06)

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

15-3-00

Michael Hattrell and Associates · Architects

3 Stomp Road · Burnham · Buckinghamshire · SL1 7LW
Tel: 01628 664041 Fax: 01628 660702

Planning Services
[Environmental Services Department]
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

MWH/mh/J1012

23 February 2000

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED NEW DOUBLE GARAGE AND CONVERSION OF EXISTING GARAGE
10 CHARLTON WAY, WOKINGHAM, BERKSHIRE.

We enclose on behalf of Mr and Mrs J Morley a planning application for the works described above.

Yours faithfully

enclosures
Householder Planning Application Form. [6 copies]
Planning fee - £95.00 cheque [N/wide 939354/0466]
Drawings MH&A J1012/10/11/02a/03a and 04. [6 sets]

29.FEB.2000* 0715

Received by Wokingham District Council

Application No: F/2000/0715

Proposal:
Proposed conversion of existing garage to study and erection of detached garage

Location:
10, Charlton 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). 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 31/03/2000. 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

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

Tel: (0118) 974 6492

Date: **07 March 2000**

My ref: F/2000/0715

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0715
10, Charlton Close, , Wokingham.
Proposed conversion of existing garage to study and erection of detached garage

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/2000/0715**
10, Charlton Close, , Wokingham.
Proposed conversion of existing garage to study and erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6492

Date: **07 March 2000**

My ref: F/2000/0715

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2000/0715
10, Charlton Close, , Wokingham.
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0715**
10, Charlton Close, , Wokingham.
Proposed conversion of existing garage to study and erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

1933

ADDRESS 10 CHARLTON CLOSE PARISH LYNCHAMPST.

PLOT No. 10 ORD. SHEET No. SU. 7966 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
24330	CHARLES CHURCH	O/L.	10.10.85	R
32365/6	"	RES. DEV.	19.1.89	C
34969/70	THAMESWEY	DET. HOUSE & GARAGE	15.2.90	C
36949	"	MODIFICATION	16.1.91	C
		29.FEB.2000*	0715	

MINISTRY DECISION 24330 - APPEAL ALLOWED - 2.12.87

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 29.FEB.2000* 0715

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 AND MRS J. MORLEY
	Address and postcode	10 CHARLTON WAY WOKINGHAM BERKSHIRE RG40 4YG
	Phone number	0118 973 3217
2	Agent's Name	MICHAEL HATTRELL + ASSOCIATES
	Address and postcode	3 STOMP ROAD BURNHAM BUCKINGHAMSHIRE SL1 7LW
	Phone number	01628 664041 [J1012]
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.	10 CHARLTON WAY WOKINGHAM BERKSHIRE RG40 4YG
	Give brief details of the proposal for example, two storey side extension. About the application	NEW DOUBLE GARAGE AND CONVERSION OF EXISTING 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.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES + BRICKS TO MATCH HOUSE - SEE NOTES ON DRAWINGS
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. SEE DRAWINGS.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

10 CHARLTON WAY : WOKINGHAM : BERKSHIRE [J1012]

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

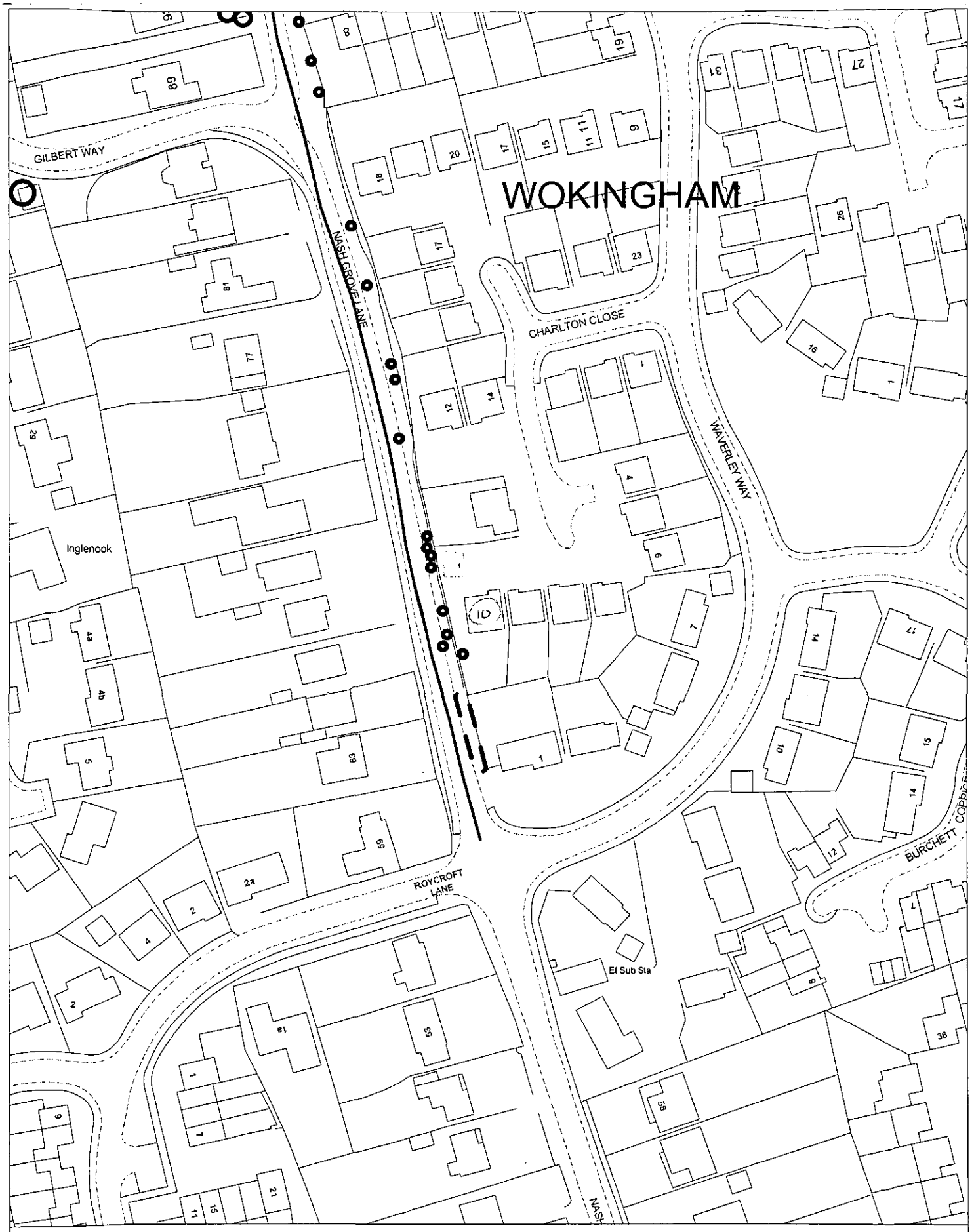
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MR+MRS J. MORLEY

Date 23 FEB 2000

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: 3 March 2000

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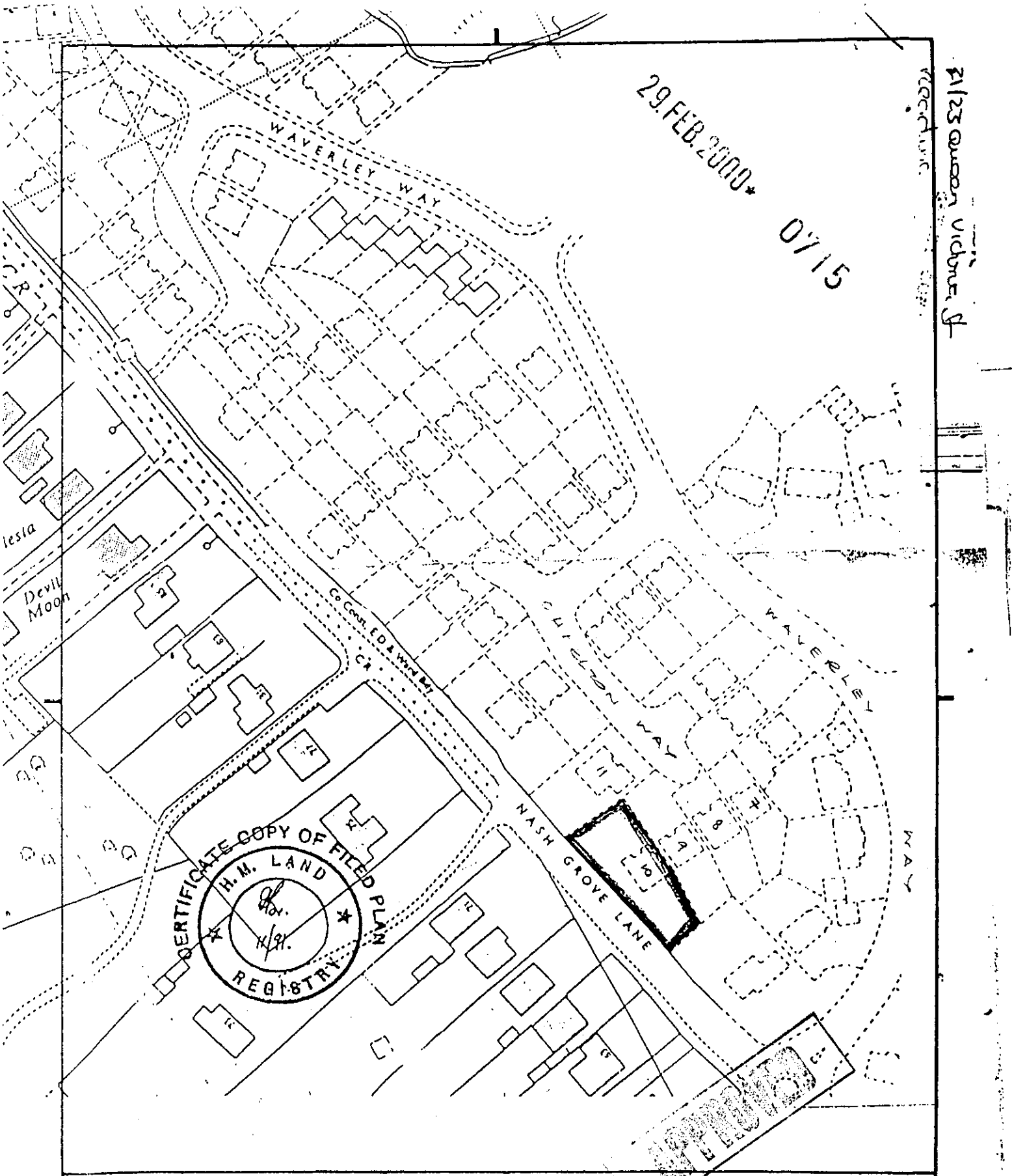

21/23 Queen Victoria St

Michael Hattrell and Associates architects
3 Stomp Road : Burnham : Buckinghamshire SL1 7LW
L : 01628 664041
X : 01628 660702

Client: [illegible] J MORLEY	Scale 1:1250 Date FEB 2000 Drawn [illegible]	Drawing title: SITE LOCATION PLAN
Job title: 10 CHARLTON WAY WOKINGHAM BERKSHIRE		J1012 : 10

25 FEB 2000

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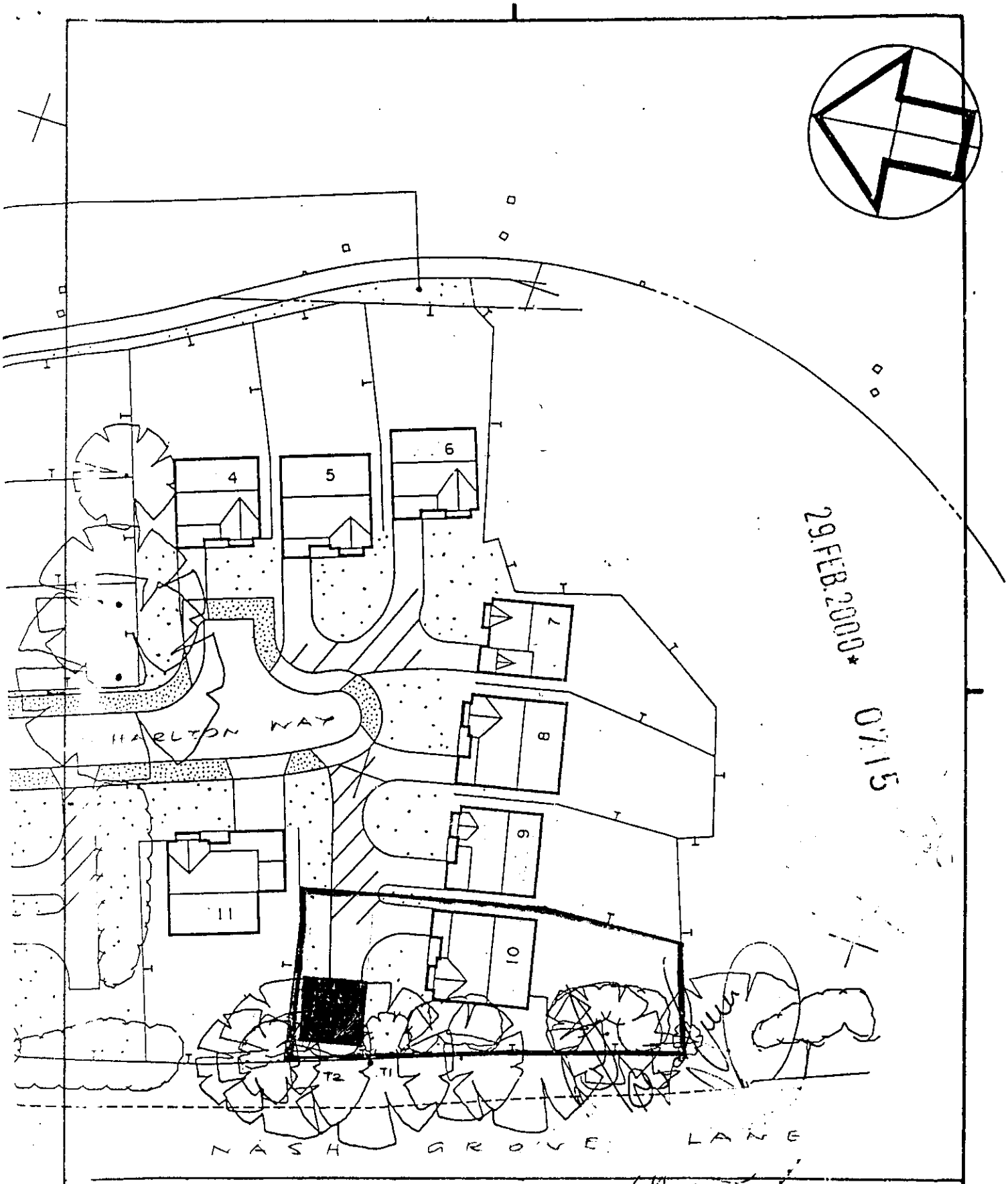

Michael Hattrell and Associates architects
TEL : 01628 664041
FAX : 01628 660702
3 Stomp Road / Burnham : Buckinghamshire
SL1 7LW

T1/T2 - OAKS

Client: Mr and Mrs J Morris	Scale: 1:500	Drawing title: SITE PLAN
	Date: FEB 2000	
	Drawn: [illegible]	
Job title: 10 CHARLTON WAY BURNHAM BERKSHIRE		J1012 - 11

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