APPLICATION NO:
F/2000/1238

LOCATION:
36 Wild Briar, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Woodage C/O Andesign

PROPOSAL:
Proposed conversion of part of garage to W.C.

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Woodage
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1238

Parish: **FINCHAMPSTEAD**

Location: **36, Wild Briar, Finchampstead, Wokingham.**

Proposal: **Proposed conversion of part of garage to W.C.**

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. 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
3. The footway crossing shall be widened to the full width of the parking area.

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

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

Reason
3. To assist in ease of access to egress from the parking area and in the interest of highway safety.

John Mitchell
Development Control Manager
Date: 06/06/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 28 April 2000

Application Number: F/2000/1238

Proposal: Proposed conversion of part of garage to W.C.

Parish: FINCHAMPSTEAD PARISH

Site Address:
36, Wild Briar, Finchampstead, Wokingham.

Applicant:
Mr Mrs Woodage C/O Andesign.

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).

SC23 - Parking - insert "Parking"

SR06

The footway crossing shall be widened to the full width of the parking area

Reason To assist in ease of access/egress to the parking area and in the interest of highway safety.

Signed: _____ **Print name:** S N Anton

10.5.00

FROM: Elaine Connor

DATE: 28 April 2000

PLANNING SERVICES | HDT
EST | TLS
DC | CHF
APP
CS
COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1238

Proposal: Proposed conversion of part of garage to W.C..

Site Address: 36, Wild Briar, Finchampstead, Wokingham.

Applicant: Mr Mrs Woodage C/O Andesign.

Your observations are required in respect of this application **by 22/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clay DATE: 16-5-00

Clerk To Finchampstead Parish/Town Council.

PLANNING SERVICES
POL | TLS
DC | ENF
APP |
CS |
08 MAY 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 5/05/00

---

36 WILD BRIAR, FINCHAMPSTEAD, F/2000/1238

Having considered the above application, I have no comments or objections to make.

J Mullaney

John Mullaney
Environmental Health Officer

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

Tel: (0118) 974 6451

Date: **28 April 2000**

My ref: F/2000/1238

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/2000/1238
36, Wild Briar, Finchampstead, Wokingham.
Proposed conversion of part of garage to W.C.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1238**
36, Wild Briar, Finchampstead, Wokingham.
Proposed conversion of part of garage to W.C.
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 6451

Date: **28 April 2000**

My ref: F/2000/1238

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/2000/1238
36, Wild Briar, Finchampstead, Wokingham.
Proposed conversion of part of garage to W.C.

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 **Elaine Connor** on **(0118) 974 6451.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1238**
36, Wild Briar, Finchampstead, Wokingham.
Proposed conversion of part of garage to W.C.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/1238

Proposal:
Proposed conversion of part of garage to W.C.

Location:
36, Wild Briar, Finchampstead, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. 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

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1238 EC
BUILDING CONTROL NUMBER	B/2000/0901 Brian
APPLICANT/~~AGENT~~	Mrs A. Woodage
ADDRESS OF SITE	36. Wild Briar FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	part garage conversion to form downstairs cloaks area.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		rec'd 13/4/00
ELEVATIONS		———
FLOOR PLANS		— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		6/6/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFE[illegible] BETWEEN DC/BC DRAWINGS		
IF YES Andrew Hester has submitted a full plans to BC for this CD 13/4/00 Janet says there is no full plans submission CD 13/6/00.		
DATE	29/2/00	13/6/00.

PROB	ESTED	RECEIVED	REMINDER
PLAN	2/00	13/4/00	
REVI			
PLAN			
WAIT			

COM
NO P
NO P[illegible]

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1238

Applicant : Mr Mrs Woodage C/O Andesign.

Location : 36, Wild Briar, Finchampstead, Wokingham.
Proposal : Proposed conversion of part of garage to W.C.

Site Notice Displayed ? :

YES	NO	DATE
✓		10.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

ENV. HEALTH : no objections

FINCH. PARISH COUNCIL: no objections

HIGHWAYS: recommend cond. SC23 (SE06) 'Parking' see file for info.

Planning Issues :

- IMPACT UPON ST. SCENE
- " " NEIGHB. PROPS.

Application Number: F/2000/1238
PROP: Part conversion of existing garage to w/c.
Appraisal :

The application being considered proposes the part conversion of the existing garage to form a w/c. The proposed development will be to the rear of the existing garage & will not in any way change the appearance of the existing garage.

It is therefore not considered that the proposed dev. will have an adverse neg. impact upon the street scene or neighb. props.

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

Application Number F/2000/1238
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC23	SR06	'Parking'
3			The footway crossing shall be widened to the full width of the parking area
		R	To assist in ease of access to egress from the parking area and in the interest of highway safety.

John Mutlow
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 36 Wild Briar
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1238

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10/5/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
70's style housing development
Houses of simular design

3. DESCRIPTION OF SITE/BUILDING
2 st. semi with integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 APR 2000
Officer: EC	Application No. F 2000 1238

Map No. 98 Site 0.02

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF PART OF GARAGE TO WC

Location: 36 WILD BRIAR 2014

Parish: FINCHAMPSTEAD Ward: Finchampstead North

Applicant: MR / MRS WOODAGE

PD rights removed

Fee Received 80-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Environmental Services

For office use only.
Application number: 13.APR.2000* 1238

Householder planning application form

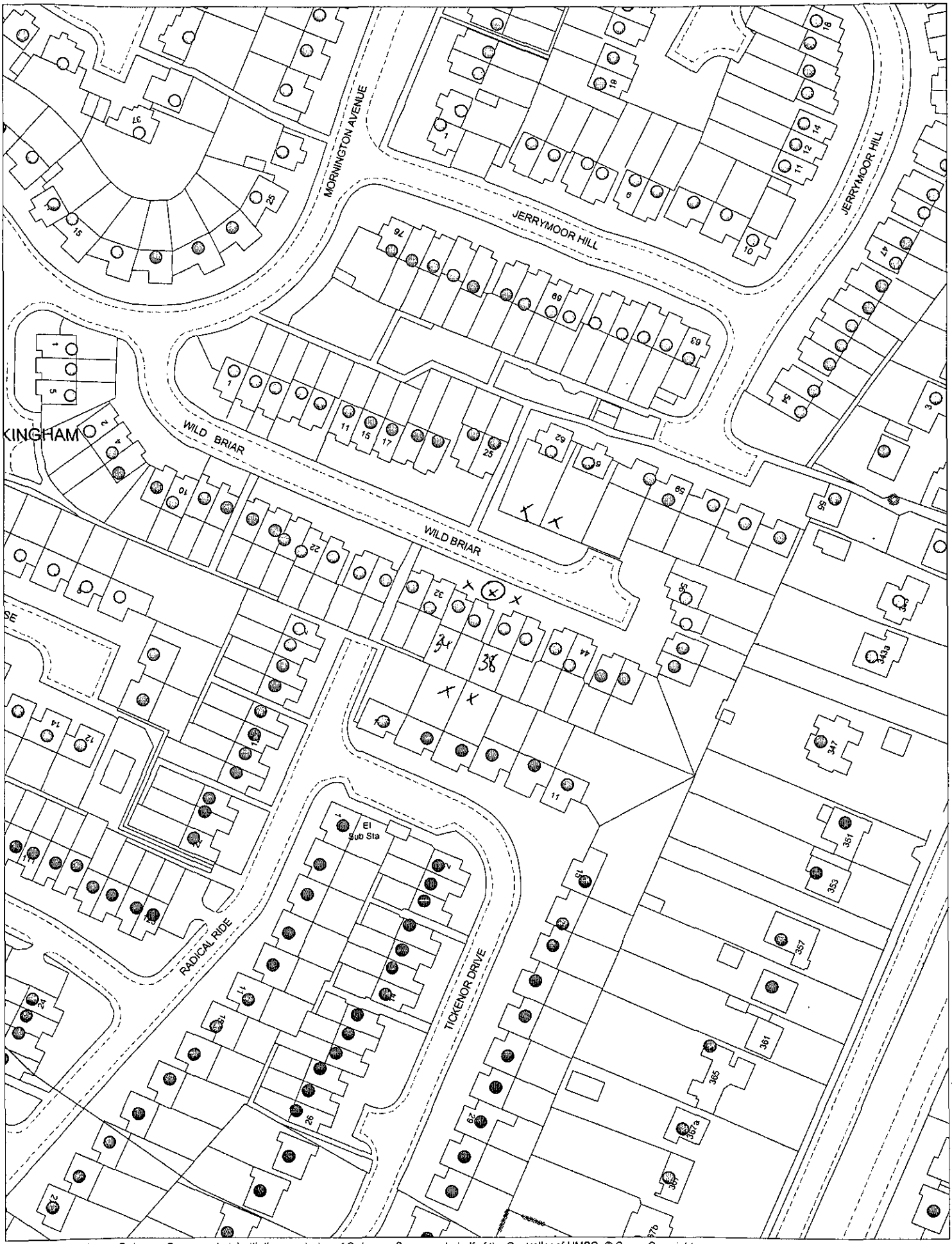
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS C. WOODAGE
	Address and postcode	36 WILD BRIAR FINCHAMPSTEAD BERKS RG40 4UL
	Phone number	9730930
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	*Give brief details of the proposal for* example, two storey side extension. About the application	PARTIAL GARAGE CONVERSION

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.	NOT APPLICABLE	
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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Support Section, Environmental Services, Wokingham District Council.

19 April 2000

19 APR 2000 1258

Scale: 1 : 1250

N W E S

ADDRESS 36, WILD BRIARS.

PARISH ~~Wok/Without~~ Finchampstead 1.4.82

PLOT No. 222 (Semi det)

ORD. SHEET No. SU. 7965. (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/89/60	Mr A W. Shaw	Outline Res Dev	13 4 60	N/A
0/287/60	Mr S H Harper	" " "	5 12 60	N/A
0/154/63 0/3/64	Messrs Bernard Thorpe + Partner (Various owners)	" " " 44 acres	28 1 64 / 31 7 63	N/A
1622/72	Brookdeve Development Ltd	Erection - 4 terraced + 3 det houses + garages	13 11 72	App
1242/73	T.A. Fisher + Son Ltd	" - 10 semi det houses with integral garages	30 8 73	App
BRA 11111	Mr + Mrs P. Tinnian	Mst. Ht.	13.12.91	App

DATE OF COMPLETION

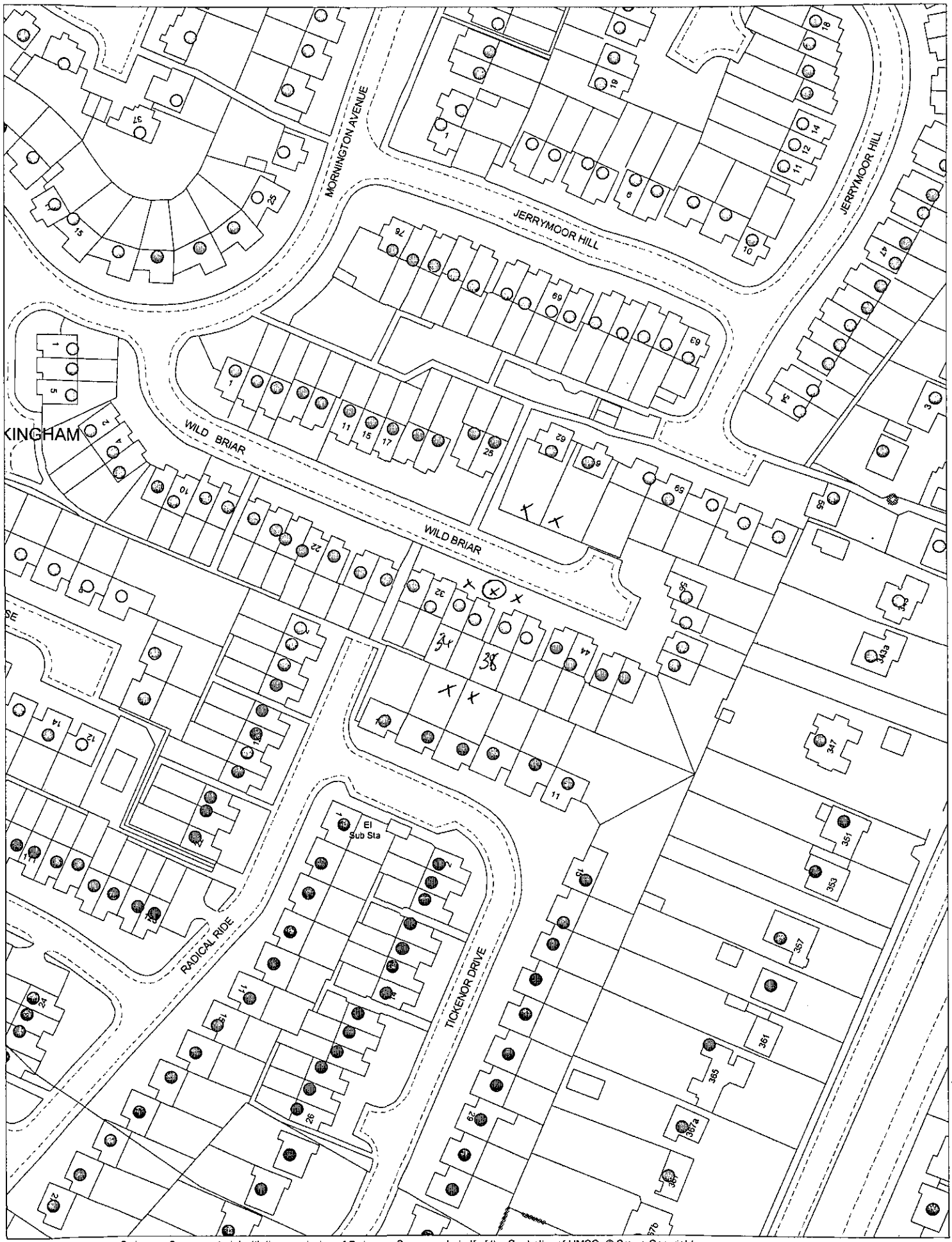
MINISTRY DECISION 0/154/63 App dismissed 15.1.65 0/4/64 - Appeal dismissed - 20.1.65

SPECIAL ORDERS PD Enq - Part Garage - Wordage - 29/2/00

DRAINAGE

091074

13.APR.2000* 1238



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Support Section, Environmental Services, Wokingham District Council.
19 April 2000 19 APR 2000 1258 Scale: 1 : 1250

N
W E
S