APPLICATION NO:
F/2001/4691

LOCATION:
8 Ledran Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Seaward C/O Greg Farrell

PROPOSAL:
Proposed conversion of garage to utility room and playroom.

EARLIEST DATE FOR DECISION: **28/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/10/2001

CASE OFFICER: **Helen Pollock**

APPROVED

NO OBS

RAILEX
Marbleboard

EASIFILE EP7

1281

D0

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Seaward
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2001/4691

Parish: **EARLEY**

Location: **8, Ledran Close, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to utility room and 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. The parking area, as shown on drawing No. Seward 01 shall be surfaced with a hard bonded material.

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

Reason
4. To avoid spillage of loose material onto the adopted public highway.

Informative
1. 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.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/10/2001

Notice checked by: _____

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.

4691 N.D

FROM: Helen Pollock

DATE: 29 August 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4691

Proposal: Proposed conversion of garage to utility room and playroom..

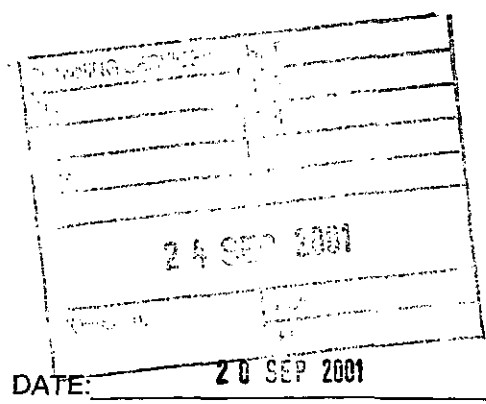
Site Address: 8, Ledran Close, Lower Earley, Reading.

Applicant: Mr & Mrs Seaward C/O Greg Farrell.

Your observations are required in respect of this application **by 28/09/2001** .

Councillors felt that this application should be refused, as inadequate parking provision would remain on the site.

DELEGATED



SIGNED: _____ DATE: 20 SEP 2001

Clerk To Earley Parish/~~Town~~ Council.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4691	HP
BUILDING CONTROL NUMBER	FP 2001/2436 South	
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	8 Ledran Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Seward 01	Seward 01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/11/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4691

Applicant : Mr & Mrs Seaward C/O Greg Farrell.

Location : 8, Ledran Close, Lower Earley, Reading.
Proposal : *Proposed conversion of garage to utility room and playroom.*

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 10/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways HA

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene
3) Impact upon highway safety.

Application Number: F/2001/4691
Appraisal:

This proposed development is for the conversion of the existing garage to a playroom and utility area. The property is detached with an integral garage and driveway parking to the front of the property.

1. Impact upon neighbouring properties

The proposed development would require the removal of the existing up and over garage door and its replacement with a window to the front elevation; it is considered that this would have no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would result in the removal of the existing up and over garage door and its replacement with a window; the materials used would match existing and this proposal would be in keeping with the houses in the close, as such there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

8 Ledrah Close is a four bed roomed property, as such three off road vehicle parking spaces are required to meet highway parking standards, this has been meet and provided that these spaces are permanently maintained the proposed conversion would have no impact upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4691
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	———	——→	The parking area, as shown on
			drawing No. Seward 01 shall be
			surfaced with a load bonded material
		Reason	To avoid spillage of loose material
			onto the adopted public highway.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: A. Mann
(Development Control Manager)

Date: 8.10.01

RECORD OF SITE VISIT

SITE ADDRESS: 8 Ledran Close Lower Earley Reading.

APPLICATION NUMBER: F/2001/4691

OFFICER: Helen Pollock

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse, with Integral garage on Corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 2 driveway

LEVELS N/A

BOUNDARY TREATMENT Open plan to front

OTHERS

NO Impact.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 29 August 2001

Application Number: F/2001/4691

Proposal: Proposed conversion of garage to utility room and playroom.

Parish: EARLEY TOWN

Site Address:
8, Ledran Close, Lower Earley, Reading.

Applicant:
Mr & Mrs Seaward C/O Greg Farrell.

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).

1/ C122, R122.

2/ The parking area, as shown on drg no. Seward01 shall be surfaced with a hard bound material.
R: To avoid spillage of loose material onto the adopted public highway.

Signed: _____ **Print name:** Adam Coggins 30/08/01

Received by Wokingham District Council

Application No: F/2001/4691

PROPOSAL:
Proposed conversion of garage to utility room and playroom.

LOCATION:
8, Ledran Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). *If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4691 to enable the library staff to locate the correct information.*
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/09/2001. 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 be possible for an individual reply to be issued 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 of Planning and Transportation

29 August 2001

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

Tel: 0118 974 6480

Date: **29 August 2001**

My ref: F/2001/4691

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/4691
8, Ledran Close, Lower Earley, Reading.
Proposed conversion of garage to utility room and 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4691**
8, Ledran Close, Lower Earley, Reading.
Proposed conversion of garage to utility room and playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6480

Date: **29 August 2001**

My ref: F/2001/4691

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4691**
8, Ledran Close, Lower Earley, Reading.
Proposed conversion of garage to utility room and playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **29 August 2001**

My ref: F/2001/4691

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4691**
8, Ledran Close, Lower Earley, Reading.
Proposed conversion of garage to utility room and playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 AUG 2001	Map No. 58 Site .....
Officer: HP | Application No. F 2001 4691	Easting: ..... Flood Plin .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State 15.AUG.2001* 4691

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F/PROPOSED CONVERSION OF GARAGE TO UTILITY ROOM & PLAYROOM

Location: 8 LEDRAN CLOSE

Parish: EARLEY Ward: Redhatch

28/8/01. TW

Applicant: MR/MRS SEAWARD

Fee (3) Received 95-00 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	Other side elevation.		
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 : 28/8/01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

The Georgian Group : .....
Ancient Monuments Society .....
Council for British Arch. : .....
RCHME : .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

ADDRESS 8 LEDRAN CLOSE PA[illegible]H EARLEY

PLOT No. 555 ORD. SHEET No. SU.75696

BUILDER P/18 PH. V LOWER EARLEY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945 13956	FISHER LOWER EARLEY PLAN O/L		23-10-80	Cl
26608	BRYANT	DET. HOUSE & GARAGE	17-12-86	Cl
BRA 2168	"	"	10-2-87	APP
39575			21-8-92	Cl
FP/92/0736	MR & MRS M. SEAWARD	8/55. Hi.	19-8-92	APP
97/65615/F	"	"	4-7-97	APP Cl
FP97/6401/A	"	2/55 "	1-7-97 ~~9-6-97~~	REF
~~SL97/0518~~	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87

DRAINAGE

091074

15. AUG. 2001 * 4691

Environmental Services

For office use only
Application number 15. AUG. 2001 * 4691

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 Address and postcode Phone number	Mr + Mrs Seaward 8 Ledran Close C. Earley
	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 applicant
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	Brick 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: 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.

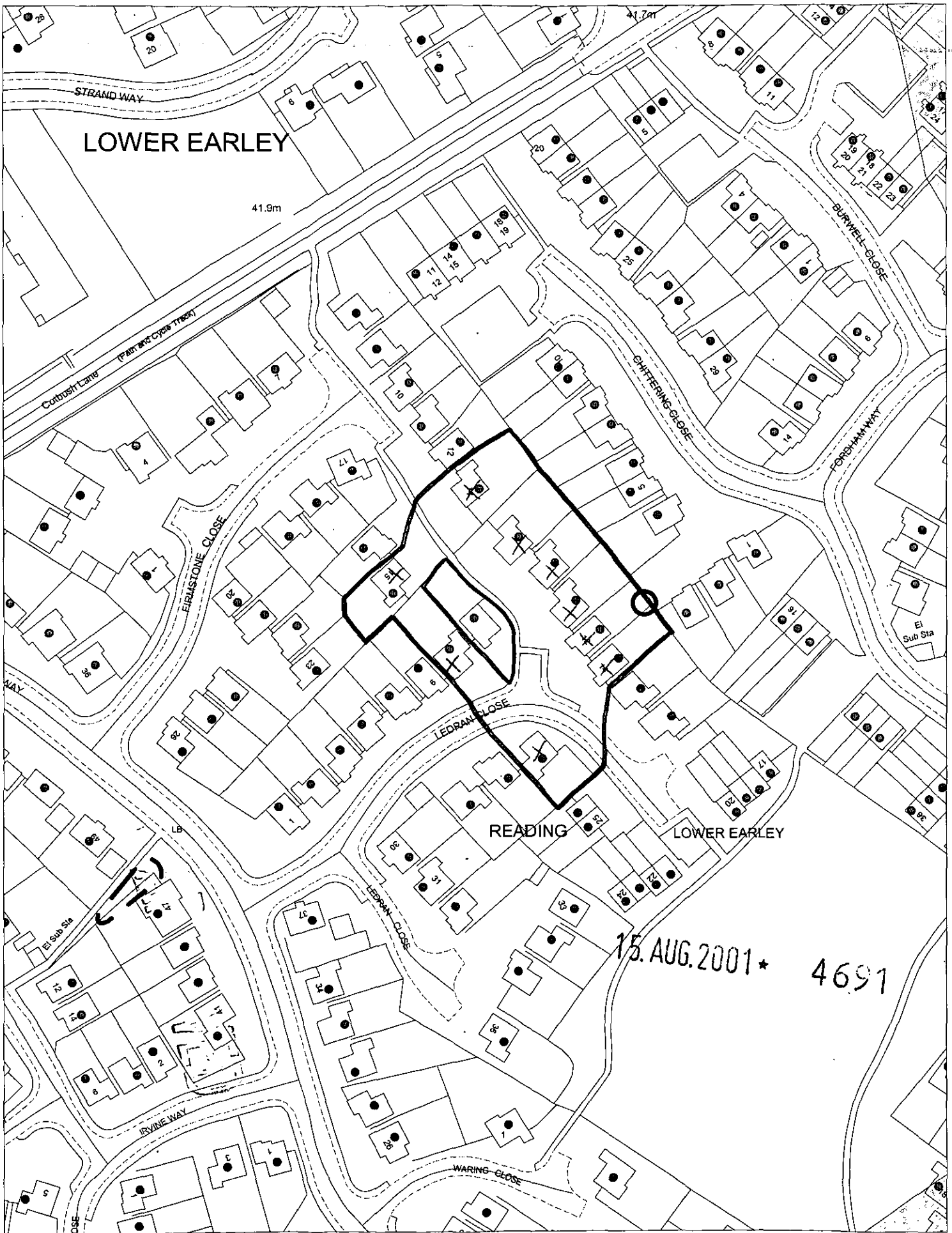
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: _____ on behalf of _____

Date 13/8/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

17 August 2001

Scale: 1 : 1250

N W E S