APPLICATION NO:
F/2000/1165

LOCATION:
23 Camellia Way, Wokingham.

APPLICANT:
Mr & Mrs J Rudman C/O Mr S Hopgie

PROPOSAL:
Proposed conversion of garage to study.

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **30/05/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Rudman
C/O Mr S Hopgie
42 Hazel Crescent
Reading
Berkshire
RG2 7ND

Application Number: F/2000/1165

Parish: **WOKINGHAM**

Location: **23, Camellia Way, Wokingham.**

Proposal: **Proposed conversion of garage to study.**

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

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

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

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 24th May 2000.

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 26 June, 2000
My ref. BC/DC/2000/1165

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

Mr & Mrs J Rudman
23 Camellia Way
Wokingham
Berkshire
RG41 3NB

Dear Sirs

PLANNING PERMISSION 2000/1165
SITE: 23 CAMELLIA WAY, 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 2000/1165 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 faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1165	NB
BUILDING CONTROL NUMBER.	FP 2000/0747 Panel.	
APPLICANT/AGENT	Mr & Mrs Rudman.	
ADDRESS OF SITE	23. Camellia Way WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		~
ELEVATIONS	00/23/01A	00/23/01
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/6/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1165

Applicant : Mr & Mrs J Rudman C/O Mr S Hopgie.

Location : 23, Camellia Way, , Wokingham.
Proposal : Proposed conversion of garage to study.

Site Notice Displayed ? :

YES	NO	DATE
	✓	2/5

✓ Yes 14/5

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....2/5.....

Date Registered : 04/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 30/05/2000

Consultation Responses :

Wokingham TC : 18/5 - no objections.

Highways : 2/5 - condition.

Neighbours/SN : none received.

Planning Issues : (10'd set)

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

Application Number: F/2000/1165

Appraisal :

forming a study/ hobbies room

1) Impact upon neighbouring properties -
The proposed development is for a garage conversion (double garage existing at present).
Garage door will be removed, ~~window~~ gap bricked up & new window.
No 23 is set back from the cul-de-sac at the end of the road ∴ there would be no detrimental impacts to neighbouring properties by overlooking / overshadowing / overbearing

2) Impact upon the streetscene.
No 23 is set back from the cul-de-sac at the end of the road & is ∴ only visible when looking from the cul-de-sac materials (brick) will match existing.
It is not considered that the proposed garage conversion would have any adverse impact upon the character of the street scene.

3) Impact upon highway safety.
There are 4 bedrooms - with the proposed garage conv. there would be 3 parking spaces remaining satisfying the Councils Parking Standard. ∴ there would be no detrimental impact upon highway safety provided these parking spaces remained.

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

Application Number F/2000/1165
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
3	SC23	SR06	PARKING + GARAGING

24/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 23 Camellia Way Wokingham.

APPLICATION NUMBER: F/2000/1165

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21.5

1 SITE/STATUTORY NOTICE DISPLAYED ? No (Yes 11/5 on tree)

2. DESCRIPTION OF SURROUNDINGS Residential.
Detached with double garages

3. DESCRIPTION OF SITE/BUILDING
Window to replace garage door.
(Garage doors - dark brown. Wood, window frames = white)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - & set back from cul-de-sac

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage plus two spaces infront of garages

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 54 APR 20[illegible]	Map No. ~~[illegible]~~ 68A Site 0:06
Officer: NAB Application No. F/2000/1165	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F) PROPOSED CONVERSION OF GARAGE TO STUDY

Location: 23 CAMELLIA WAY

Parish: WOKINGHAM Ward: Evendons 18-4-2000

Applicant: MR/MRS RUDMAN
PD rights removed

Fee Received 00-00 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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

DO pre-appd. .....

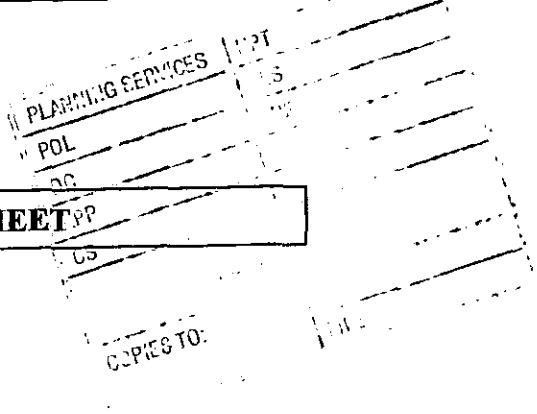
.....

.....

NEIGHBOURS:

S/N's 21, 25 + 27 Camellia Way ✓

8 + 9 Cornflower Close



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1165

Proposal: Proposed conversion of garage to study.

Site Address: 23 Camellia Way, Wokingham.

Applicant: Mr & Mrs J Rudman C/O Mrs S Hopgie

Your observations are required in respect of this application by **12/05/2000**

No objections

SIGNED: _____ **DATE:** **11/05/00**

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 18 April 2000

Application Number: F/2000/1165

Proposal: Proposed conversion of garage to study.

Site Address:
23, Camellia Way, , Wokingham.

Applicant:
Mr & Mrs J Rudman C/O Mr S Hopgie.

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 25-4-00 **Print name:** N Trotter

Received by Wokingham District Council

Application No: F/2000/1165

Proposal:
Proposed conversion of garage to study.

Location:
23, Camellia Way, , 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 12/05/2000. 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

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

Tel: (0118) 974 6492

Date: **18 April 2000**

My ref: F/2000/1165

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1165
23, Camellia Way, , Wokingham.
Proposed conversion of garage to study.

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/2000/1165**
23, Camellia Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **18 April 2000**

My ref: F/2000/1165

CONFIDENTIAL

Councillor King
1 Winkfield Close
Wokingham
RG41 2EZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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23, Camellia Way, , Wokingham.
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1165**
23, Camellia Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6492

Date: **18 April 2000**

My ref: F/2000/1165

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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23, Camellia Way, , Wokingham.
Proposed conversion of garage to study.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1165**
23, Camellia Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

ADDRESS 23 CAMELLIA WAY PARISH WOKINGHAM

PLOT No. 92. Area 12. Woosehill ORD. SHEET No. SU7968 (75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09138	Wimpey	Det house & garage	26.10.78	HA CA
BR13430	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: [illegible] 1165

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 J RUOMAN
	Address and postcode	23 CAMELLIA WAY SIMONS PARK WOKINGHAM RG41 3NB
	Phone number	0118 9018251
2	Agent's Name	MR S HODGE
	Address and postcode	42 HAZEL CRESCENT READING BERKS RG2 7ND
	Phone number	0118 9860251
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.	23 CAMELLIA WAY SIMONS PARK WOKINGHAM BERKS RG41 3NB
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.	RED BRICK TO MATCH EXISTING WHITE UPVC WINDOW
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
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.		
	DEVELOPMENT RIGHTS REMOVED BY APPLICATION 09138 Condition 3		
	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

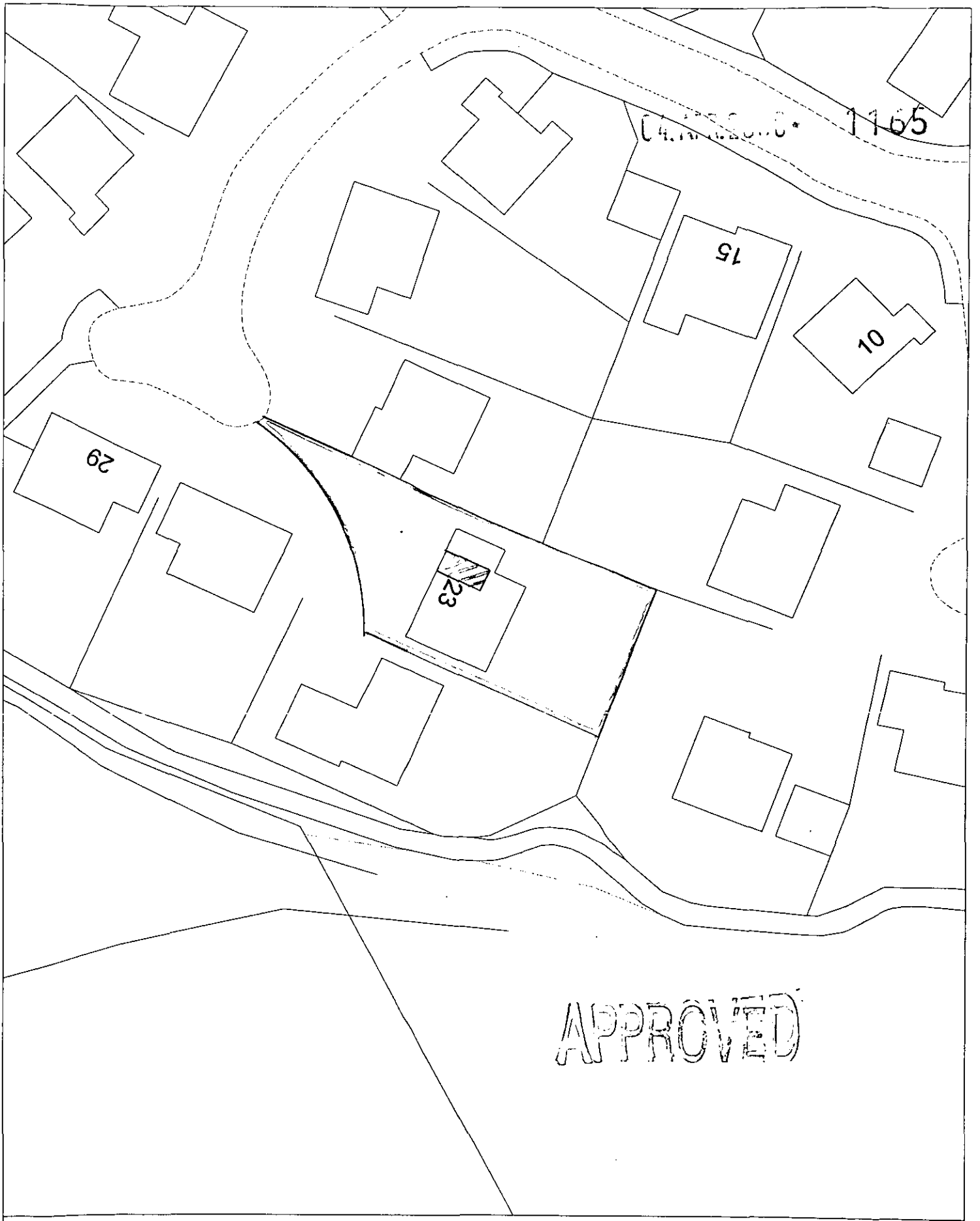
None of the land forms part of an agricultural holding.

Your signature: S Hodge

on behalf of MR & MRS J RUDMAN

Date 3-04-00

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



Site Plan, Scale: 1 to 500

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Date: 23 March 2000

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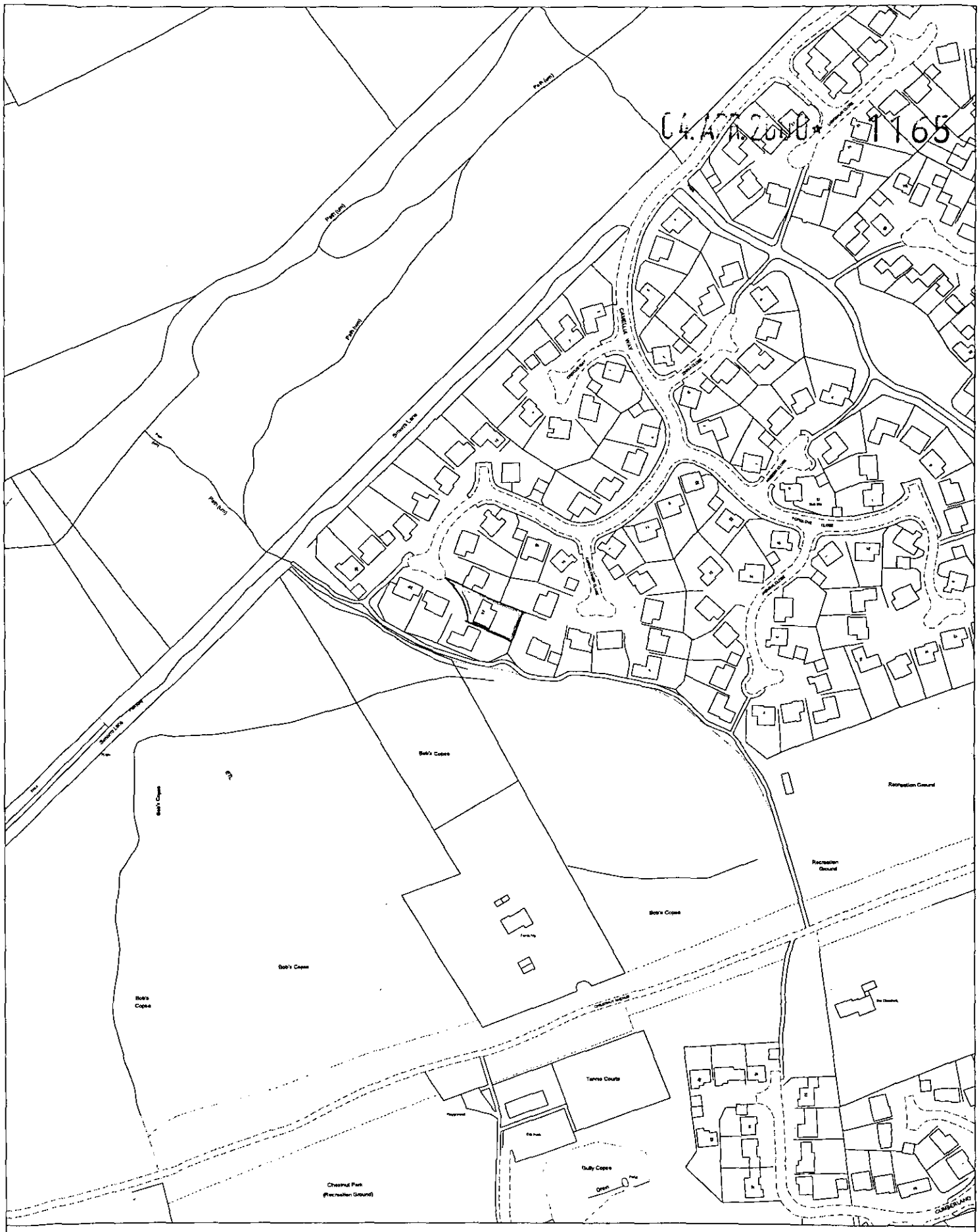

Site Plan, Scale: 1 to 2500

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Date: 23 March 2000

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