APPLICATION NO:
F/2000/1785

LOCATION:
40 Egremont Drive, Lower Earley Reading.

APPLICANT:
Mr & Mrs D Fenton

PROPOSAL:
Proposed conversion of garage to playroom.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
14/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Fenton
40 Egremont Drive
Lower Earley
Reading
RG6 3BS

Application Number: F/2000/1785

Parish: **EARLEY**

Location: **40, Egremont Drive, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The playroom window facing No.38 Egremont Drive in the south east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. 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.

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. In the interests of residential amenity.

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

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell
Development Control Manager
Date: 26/07/2000

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

Received by Wokingham District Council

Application No: F/2000/1785

PROPOSAL:
Proposed conversion of garage to playroom.

LOCATION:
40, Egremont Drive, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. 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 of Planning and Transportation

27 June 2000

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 7 February, 2001
My ref. BC/DC/2000/1785

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 D Fenton
c/o S Hope
42 Hazel Crescent
Reading
Berks.
RG2 7ND

Dear Sirs

PLANNING PERMISSION 2000/1785
SITE: 40 EGREMONT DRIVE, LOWER EARLEY, READING

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 2000/1785 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 your client 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

ANDREW THORLEY
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1785	AT
BUILDING CONTROL NUMBER.	A2001/1471 Alan.	
~~APPLICANT~~/AGENT	S. Hodge	
ADDRESS OF SITE	40 Egremont Drive Lower Earley	
DESCRIPTION OF PROPOSED WORK	garage conversion.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	00/40/01A	00/40/01A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/1/01.	

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	

25/7/00

Application Number: F/2000/1785

Appraisal:

1) Impact on neighbouring properties

The proposal is for the conversion of the garage to a play room and to include two new windows, one small window to be inserted in the south east elevation of the garage and the other one to be inserted in the front elevation. The entire rear garden is bounded by a 1.8 metre high enclosure.

No. 38, to the south east, 2 storey detached neighbour. Positioned two metres away from proposal behind a 1.8 metre high boundary fence. Two small secondary windows and a door on side elevation at ground floor face No. 40. It is considered that the amenity of the occupiers of this property would not be adversely affected.

2) Impact on street scene /visual impact.

The materials will match that of the existing house. It is considered that there will be no significant impact upon street scene or visual amenity of the area.

3) Highways

Earley Parish Council considered that this application should be refused, since it was felt that insufficient parking would remain on site (see consultation sheet).

District Councillor Rolls was not happy with the proposed car parking arrangements, however I subsequently informed her that there will be no loss of parking provision on site.

This 4 bed roomed property has only 2 no. parking spaces provided when it was originally built, one in the garage and the other on the drive. The proposal will retain the existing parking space on the drive and a new parking space has been indicated at the front of the property. This will replace the space lost in the garage. Therefore no reduction in parking spaces. Approximately half of the front garden will be retained as lawn.

Approval with conditions.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number F/2000/1785
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'WORK'
3.	SC20	SR10	'Playroom window' facing No. 38 Egremont Drive on South east elevation
4.	SC23	SR06	'PARKING'
		IN08	(Informative)

26/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 40 Egremont Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1785

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/07/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front lamp post

2. DESCRIPTION OF SURROUNDINGS Mixed designs Quiet estate dev.
Residential, 1980's dev, 2 storey detached houses integral garages, open plan front gardens

3. DESCRIPTION OF SITE/BUILDING Modern 1980's white fascia boards / black guttering
2 storey detached house, integral garage, yellow brick, red brick detail under windows, brown coloured concrete pantile roof.
White painted woodwork/casement windows

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / Quiet estate dev.

5. SITE CONSTRAINTS

TREES — None (4 bed house only 2 parking spaces provided on site

ACCESS/PARKING — extra parking space provided at front on grass verge + existing on drive

LEVELS — No Change

BOUNDARY TREATMENT — No. 38, 1.8m high fence, 2 No small windows + door in flank elevation ~~behind a~~ 1 metre away behind boundary fence
— Rear boundary 1.8m high
— side boundary 1.8m high at rear

OTHERS

Nb No visual impact on streetscene.

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1785

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1785
40, Egremont Drive, Lower Earley, Reading.
Proposed conversion of garage to 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1785**
40, Egremont Drive, Lower Earley, Reading.
Proposed conversion of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1785

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1785
40, Egremont Drive, Lower Earley, Reading.
Proposed conversion of garage to playroom.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1785**
40, Egremont Drive, Lower Earley, Reading.
Proposed conversion of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1785

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2000/1785
40, Egremont Drive, Lower Earley, Reading.
Proposed conversion of garage to 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1785**
40, Egremont Drive, Lower Earley, Reading.
Proposed conversion of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1785

Applicant : Mr & Mrs D Fenton .

Location : 40, Egremont Drive, Lower Earley, Reading.
Proposal : Proposed conversion of garage to playroom.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/07/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 11/07/2000

Date Registered : 19/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 14/08/2000. 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 :

Neighbours: None received
Town/Parish Council: Request it should be refused due to insufficient parking on site!
Highways: Approval with conditions.
District Councillor: Comments see enclosed.

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on streetscene
3) Highways.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUN 2000	
Officer: AT	Application No. F/2000/1785

88/52.

Map No. ..... Site ...Q:03....

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

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

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

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO PLAYROOM

Location: 40 EGREMONT DRIVE

Parish: EARLEY Ward: L. Hurst Ford.

Applicant: MR/MRS FENTON

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	ONLY SHOW 2 PARKING AREAS NEED 3.		

There are only 2 parking spaces as existing on site!

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 .....
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 (BABTIE) .....
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:

S/N + 29, 31, 38, 42, 46 + 48 EGREMONT DRIVE .....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 27 June 2000

EARLEY TOWN CONSULTATION SHEET

32163

Application Number: F/2000/1785

Proposal: Proposed conversion of garage to playroom::

Site Address: 40, Egremont Drive, Lower Earley, Reading.

Applicant: Mr & Mrs D Fenton .

29 JUN 2000

Your observations are required in respect of this application **by 21/07/2000** .

It was requested that this application should be refused as it was considered that there was insufficient adequate parking on the site.

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 20 JUL 2000

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 June 2000

Application Number: F/2000/1785

Proposal: Proposed conversion of garage to playroom.

Parish: EARLEY TOWN

Site Address:
40, Egremont Drive, Lower Earley, Reading.

Applicant:
Mr & Mrs D Fenton .

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 (INSERT PARKING).

SR: 08

INOS.

Signed: _____ **Print name:** Stephanie Knowles.

10/07/00

EARLEY 1.4.86

1764

ADDRESS 40 EGREMONT DRIVE

PARISH ~~WOODLEY~~

PLOT No. 11 II AREA J LOWER EARLEY

ORD. SHEET No. SU. 7570 58
7571 52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21821	ABBEY	DET. HOUSE & GARAGE	23.8.84	CIA
BR23652	"	"	13.11.84	APP
22895	"	"	7.3.85	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
19 JUN 2006 1785

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 D. FENTON
	Address and postcode	40 EGREMONT DRIVE LOWER EARLEY READING RG6 3BS
	Phone number	0118 966 8269 WK: 0118 901 5859.
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	40 EGREMONT DRIVE LOWER EARLEY READING RG6 3BS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF INTEGRAL GARAGE TO PLAYROOM.

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.	LIGHT BROWN BRICK TO MATCH EXISTING BRICKWORK. WHITE WINDOW FRAME.	
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.		
	Permission 22895 condition 11		
	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

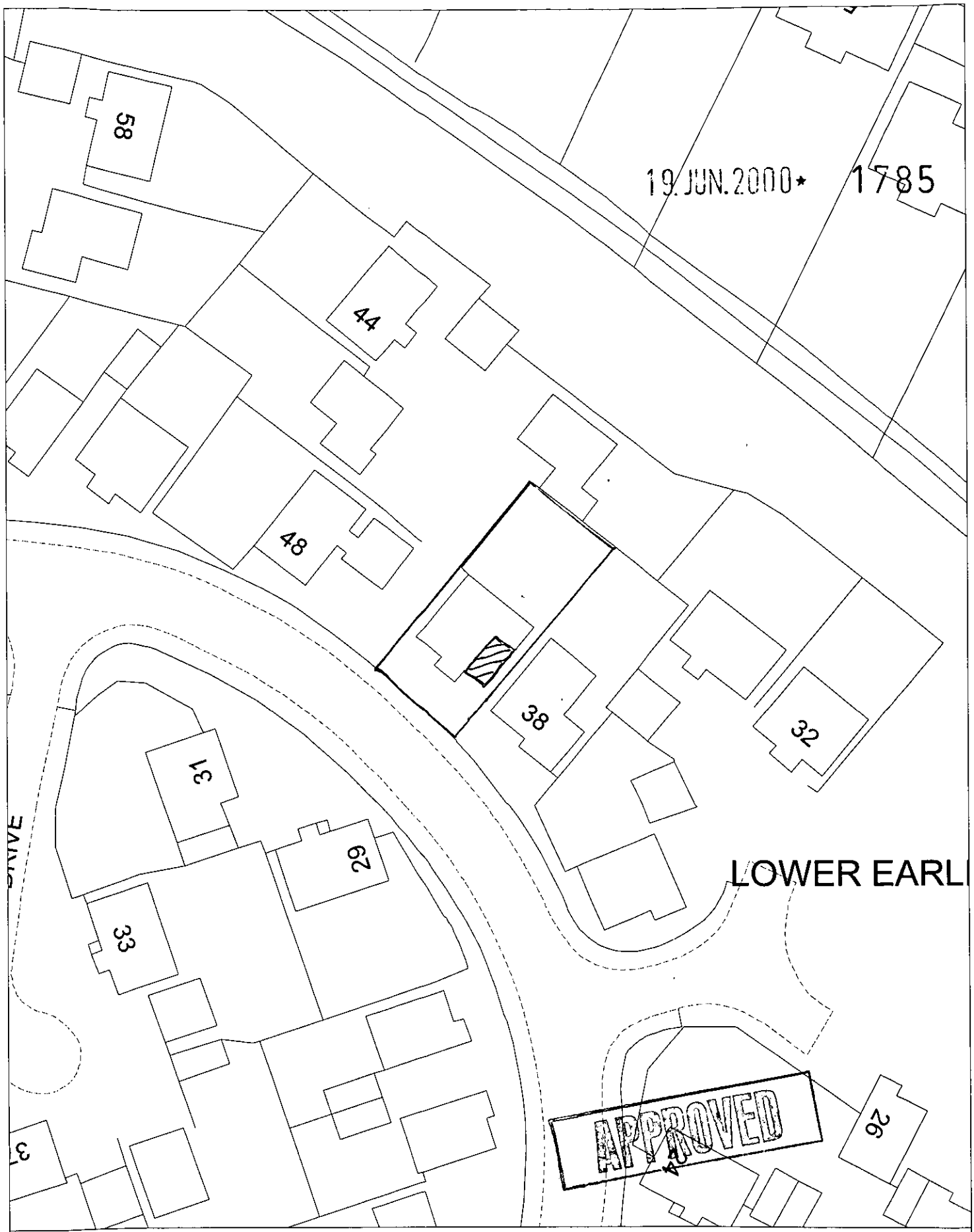
None of the land forms part of an agricultural holding.

Your signature: David Yenton

on behalf of

Date 16/6/00

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: 19 June 2000

N
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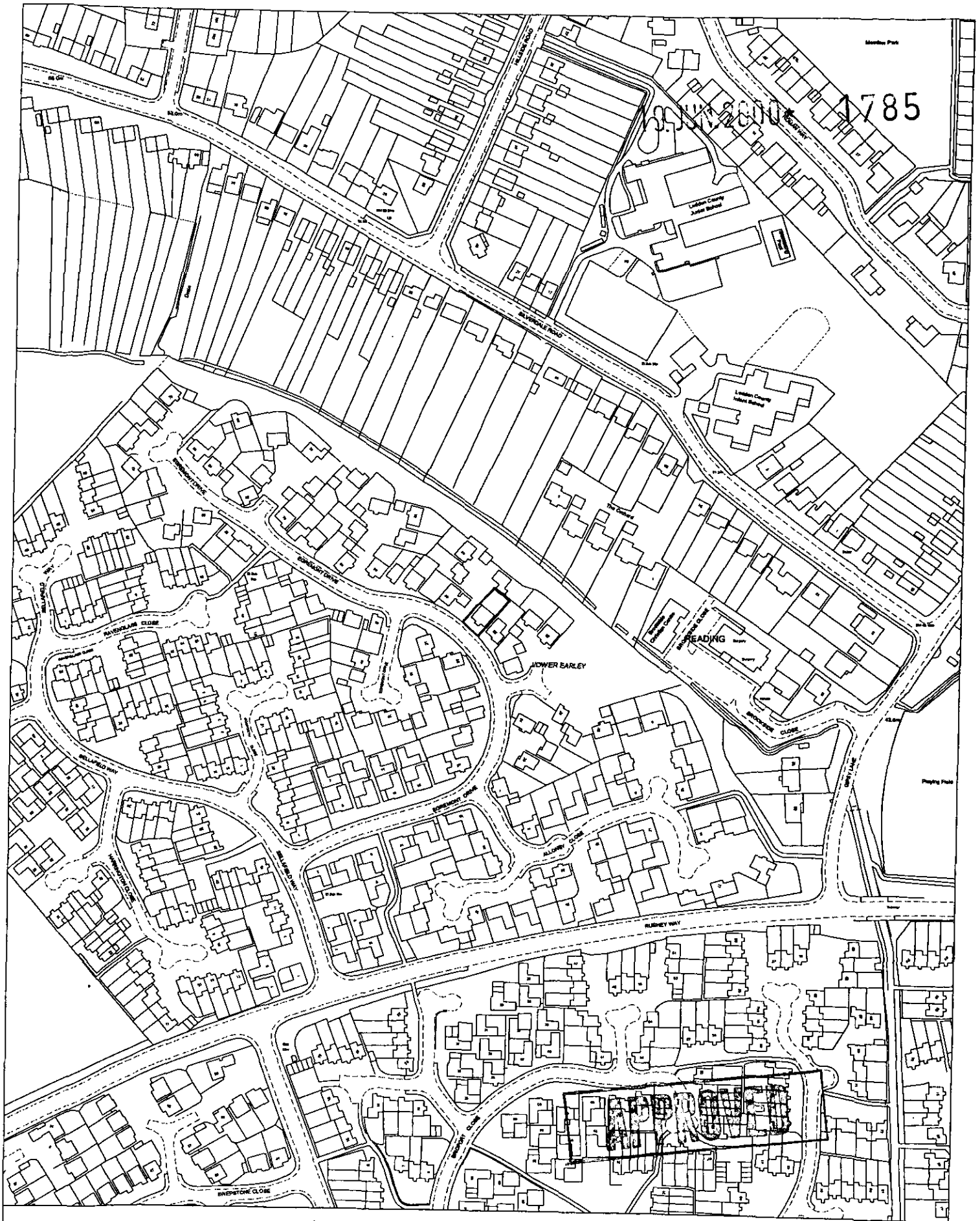

Site Plan, Scale: 1 to 2500

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Date: 19 June 2000

N
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1785

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Development Control Section, Environmental Services, Wokingham District Council.

20 June 2000

Scale: 1 : 1250

N
W E
S