APPLICATION NO:
F/2000/0990

LOCATION:
394 London Road, Wokingham.

APPLICANT:
Mr I Wilton C/O K Hammond

PROPOSAL:
Proposed conversion of part of garage to study and loft conversion with velux windows.

EARLIEST DATE FOR DECISION: **25/04/2000**
28 day members exp: 27/04/2000
APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Wilton
C/O K Hammond
392 London Road
WOKINGHAM
Berkshire
RG40 1RE

Application Number: F/2000/0990

Parish: **WOKINGHAM**

Location: **394 London Road, Wokingham**

Proposal: **Proposed conversion of part of garage to study and loft conversion with velux windows**

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 turning 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.

Head of Planning and Transportation
Date: 02 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0990	NB
BUILDING CONTROL NUMBER.	FP 2000/0956	Howard
~~APPLICANT~~/AGENT	K J. Hammond.	
ADDRESS OF SITE	394. London Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	garage conversion + loft conversion with velux windows	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	"	"
ELEVATIONS	00/01 + 02	00/01 + 02
FLOOR PLANS	03 + 07	03 + 04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

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/2000/0990

Applicant : Mr I Wilton C/O K Hammond.

Location : 394, London Road, , Wokingham.
Proposal : Proposed conversion of part of garage to study and loft conversion with velux windows.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/4

Date of Neighbour Notifications : ✓

Date of Site Visit : 10/4

Date Registered : 20/03/2000

Earliest Date for Decision : 25/04/2000

Latest Consultation Date/Site Notice Expiry Date : 25/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :

Wokingham TC: 12/4 – no objections

Highways: 11/4 - conditions - see file

Neighbours/EN: none received

Planning Issues : (Old set, almost frontage Green route/Green corridor)

1) Impact upon neighbouring properties } WBE1/WBE3 SBE1 + SBE2
2) Impact upon the street scene
3) Impact upon highway safety

Application Number: F/2000/0990

Appraisal :

(no letters of objection received)

1) Impact upon neighbouring properties:

The proposed development is for a loft conversion (to form a 'loft room') 2 velux windows in the rear elevation of the roof, and for a garage conversion forming a study.

There is to be a window inserted facing N° 392 London Rd. This is to be bigger & higher than the existing side WC window it will be at its max 2.2m above ground level. ~~As boundary treatment Nos 392 + 394 is a 1.8m fence, there may be some elements of overlooking into the amenity space of 392. Therefore, there is a condition imposed to ensure this window is obs~~ There are already 2 first floor windows which face the garden of N° 392. The additional window in the side elev is not considered to be of any harm. There is not considered to be any detrimental impacts to neighbours.

2) Impact to the streetscene.

It is not considered that there will be any detrimental impact to the streetscene by the addition of 2 rear velux window & a ground floor side window for the study.

3) Impact upon highway safety.

The number of bedrooms is to remain as 3 - provided space existing for parking + turning remains (conditions imposed) there will still be provision for 2 off-road parking spaces (despite the loss of the garage space). ∴ The Council's parking standards will be satisfied & there will be no detrimental impacts to highway safety.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0990
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
~~3~~	~~SC20~~	~~SR24~~	~~A~~ ~~STUDY WINDOW~~
			~~SIDE ELEVATION FACING 302 LONDON ROAD~~
3 ~~4~~	SC23	SR06	PARKING + TURNING

John Mitchell
30/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 394 London Road Wokingham.

APPLICATION NUMBER: F/2000/0990

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/4.

1 SITE/STATUTORY NOTICE DISPLAYED ? X4 - entrance to property

2. DESCRIPTION OF SURROUNDINGS
Residential — set back in 'lay by' from main London Rd. cluster of 4 new dwellings (field at rear)

3. DESCRIPTION OF SITE/BUILDING
Pitched roof with 2 rear dormer windows.
Proposed velux roof lights to be in plane of rear roof - above velux.
one existing g/fl. side window facing № 392, plus one proposed - will be obscured by fencing
conv. to be in line with front of kitchen. small part of garage at front remaining (not big enough for a car).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - set back app 1m with either boundary.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING Existing - one garage space (will be unusable for a car) & up to 3(?) on driveway. 2 definately.
driveway includes space to turn

LEVELS ✓

BOUNDARY TREATMENT 1.8m fencing (close boarded) with 392 & 396.
low wire ~~fencing~~ & horiz. panels at rear

OTHERS

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

Tel: (0118) 974 6492

Date: **30 March 2000**

My ref: F/2000/0990

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/0990
394, London Road, , Wokingham.
Proposed conversion of part of garage to study and loft conversion with velux windows.

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/2000/0990**
394, London Road, , Wokingham.
Proposed conversion of part of garage to study and loft conversion with velux windows.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6492

Date: **30 March 2000**

My ref: F/2000/0990

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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and my reason(s) are_____
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_____

Signed: _____ Date: _____
Councillor Edwards

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

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Tel: (0118) 974 6492

Date: **30 March 2000**

My ref: F/2000/0990

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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394, London Road, , Wokingham.
Proposed conversion of part of garage to study and loft conversion with velux windows.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2000/0990

Proposal:
Proposed conversion of part of garage to study and loft conversion with velux windows.

Location:
394, London Road, , 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 25/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 MAR 2000
Officer: NAB	Application No. F/2000/0990

Map No. ..... Site ...004...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED CONVERSION OF PART OF GARAGE TO STUDY AND LOFT CONVERSION WITH VELUX WINDOWS

Location: 394 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys ✓ 3013

Applicant: MR WILTON
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 : 30/3 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: ✓30/3

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 + 392, 396 + Plough Farm - London Rd 30/3

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0990

Proposal: Proposed conversion of part of garage to study and loft conversion with velux windows

Site Address: 394 London Road, Wokingham

Applicant: Mr I Wilton c/o K Hammond

Your observations are required in respect of this application by **25/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 05/04/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 30 March 2000

Application Number: F/2000/0990

Proposal: Proposed conversion of part of garage to study and loft conversion with velux windows.

Site Address:
394, London Road, , Wokingham.

Applicant:
Mr I Wilton C/O K Hammond.

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 & TURNING (SR 06)

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

7-4-00

1933

ADDRESS 394 LONDON ROAD PARISH WOKINGHAM

PLOT No. 2

BUILDER

ORD. SHEET No. SU 8368 (76)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64817/0	ASHVILLE LAND & PROP. CO.	O/L	1.10.97	CIA
98/67566/F	WESTBUILD HOMES LTD	4 DET. HOUSES & GARAGES	6.7.98	CIA

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

20.MAR2000* 0990

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	IAN WILTON
	Address and postcode	"PLOUGH VIEW" 394 LONDON ROAD WOKINGHAM BERKS RG40 1RE
	Phone number	0118 9892747
	Agent's Name	K HAMMOND
	Address and postcode	392 LONDON ROAD WOKINGHAM BERKS RG40 1RE
	Phone number	0118 9892339
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.	394 LONDON ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION INTO PLAYROOM & GARAGE TO FORM STUDY
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 ☐ N/A No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WINDOWS TO MATCH EXISTING (x3)
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 ☐ SMALLER GARAGE

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		
	CONCESSIONAL EXEMPTION (REMOVAL OF DEVELOPMENT RIGHTS) OF FEE		
	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

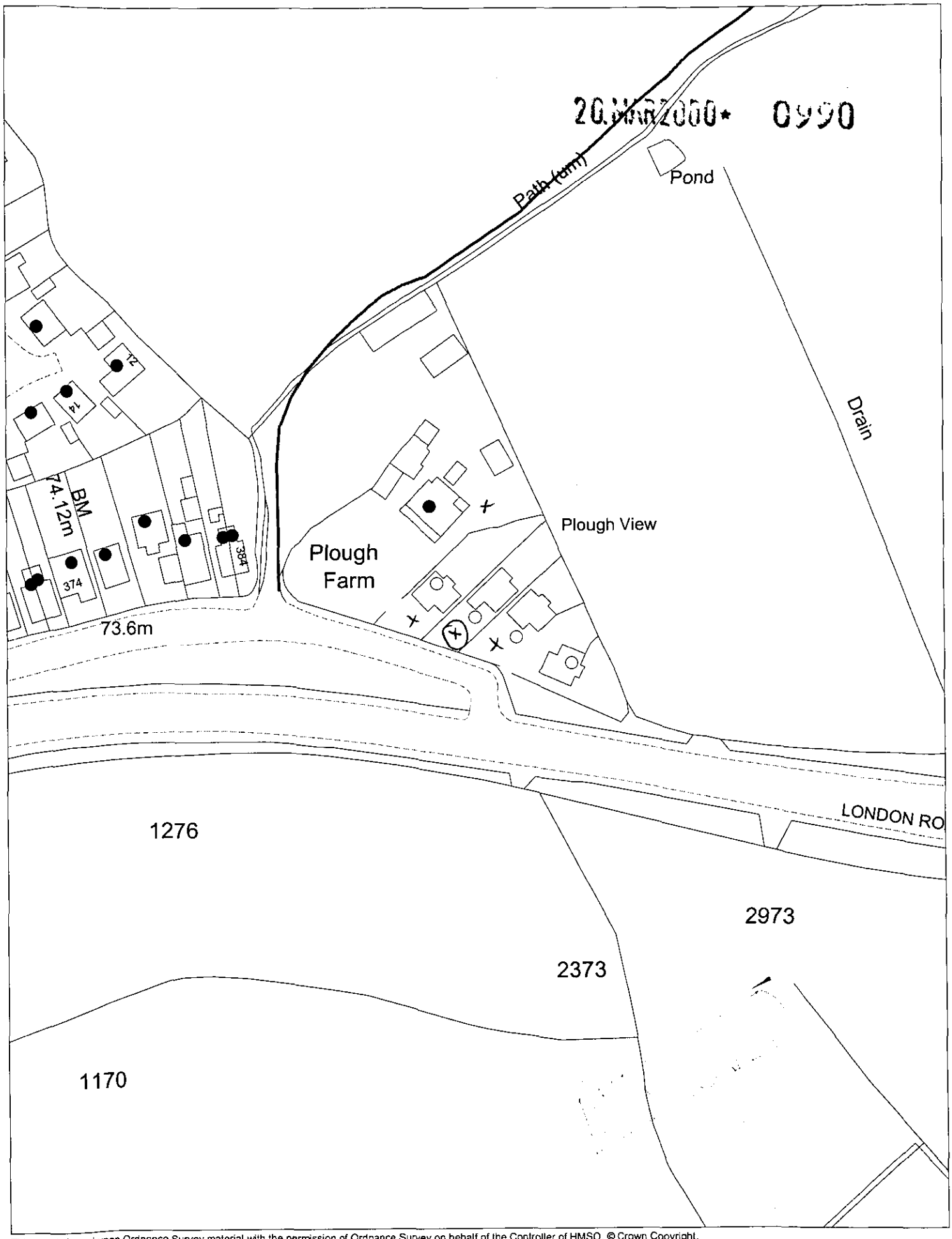
None of the land forms part of an agricultural holding.

Your signature: JWW

on behalf of

Date 16/03/2000

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



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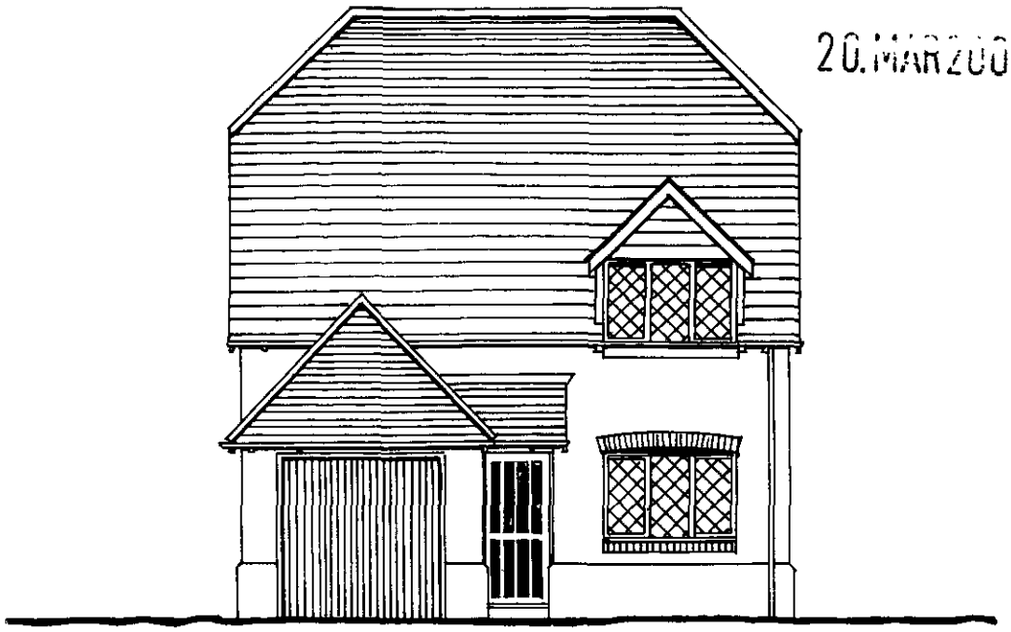
Development Control Section, Environmental Services, Wokingham District Council.
27 March 2000

Scale: 1 : 1250

N
W E
S

20.MAR2000* 0990



FRONT ELEVATION



REAR ELEVATION

D 3/8/00

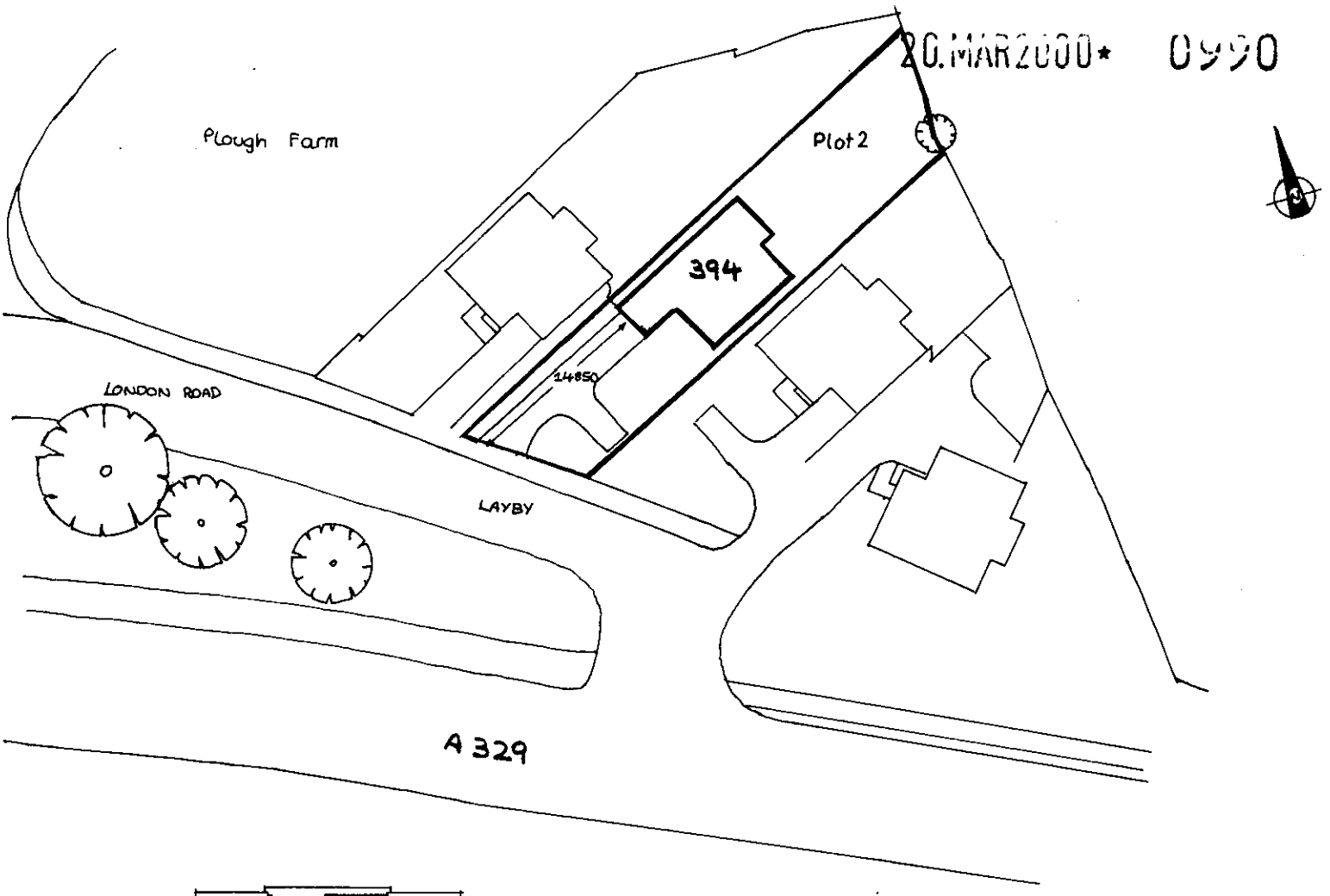
PROPOSED GARAGE/
LOFT CONVERSION
Mr & Mrs WILTON
PLOUGH VIEW
394 LONDON ROAD
WOKINGHAM
RG40 1RE

SCALE 1:100
K.H

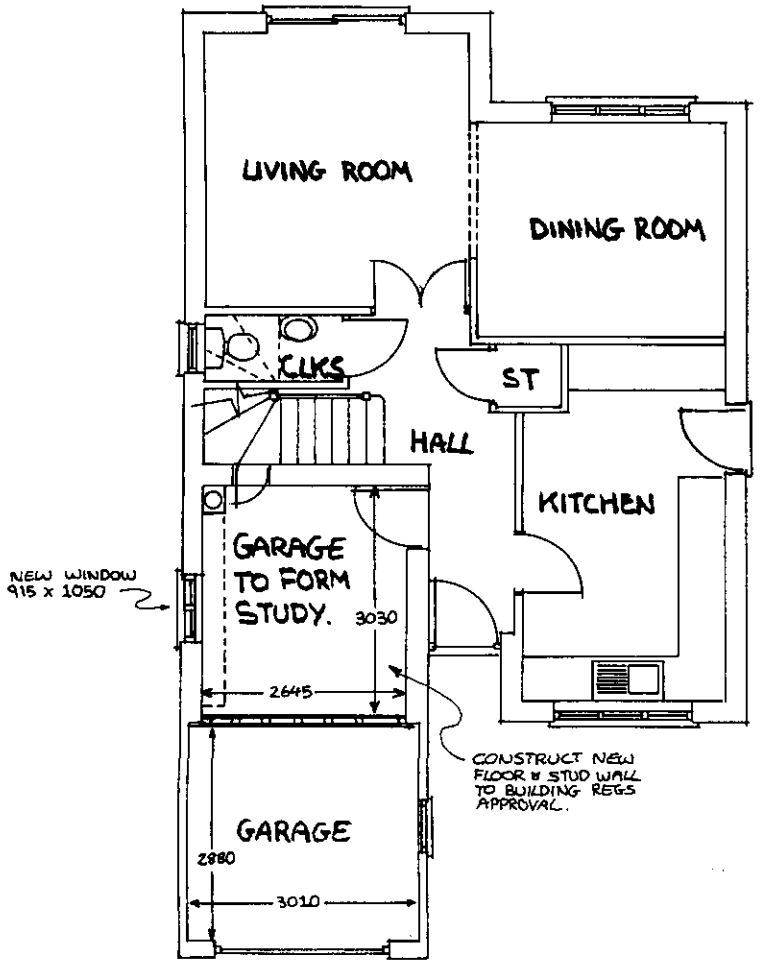
APPROVED

00/01

20.MAR2000* 0990



SITE PLAN (1:500)



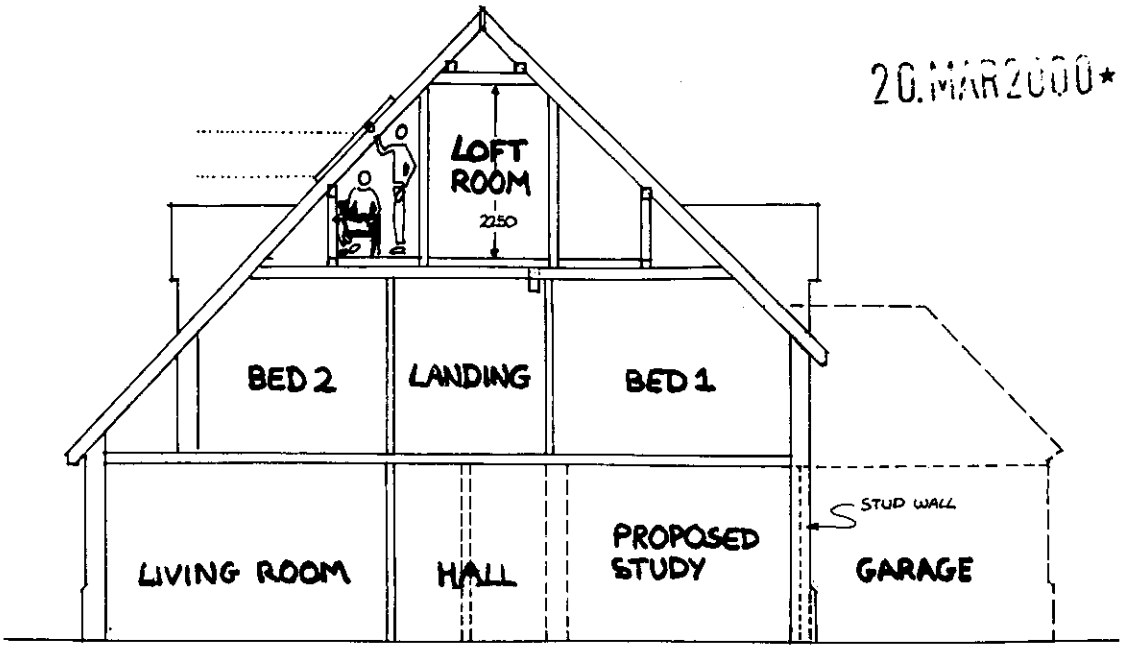
GROUND FLOOR PLAN

PROPOSED GARAGE/ LOFT CONVERSION.
Mr & Mrs WILTON
PLOUGH VIEW
394 LONDON ROAD
WOKINGHAM
RG40 1RE

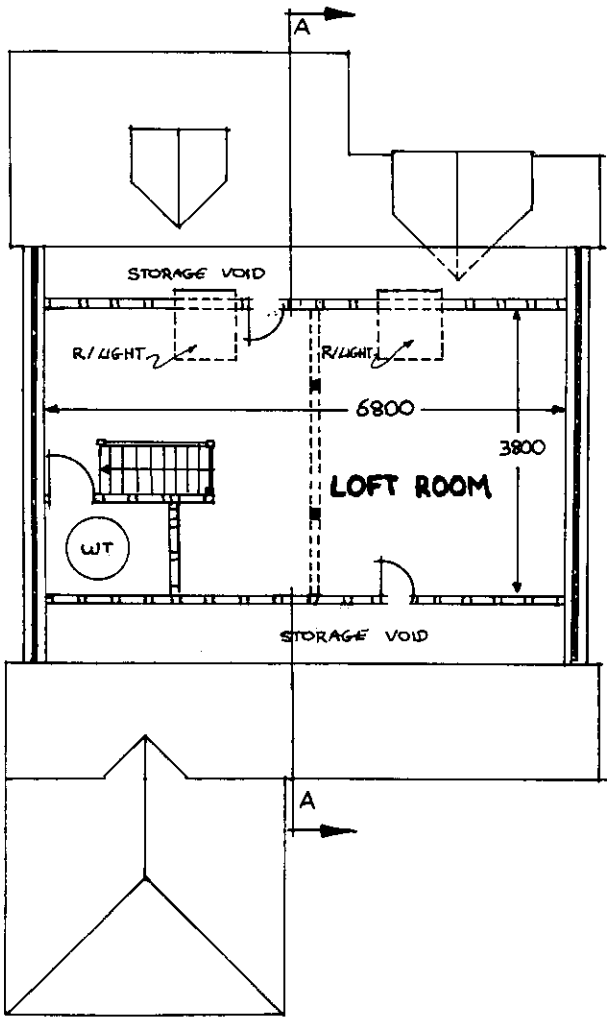
SCALE 1:100
K.H.
3/8/00

00/03

20.MAR2000* 0990



SECTION A.A.



SECOND FLOOR PLAN

3/8/00

PROPOSED GARAGE/
LOFT CONVERSION.
Mr & Mrs WILTON
PLOUGH VIEW
394 LONDON ROAD
WOKINGHAM
RG40 1RE
SCALE 1:100
KH

00/04