APPLICATION NO:
F/2002/5624

LOCATION:
26 Clifton Road, Wokingham.

APPLICANT:
Mrs Sampson

PROPOSAL:
Proposed conversion of part of garage to WC.

EARLIEST DATE FOR DECISION: **07/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2002
Listing Exp - 11/2/2.

CASE OFFICER: **Louise Smith**

APPROVED

736

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Sampson
26 Clifton Road
Wokingham
Berks
RG41 1NB

Application Number: F/2002/5624

Parish: **WOKINGHAM**

Location: **26, Clifton Road, Wokingham.**

Proposal: **Proposed conversion of part of garage to WC.**

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 condition, the reason for which is specified hereunder.

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

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

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.
South East Area Local Plan Policies ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5624

Applicant : Mrs Sampson .

Location : 26, Clifton Road, , Wokingham.
Proposal : Proposed conversion of part of garage to WC.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 21/1/2

Date Registered : 08/01/2002

Earliest Date for Decision : 07/02/2002

Latest Consultation Date/Site Notice Expiry Date : 07/02/2002

This application will have expired on: 05/03/2002. 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. - conditional approval.

Planning Issues :
Identified settlement
Parking + Highways.

Application Number: F/2002/5624 - 26 Clifton Road
Appraisal

Development
The site is a semi-detached dwelling, situated within the identified settlement of Wokingham.

The application proposes the conversion of part of the garage to WC. No external modifications are proposed.

1) Impact on Parking
The proposed conversion would reduce the area of the garage, however, there is sufficient space for 2 cars (the requirement of this 3-bedroom property), on the existing driveway. On the condition that turning space is retained, highways are happy to approve the proposal.

Approved ~~**Refused**~~

Application Number F/2002/5624
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
~~2~~	~~C004~~		

RECORD OF SITE VISIT

SITE ADDRESS: 26 Clifton Road Wokingham.

APPLICATION NUMBER: F/2002/5624

OFFICER: Louise Smith

DATE OF SITE VISIT: 21/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - lamppost.

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - Semi detached properties
redbrick + sandstone brick - grey concrete roof ~~tiles~~ tiles.
continuity in housing design.

3. DESCRIPTION OF SITE/BUILDING
Already had front single storey extension - pitched roof
+ to garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage walls provide boundary treatment
→ no external changes will be made.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 in driveway

LEVELS No. 24 = 25cm higher.

BOUNDARY TREATMENT - as above.

OTHERS

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5624	Louise Smith
BUILDING CONTROL NUMBER.	BN 2001/1202 Central	
~~APPLICANT~~/AGENT	M. Field.	
ADDRESS OF SITE	26 Clifton Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	BD 191	rec'd 8/11/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	12/2/02
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
C DRAWINGS		
RENCES ?		
	15/10/01	20/2/02

Applicant came in to Brian Stone. He says he can show he has 3 parking spaces in front of garage. He will write in to Mike Thorp for written permission". CO 27/11/01

Seen MS 9/11/01

	REQUESTED	RECEIVED	REMINDER
DED	15/10/01		9/11/01
ION			

	16/10/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 15 January 2002

Application Number: F/2002/5624

Proposal: Proposed conversion of part of garage to WC.

Parish: WOKINGHAM TOWN

Site Address:
26, Clifton Road, , Wokingham.

Applicant:
Mrs Sampson .

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).

Comment.

Parking plan does not comply with our standards, however only 2 spaces of min dimensions 4.8m by 2.4m are required which can be accommodate within the area shown on the plan.

Therefore:

Notwithstanding the plans submitted; C12, R12.

Signed: _____ **Print name:** ADAM 17/9/02

Received by Wokingham District Council

Application No: F/2002/5624

Proposal:
Proposed conversion of part of garage to WC.

Location:
26, Clifton 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 and 1.00pm - 4.00pm Sunday. Library 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 quote application number F/2002/5624 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2002. 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 Planning and Transportation

14 January 2002

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

Tel: (0118) 974 6463

Date: **14 January 2002**

My ref: F/2002/5624

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2002/5624
26, Clifton Road, , Wokingham.
Proposed conversion of part of garage to WC.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5624**
26, Clifton Road, , Wokingham.
Proposed conversion of part of garage to WC.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: (0118) 974 6463

Date: **14 January 2002**

My ref: F/2002/5624

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5624**
26, Clifton Road, , Wokingham.
Proposed conversion of part of garage to WC.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6463

Date: **14 January 2002**

My ref: F/2002/5624

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/5624
26, Clifton Road, , Wokingham.
Proposed conversion of part of garage to WC.

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463.**

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5624**
26, Clifton Road, , Wokingham.
Proposed conversion of part of garage to WC.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5624
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/5624	Map No : 68A
Case Officer : LS	Site Area : 0.03
Valid Date : 8/01/2002	Received Date: 08/01/2002

Level : Delegated Application

Description : Proposed conversion of part of garage to WC.

Location : 26, Clifton Road, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mrs Sampson .

Fee Required: £0 Fee Received: £0 restrictive condition?.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-app

NEIGHBOURS

S/N + see map

5624

Environmental Services

For office use only.
Application number: 08 JAN 2002* 5624

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	MRS SAMPSON 26 CLIFTON RD WOKINGHAM BERKS
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.	26 CLIFTON RD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension About the application	ADDITION OF WC INSIDE THE CONFINES OF THE EXISTING GARAGE
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.	BLOCKWORK + RENDER AS SPECIFIED BY BUILDING CONTROL
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: 3	Proposed:
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: [signature] on behalf of MRS SAMPSON

Date 26-10-01

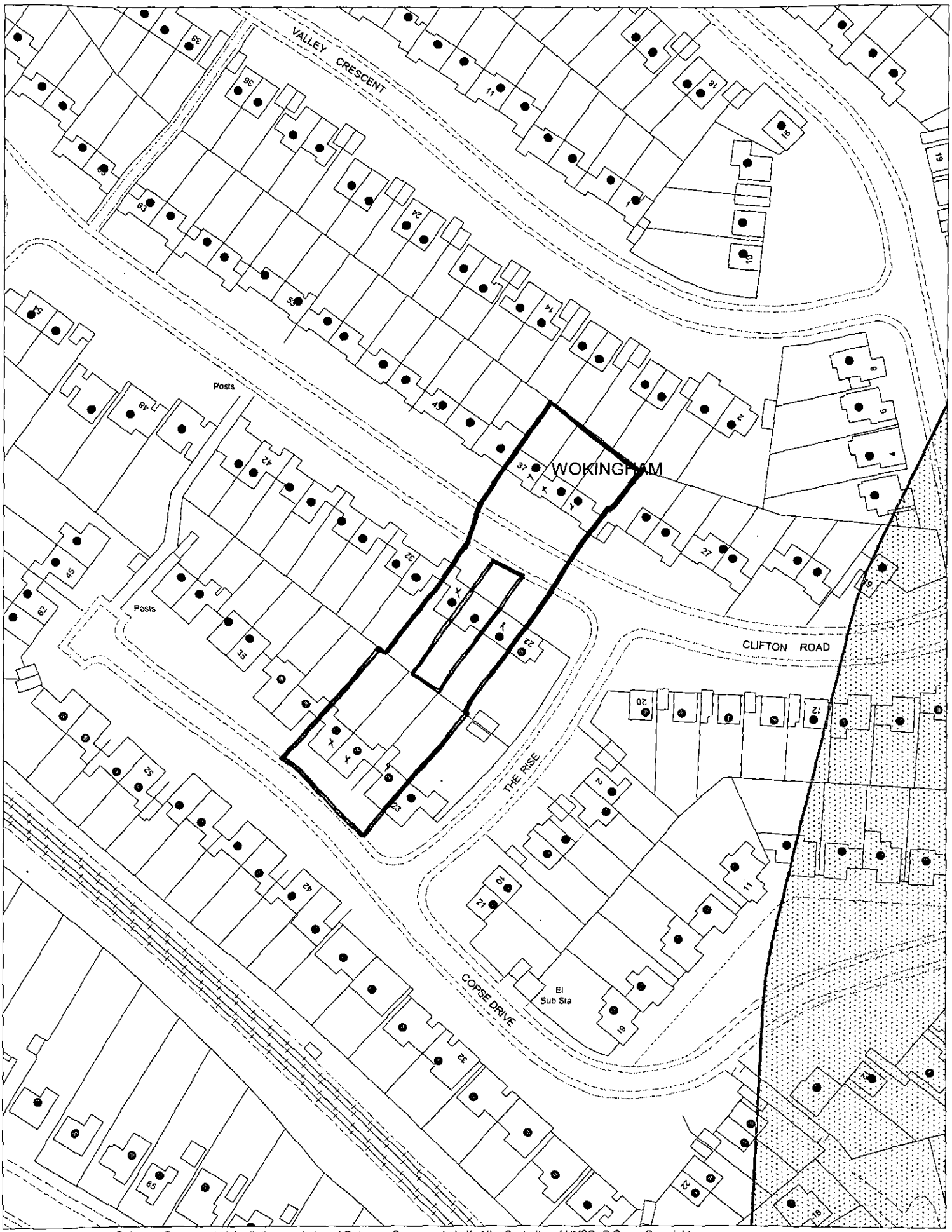
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

26, CLIFTON ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DA COM
0/16/58			Res Dw	10/7/58C			
B/37/61	5155	21.7.61	Dwellinghouse	26.10.61C			
R/48/65			Erect garage	27/5/65 app			
	BR 5183		S/storey Ext. (Mr R Sampson)		26 7 76 App		
33/82				2.6.89 GA			
	BRA 728/		FRONT EXT		28-6-89 APP		
F/2002	5624		Part garage to WC Mrs. Sampson				

PD Enq - Gar Conversion - Mr Field 15/10/01 - Planning App req

08.JAN.2002* 5624



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Development Control Section, Environmental Services, Wokingham District Council.

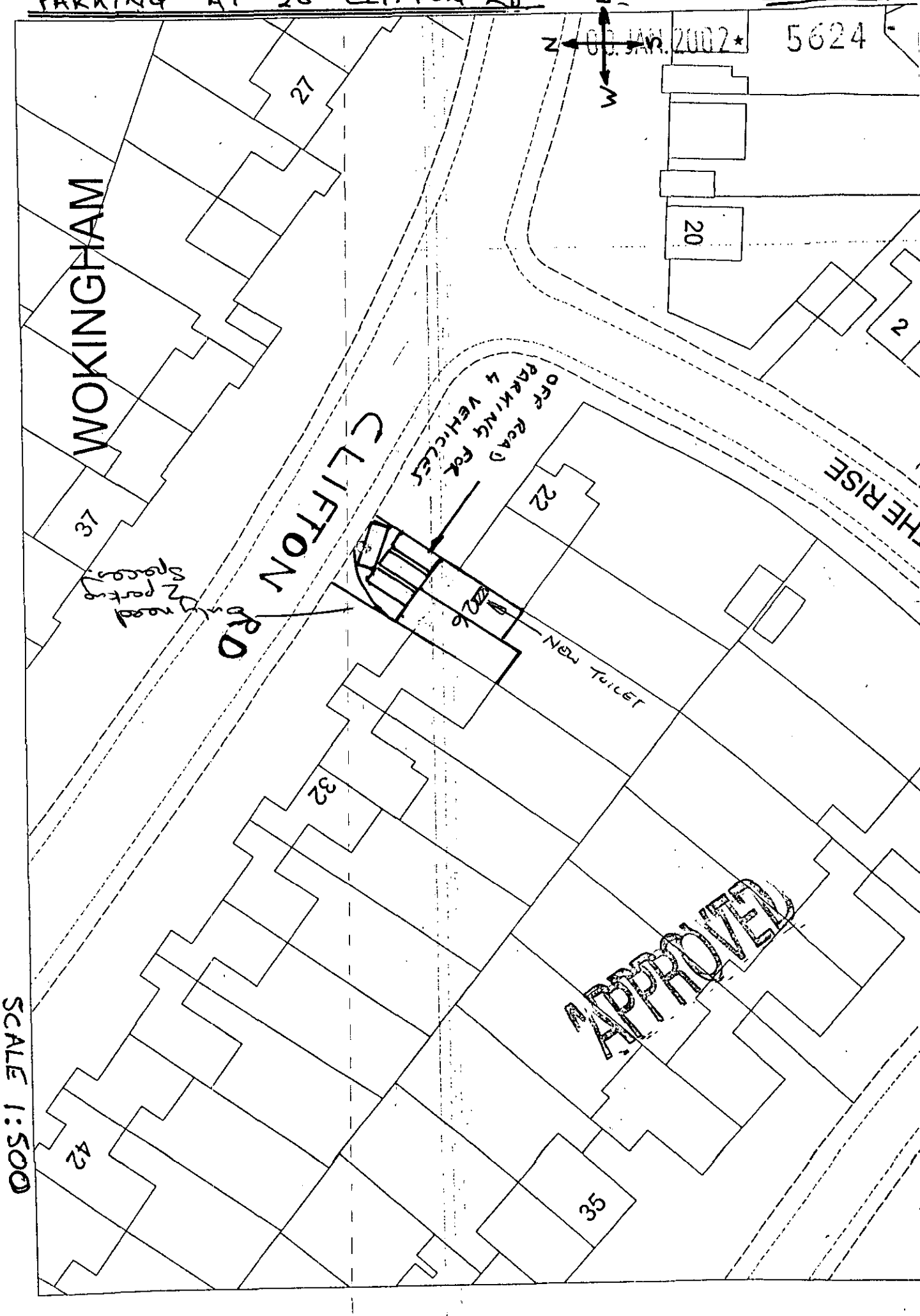
14 January 2002

Scale: 1 : 1250

N
W E
S

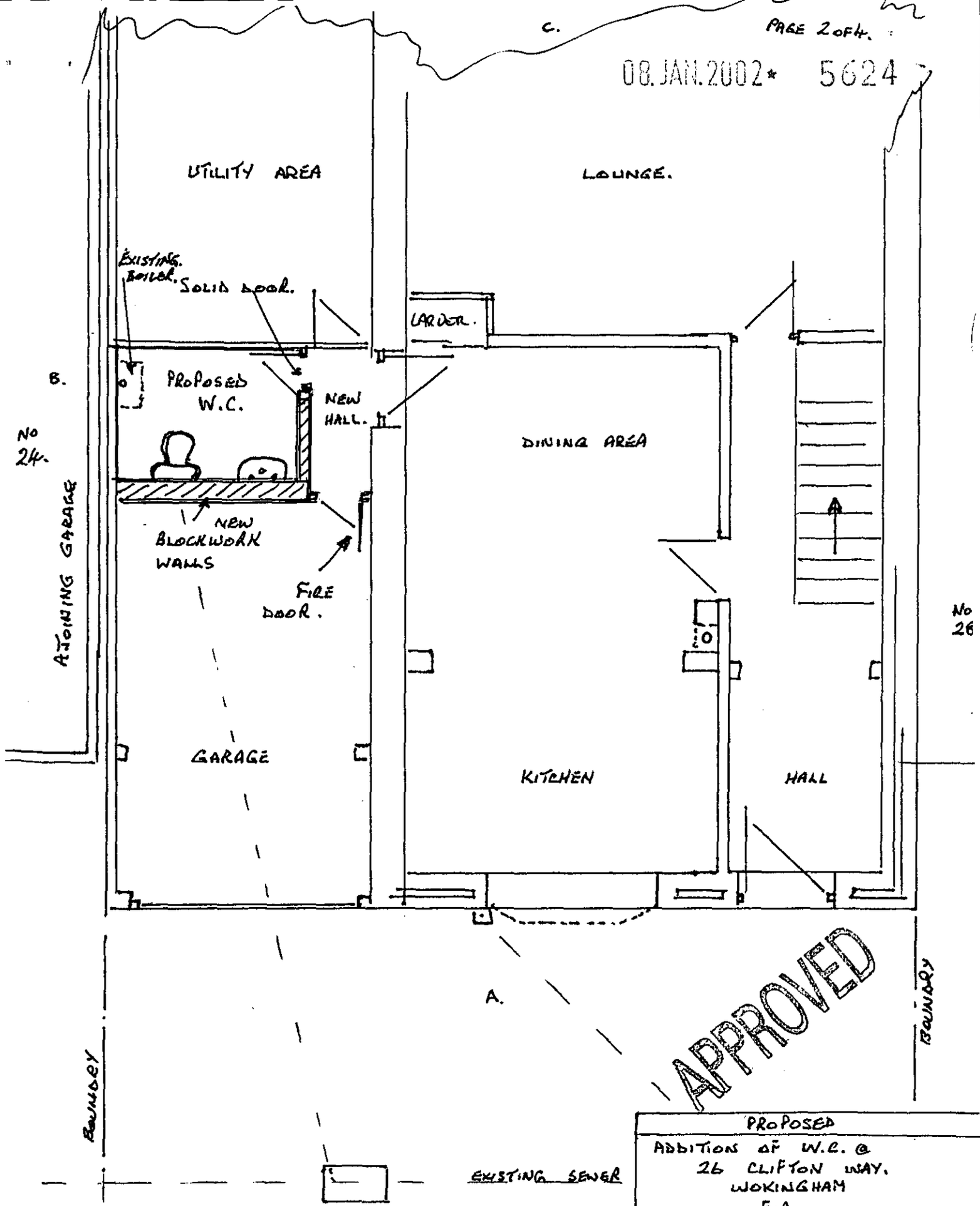
PLAN SHOWING OFF ROAD PARKING AT 26 CLIFTON RD

SCALE 1:500



SCALE 1:500

08.JAN.2002* 5624



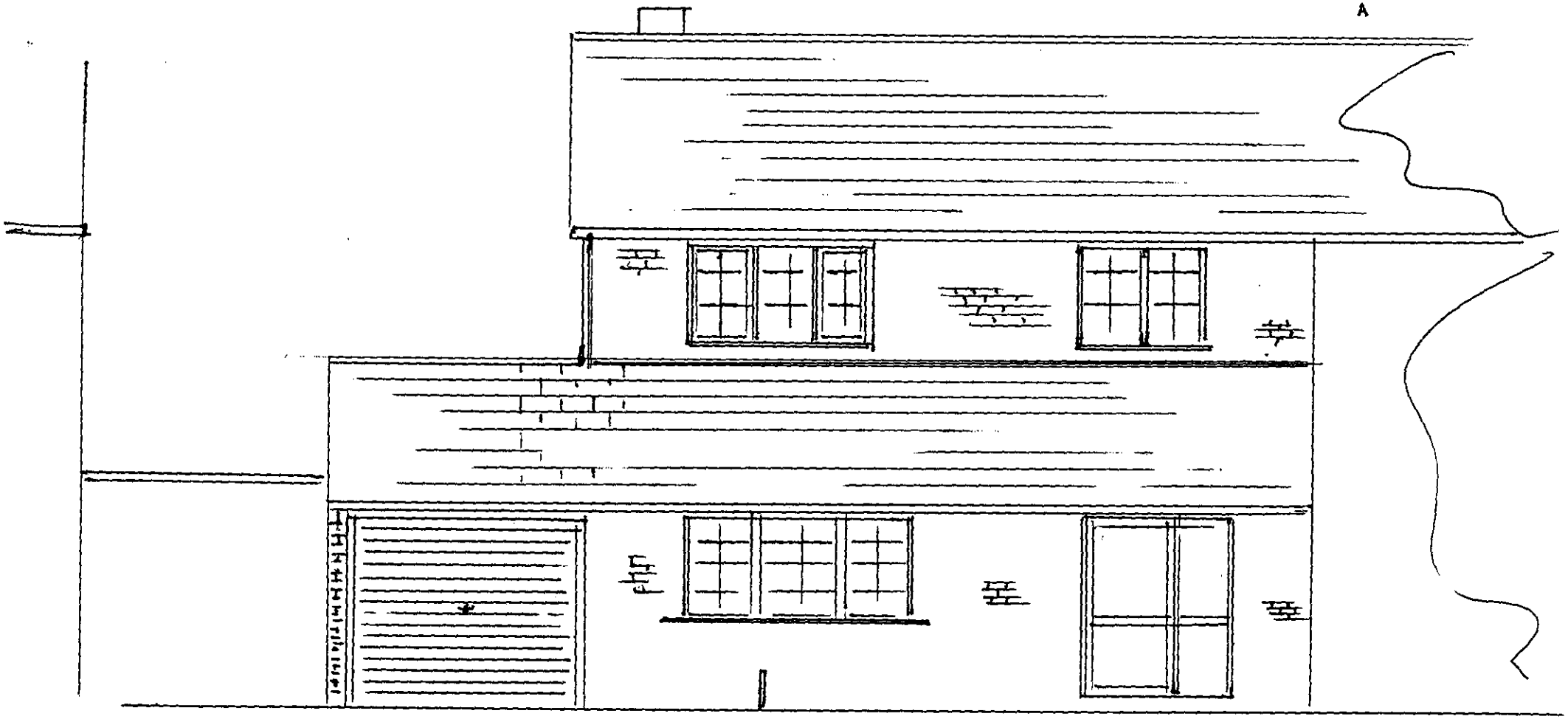
PROPOSED

ADDITION OF W.C. @
26 CLIFTON WAY.
WOKINGHAM
FOR
MRS SAMPSON.

PLAN. 28-10.01

SCALE 1:50

A



09 JAN 2002 * 56624

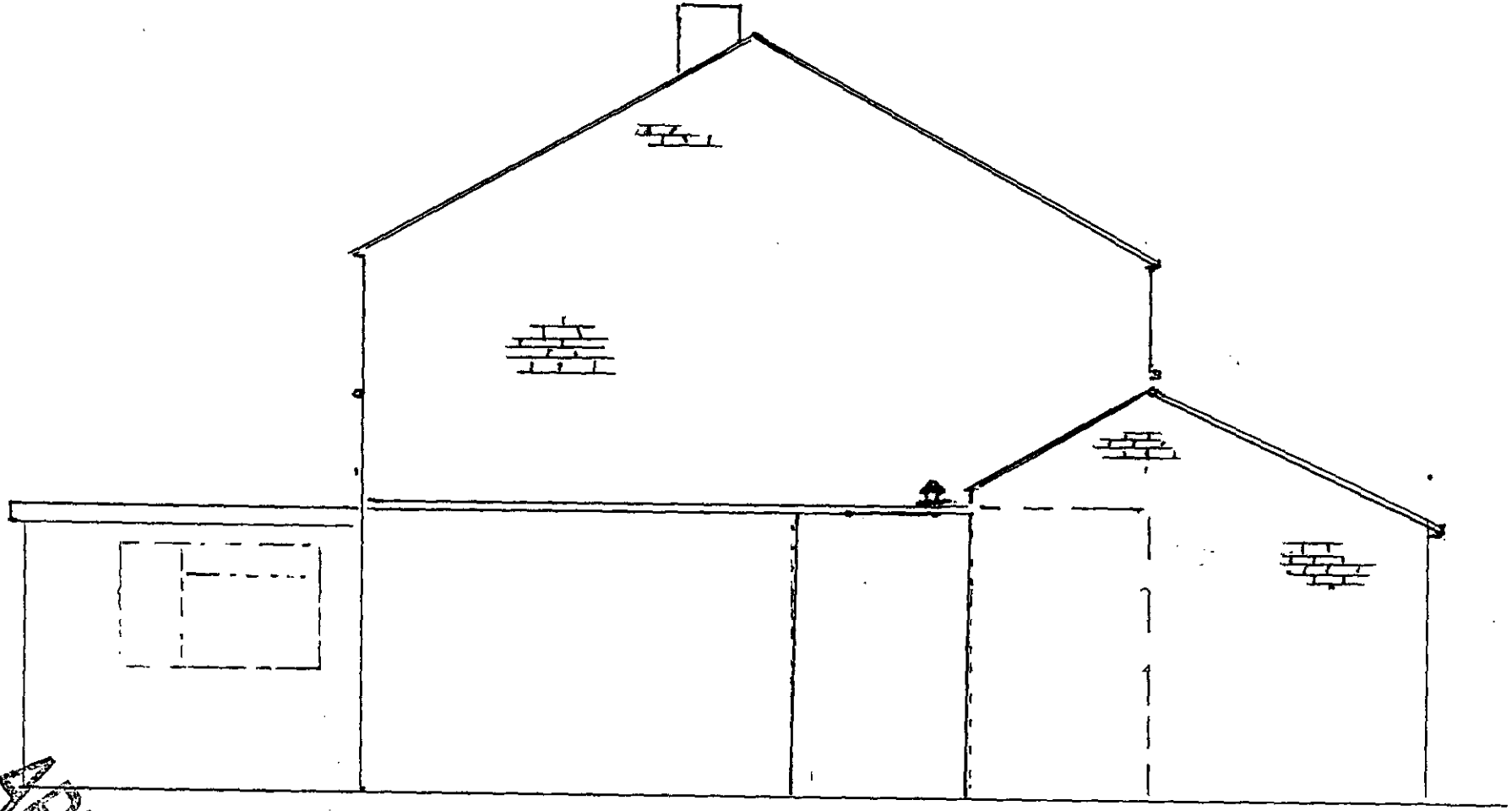
APPROVED

SPEC.

140 BLOCKWORK TO GARAGE
100 BLOCKWORK TO HALL
FIRE DOOR TO RARAGE. SOLID DOOR FROM WC TO HALL.
LIGHT TO HALL.
LIGHT WITH AUTO AIR EXTRACTOR IN W.C.
NEW W.C. LINKED TO EXISTING SEWER VIA.
NEW SOIL PIPE AND MANHOLE.
PEDISTAL BASIN WITH HOT AND COLD FEED.

PROPOSED ADDITION OF W.C
@
26 CLIFTON RD
WOKINGHAM.
FOR
MRS SAMPSON.
FRONT ELEVATION
SCALE 1:50 28-10-01

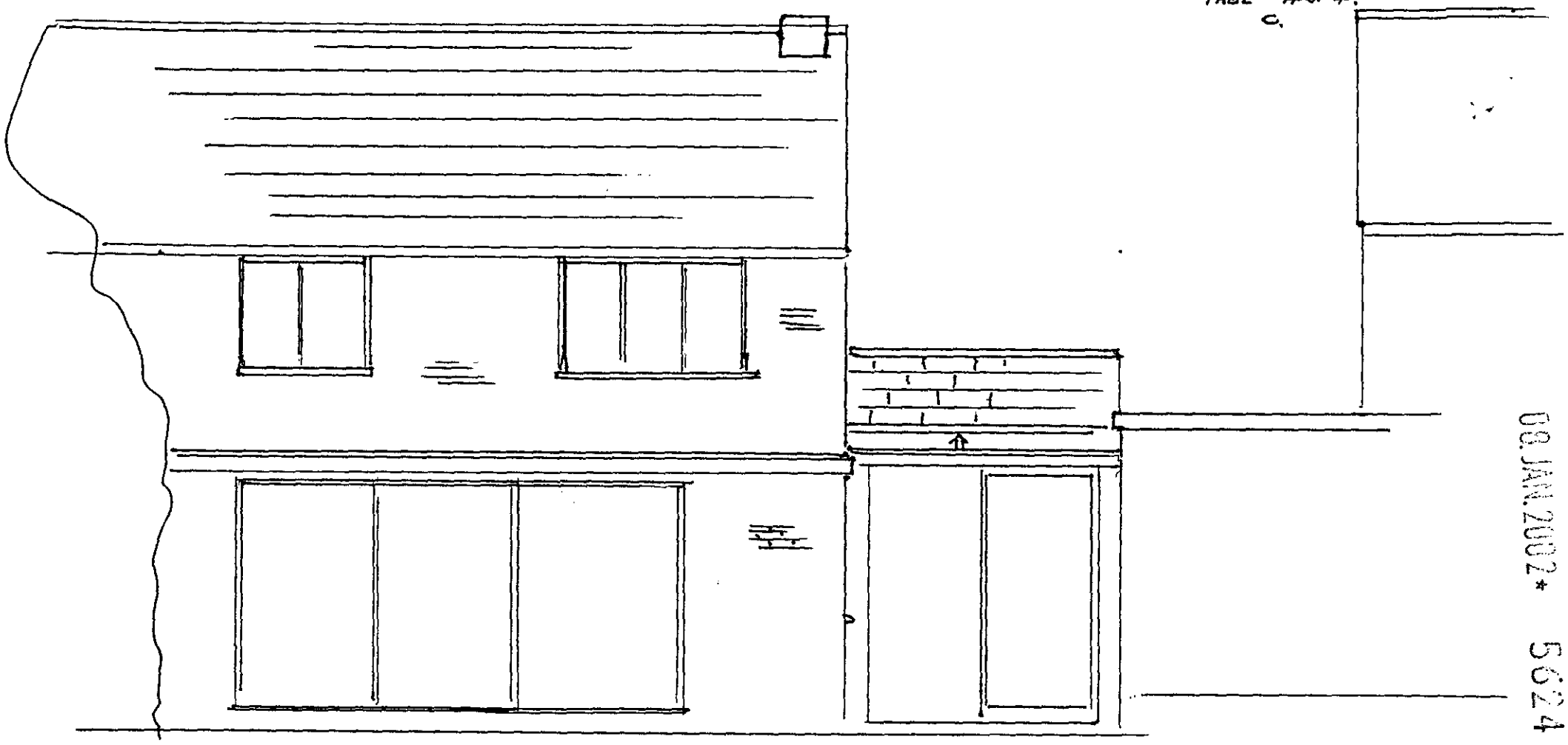
B.



APPROVED

08 JAN 2002 5624

PROPOSED ADDITION OF W.C.
&
26 CLIFTON RD
WOKINGHAM.
FOR
MRS SAMPSON
SIDE ELEVATION
SCALE 1:50 28-10-01



08 JAN 2002 * 5624

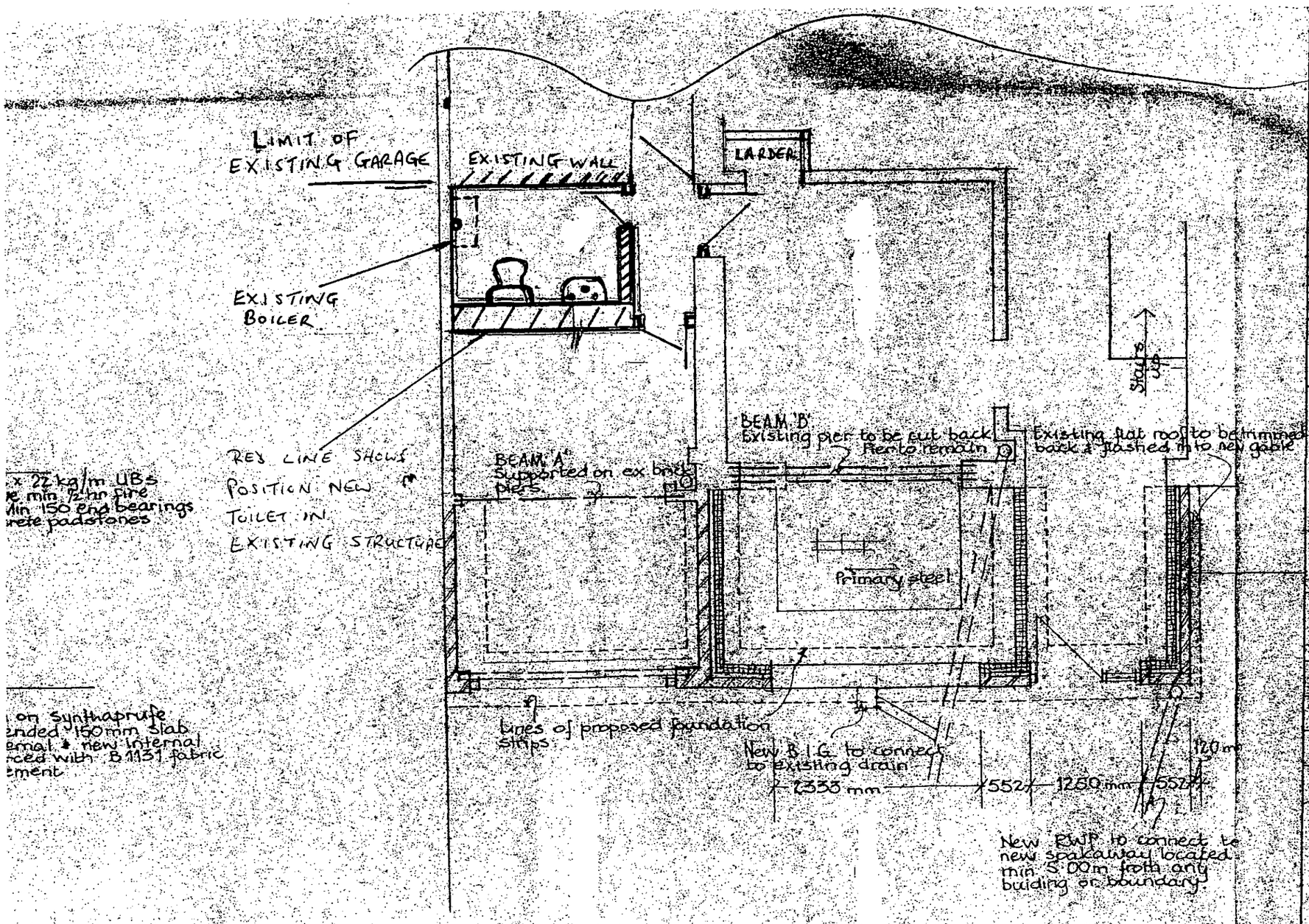
APPROVED

PROPOSED ADDITION OF W.C.
@
26 CLIFTON RD
WOKINGHAM
FOR
MRS SAMPSON

SCALE 1:50 28.10.01

REAR ELEVATION

08.JAN.2002* 5624



AMENDMENT SCHEDULE

Date	No.	Description

Client.

Mr. D. Sampson

Job.

Extension at 26, Clifton Road, WOKINGHAM

Drwg. Gen. Details.

Date apr '89	Drwg No. BD 191
Scale 1:100 1:50	Sheet No. 2
Drwn by mjd	

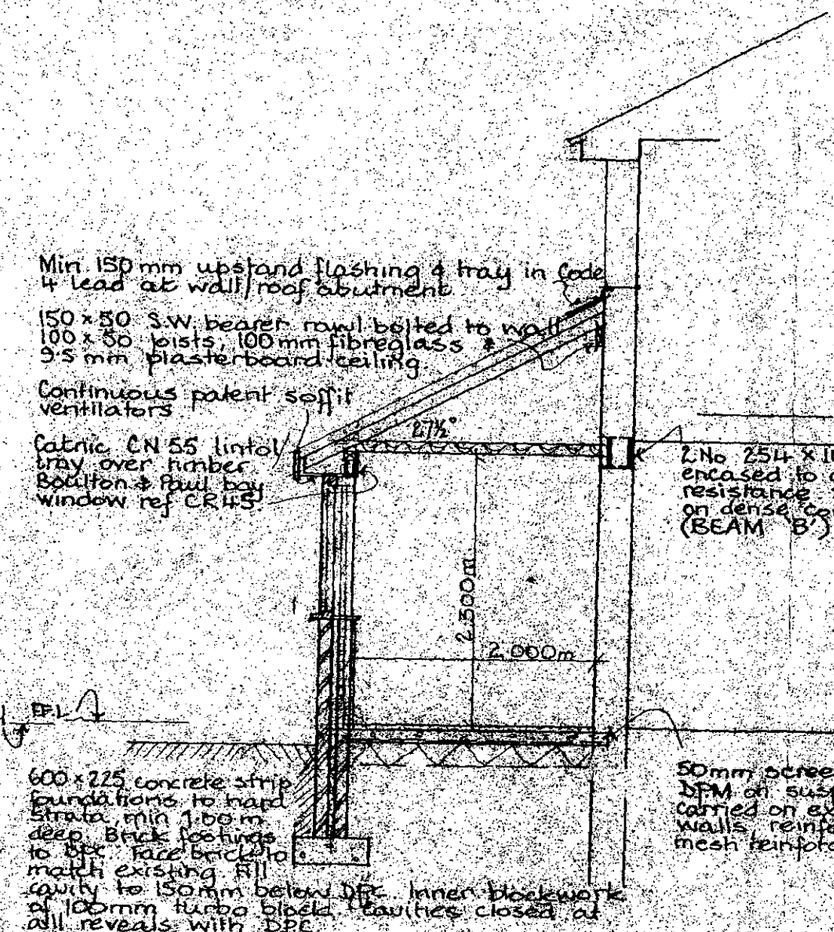
Michael J. Daniels FRICS AMRSH
Chartered Building Surveyor
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG11 1AB
Telephone: Wokingham 790313

APPROVED

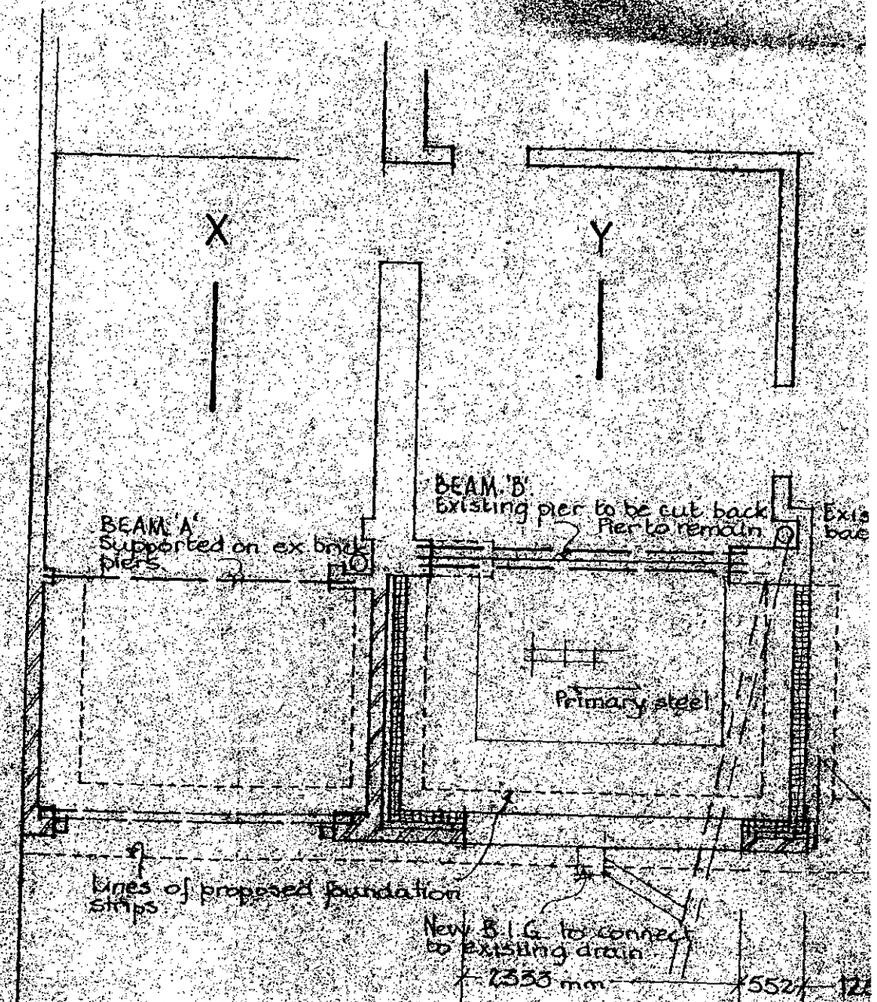
ALL DETAILS OF CONSTRUCTION ON 1:50 SCALE, Sheets 1-4.

08.JAN.2002* 5624

SECTION 'X'



SECTION 'Y'



APPROVED

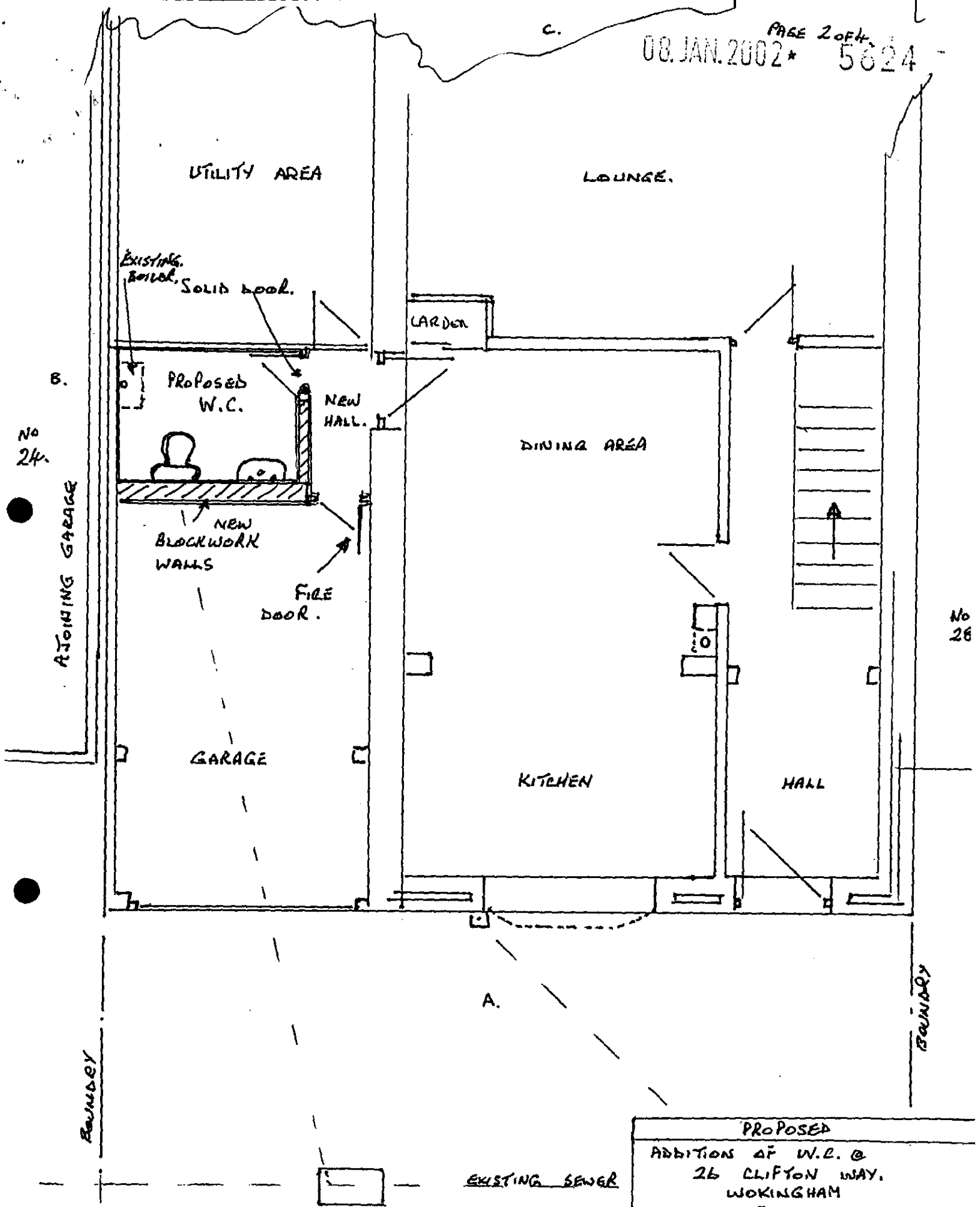
PDS K74279

PLAN SHOWING OFF ROAD PARKING AT 26 CLIFTON RD

SCALE 1:500

SCALE 1:500

08. JAN. 2002 * 5624



PROPOSED
ADDITION OF W.C. @
26 CLIFTON WAY.
WOKINGHAM
FOR
MRS SAMPSON.

PLAN. 28-10-01
SCALE 1:50

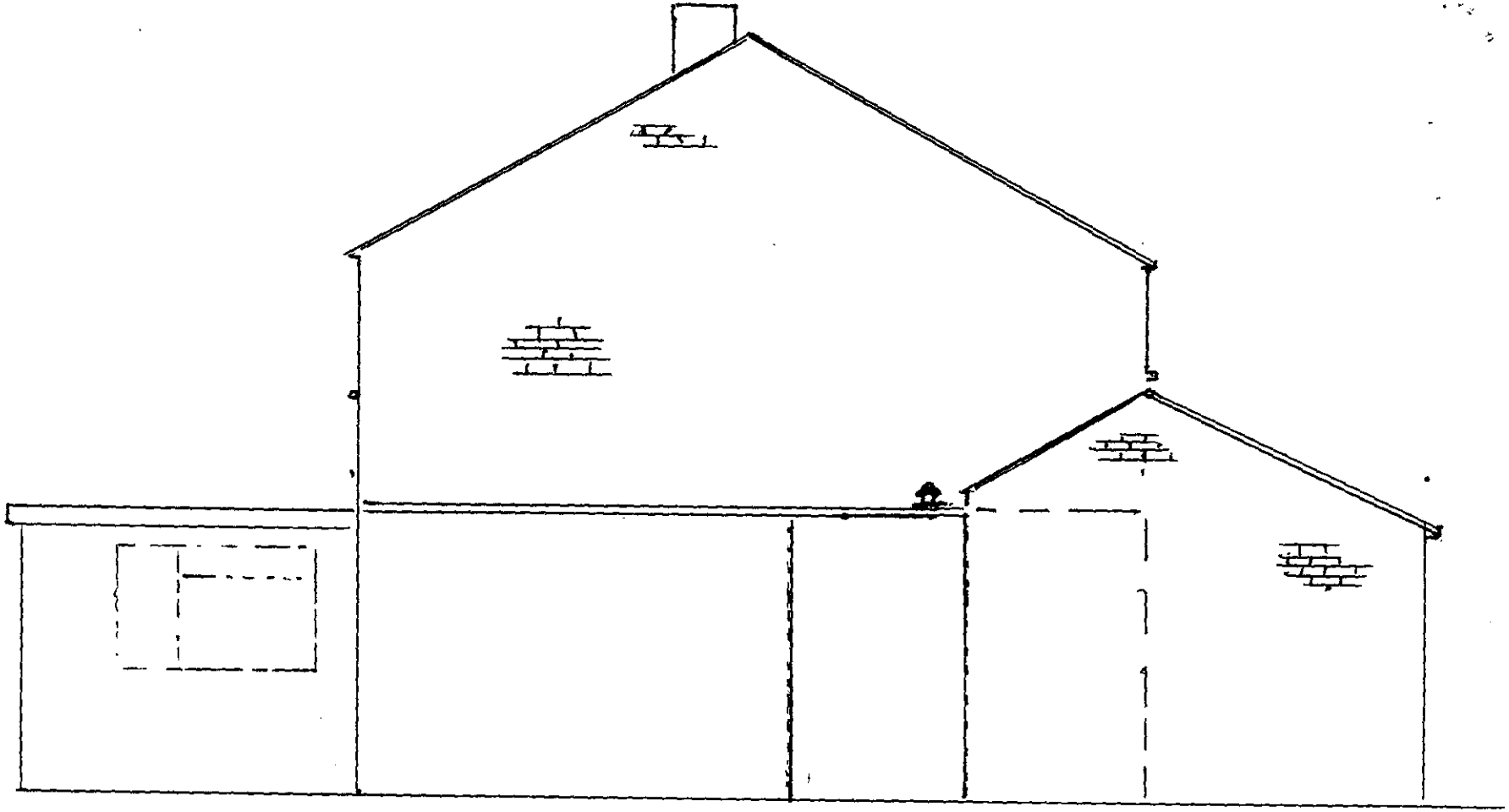


08 JAN 2002 * 5624

SPEC.

140 BLOCKWORK TO GARAGE
100 BLOCKWORK TO HALL
FIRE DOOR TO GARAGE. SOLID DOOR FROM WC TO HALL.
LIGHT TO HALL.
LIGHT WITH AUTO AIR EXTRACTOR IN WC.
NEW WC LINKED TO EXISTING SEWER VIA.
NEW SOIL PIPE AND MANHOLE.
PEDISTAL BASIN WITH HOT AND COLD FEED.

PROPOSED ADDITION OF WC
@
26 CLIFTON RD
WOKINGHAM.
FOR
MRS SAMPSON.
FRONT ELEVATION
SCALE 1:50 28-10-01



08 JAN 2002* 56624

PROPOSED ADDITION OF W.C.
&
26 CLIFTON RD
WOKINGHAM.
FOR
MRS SAMPSON
SIDE ELEVATION
SCALE 1:50 28-10-01



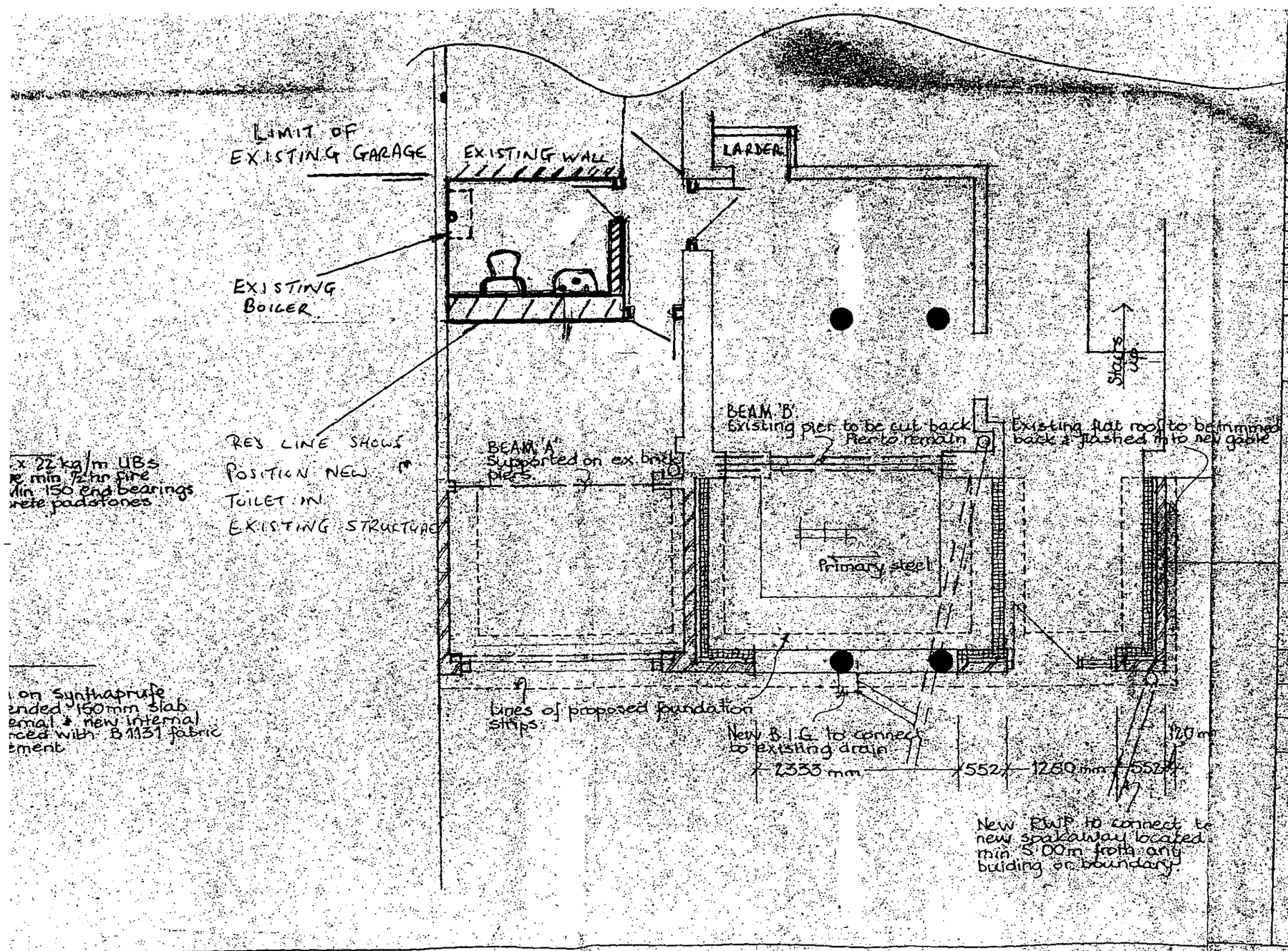
08.JAN.2002* 5624

PROPOSED ADDITION OF WC.
@
26 CLIFTON RD
WOKINGHAM
FOR
MRS SAMPSON

SCALE 1·50 28·10·01

REAR ELEVATION

08.JAN.2002* 5624



ALL DETAILS OF CONSTRUCTION ON 1:50 SCALE, Sheets 1-4.

AMENDMENT SCHEDULE

Date	No.	Description

Client
Mr. D. Sampson

Job
Extension at
26, Clifton Road,
WOKINGHAM

Drwg
Gen. Details.

Date apr '89	Drwg No. BD 191
Scale 1:100 1:50	Sheet No. 2
Drwn by mjd	

Michael J. Daniels FRICS AMRSH
Chartered Building Surveyor
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG11 1AB
Telephone: Wokingham 790313

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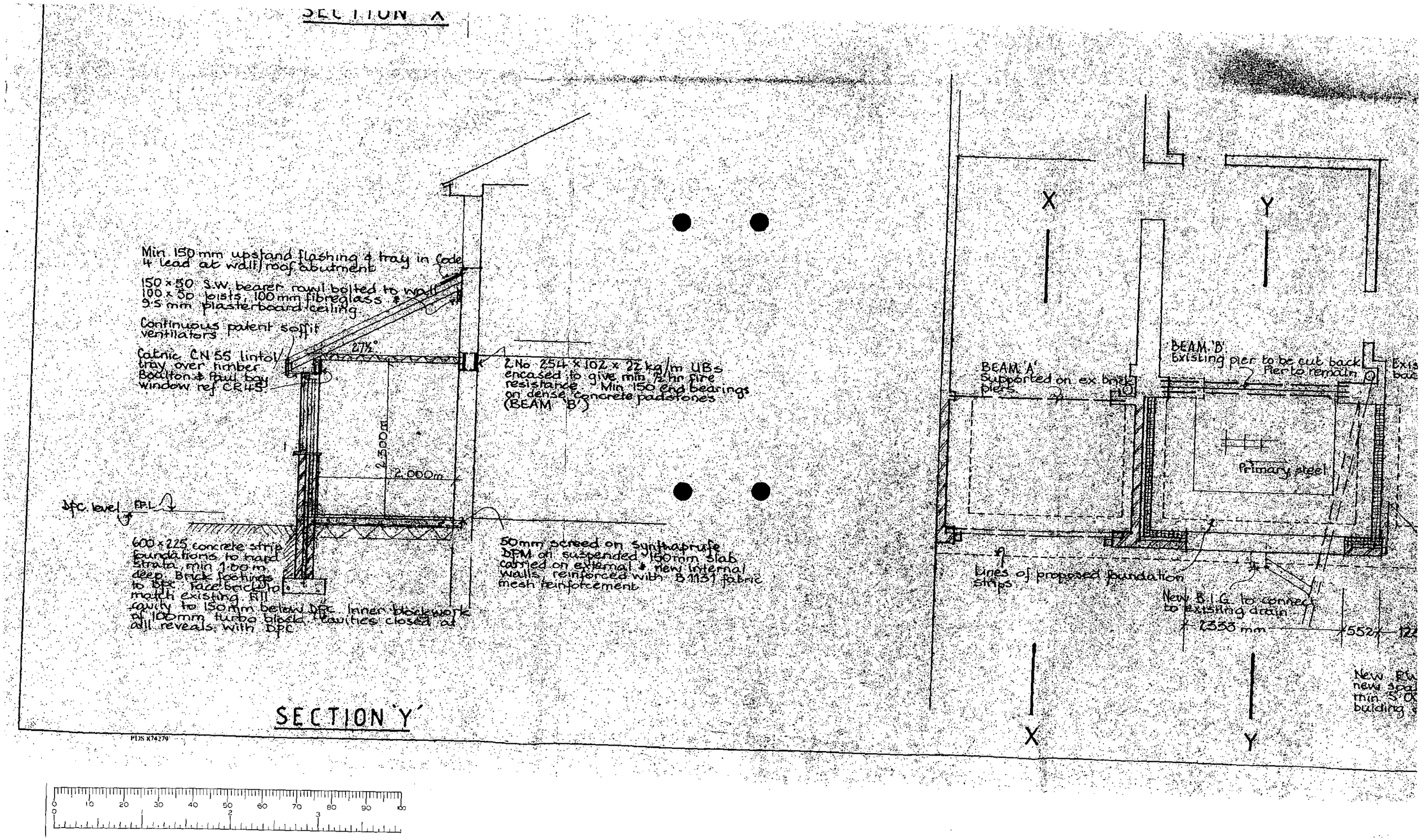

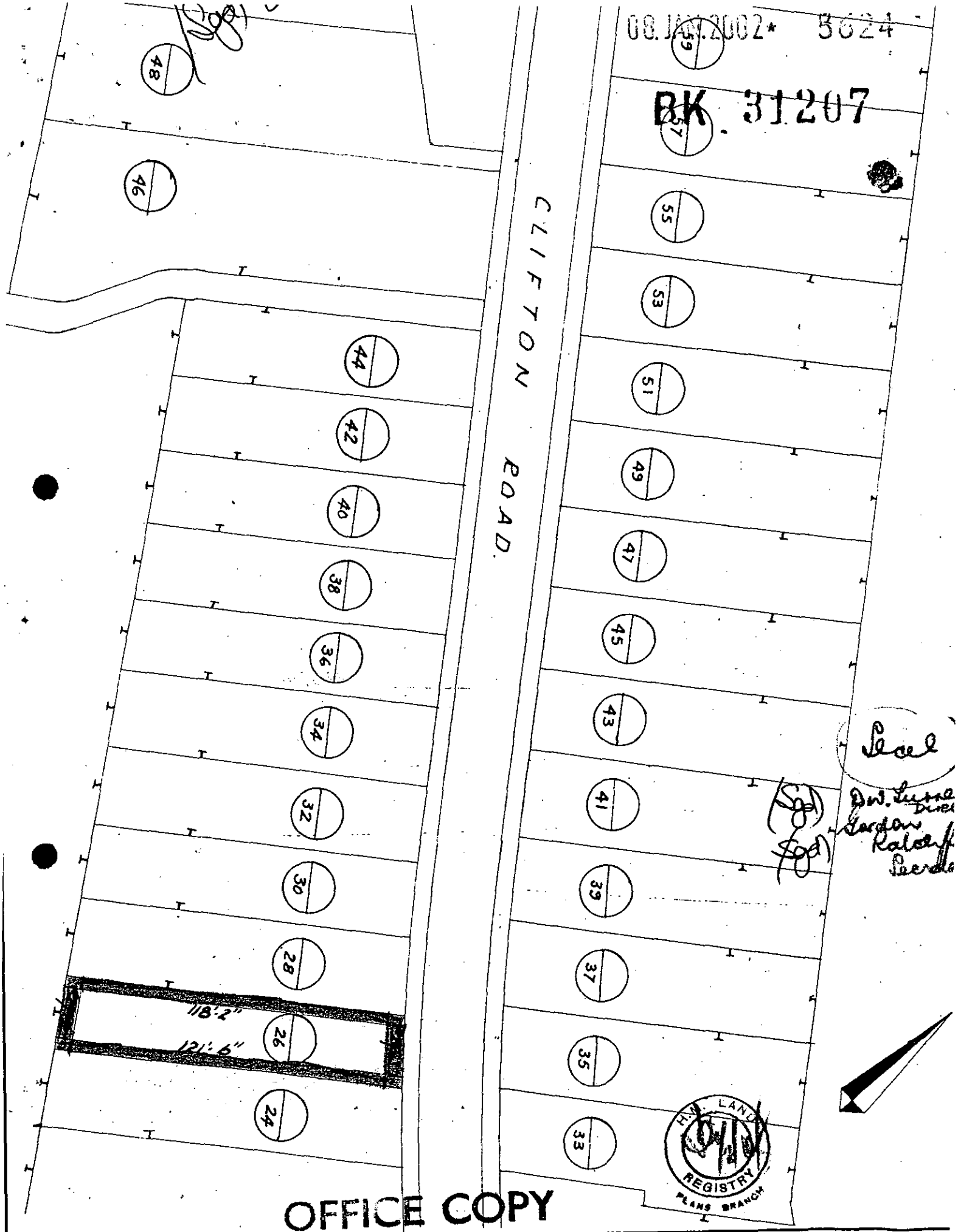

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DEED PLAN
Nº 26, CLIFTON ROAD
WOKINGHAM

SYDNEY GREENWOOD. AR.I.B.A.
33. BUNNS LANE. N.W.7.
DRG. Nº 4436 DATE: 6th November
SCALE 1:500 DRAWN BY: R.T.

08 JAN 2002* 5624
EXAMINED

H. M. LAND REGISTRY

BERKSHIRE SHEET XXXVIII 11 SECTION E

Scale 1/1250 Enlarged from 1/2500

WOKINGHAM WITHIN PARISH



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SCALE 1/2500

PLANS BRANCH

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