SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3394

LOCATION:
64 Manor Road, Wokingham.

APPLICANT:
Mr & Mrs Petley

PROPOSAL:
Proposed conversion of part of garage to family room.

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Petley
64, Manor Road
Wokingham
Berkshire
RG414AR

Application Number: F/2001/3394

Parish: **WOKINGHAM**

Location: **64, Manor Road, Wokingham.**

Proposal: **Proposed conversion of part of garage to family room.**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 SBE1, STV1 and STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3394.	AT
BUILDING CONTROL NUMBER.	FP2001/1599.	Brian
APPLICANT/~~AGENT~~	Mr & Mrs Pelley.	
ADDRESS OF SITE	64 Manor Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓ Rec.d 19/2/01	✓ Rec.d 16/2/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/4/01	

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 : Andrew Thorley

Application Number : F/2001/3394

Applicant : Mr & Mrs Petley .

Location : 64, Manor Road, , Wokingham.
Proposal : Proposed conversion of part of garage to family room.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/03/01

Date Registered : 16/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application <u>will have expired on</u>: <u>13/04/2001.</u> 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:- Approved with conditions.

Neighbours: No comments received

WTC: No comments received.

Planning Issues : (identified settlement)

1) Impact on streetscene

2) Highways.

3) Neighbours

Application Number: F/2001/3394

Appraisal:

The proposal is for the conversion of one of the integral garages of a 2 storey detached house to a family room.

A new bay window measuring 1.9 metres wide by 1.6 metres high will be inserted in the front elevation of the existing garage. The proposal also includes the insertion of a new bay window to replace the existing front living room window.

1) Impact on neighbouring properties

Due to the orientation and distance away the new windows will not cause any overlooking of neighbouring properties.

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

Approval with conditions.

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

Application Number F/2001/3394
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal:~~
	1. COO1	ROO1	**Full Permission – 5 Years**
	2. CO14	RO14	External Finishes to Match
	3. CO49	RO49	
	4. C122	R122	
			INFORMATIVES
			NO4 Planning Permission Only (Not BR Approval)
			N16 Relevant Policies
			WDLP: WBE1, WOS2/3,
			SEALP: SBE1, STV1, STV6.
			BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 3/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 64 Manor Road
Wokingham.

APPLICATION NUMBER: F/2001/3394

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/03/01

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

2. DESCRIPTION OF SURROUNDINGS 'Residential'
open plan front gardens, 2 storey detached houses on modern estate development.

3. DESCRIPTION OF SITE/BUILDING 2 storey modern detached house, with double garage + parking for 2 cars on drive. Orange + burnt black colour brick, orange brick used for details above + below windows. Boxin pantile roof, white painted windows, doors, fascia board, black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing, one space in garage + 2 on driveway

LEVELS — N/C

BOUNDARY TREATMENT — No. 66 open plan boundary

OTHERS — No. 62. 1.3m approx privet/holly hedge on boundary.

— Front boundary open plan with shrubs.

Nb No. 66 has a bay window adjacent
No. 49 has a similar converted garage to room also.

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

Tel: 0118 974 6441

Date: **27 February 2001**

My ref: F/2001/3394

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3394
64, Manor Road, , Wokingham.
Proposed conversion of part of garage to family room.

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/2001/3394**
64, Manor Road, , Wokingham.
Proposed conversion of part of garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **27 February 2001**

My ref: F/2001/3394

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

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2001/3394**
64, Manor Road, , Wokingham.
Proposed conversion of part of garage to family room.
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 6441

Date: **27 February 2001**

My ref: F/2001/3394

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

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Application Number: F/2001/3394
64, Manor Road, , Wokingham.
Proposed conversion of part of garage to family room.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3394**
64, Manor Road, , Wokingham.
Proposed conversion of part of garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2001/3394

Proposal:
Proposed conversion of part of garage to family room.

Location:
64, Manor 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 notice for delivery of plans.

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 23/03/2001. 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 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

27 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3394
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 FEB 2001	Map No. 91 Site 005
Officer: AT | Application No. F/2001/3396	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CONVERSION OF PART OF GARAGE TO FAMILY ROOM

Location: 64 MANOR ROAD

Parish: WOKINGHAM Ward: Evendons
27.2.01 B.

Applicant: MR & MRS PETLEY
Joint cheque with B/control

Fee 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			
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 : 27.2.08 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:

..... S/N + see map .....

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 February 2001

Application Number: F/2001/3394

Proposal: Proposed conversion of part of garage to family room.

Parish: WOKINGHAM TOWN

Site Address:
64, Manor Road, , Wokingham.

Applicant:
Mr & Mrs Petley .

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 6/3/01

Rec'd AM 15.2.01

Environmental Services

For office use only.
Application number: 16.FEB.2001* 3394

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 PETLEY 64 MANOR ROAD WOKINGHAM RG41 4AR 0118 989 2796
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.	as above
4	Give brief details of the proposal for example, two storey side extension About the application	Conversion of garage to habitable room
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.	All brick to match
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 ☐ Additional Space 4.8 x 2.4 provided

3544 Crystal Mark
Clarity approved by
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: [signature]

on behalf of

Date 12/02/15

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

PLOT 12 — 64 Manor Road — TPO 513/89 — (91)

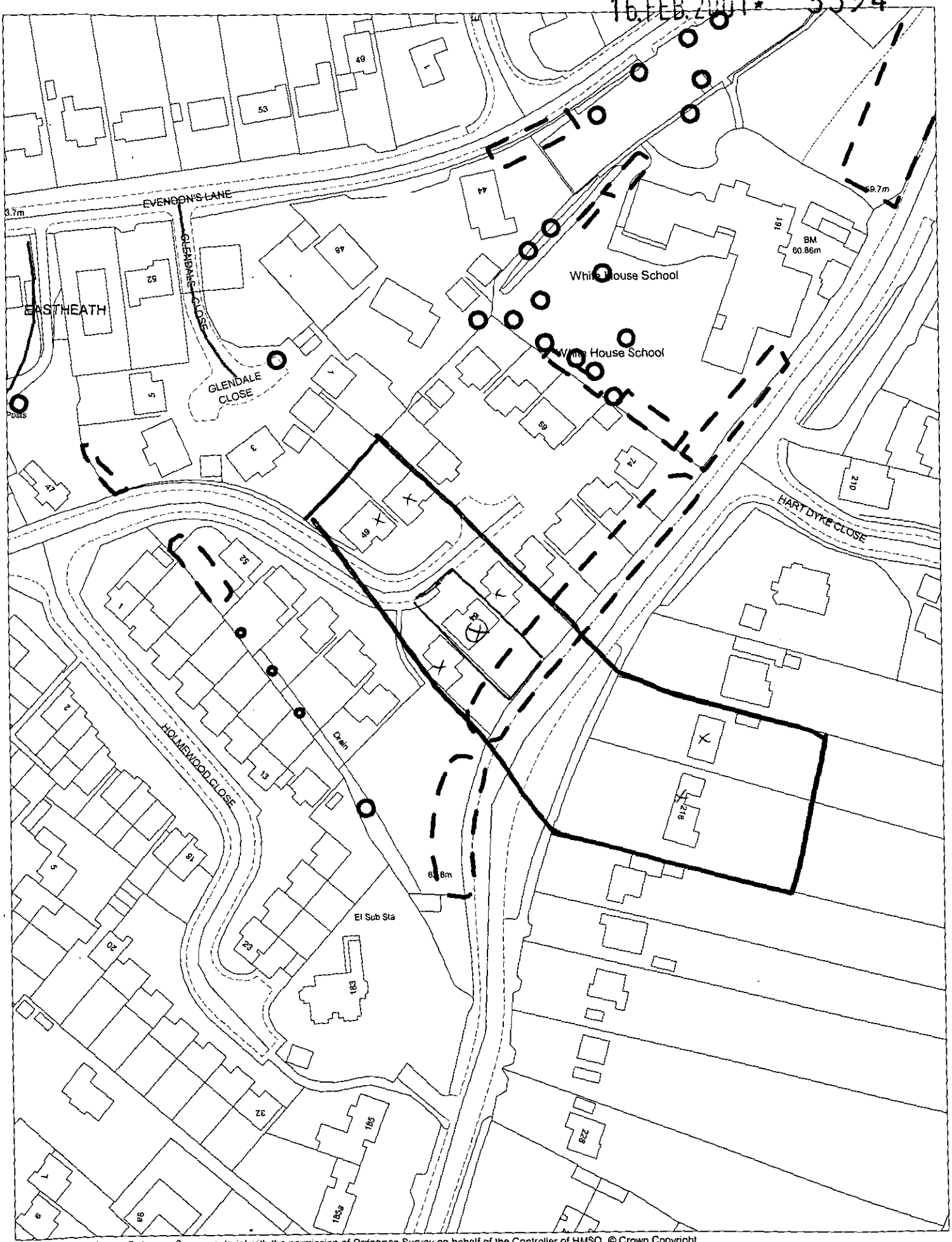
PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
33213			Res. dev. (EASTHEATH PROPS)	8.6.89 Ref (APPEAL DISMISSED)			
36403			" "	26.9.90 Ref			
37257	W/dr.						
38143			o/l. "	25.9.91 C/A UA w/ISSUED			
38483			" "	16.3.92 C/A UA			
39970			Detached house & garage (ABBEY DEV)	16.12.92 C/A UA			
	92/1026		" "		9.12.92 AMP		
	PD Enq.	29/7/99	Conservatory Mr & Mrs Retlay.				

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3394**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

16 FEB 2001 3394



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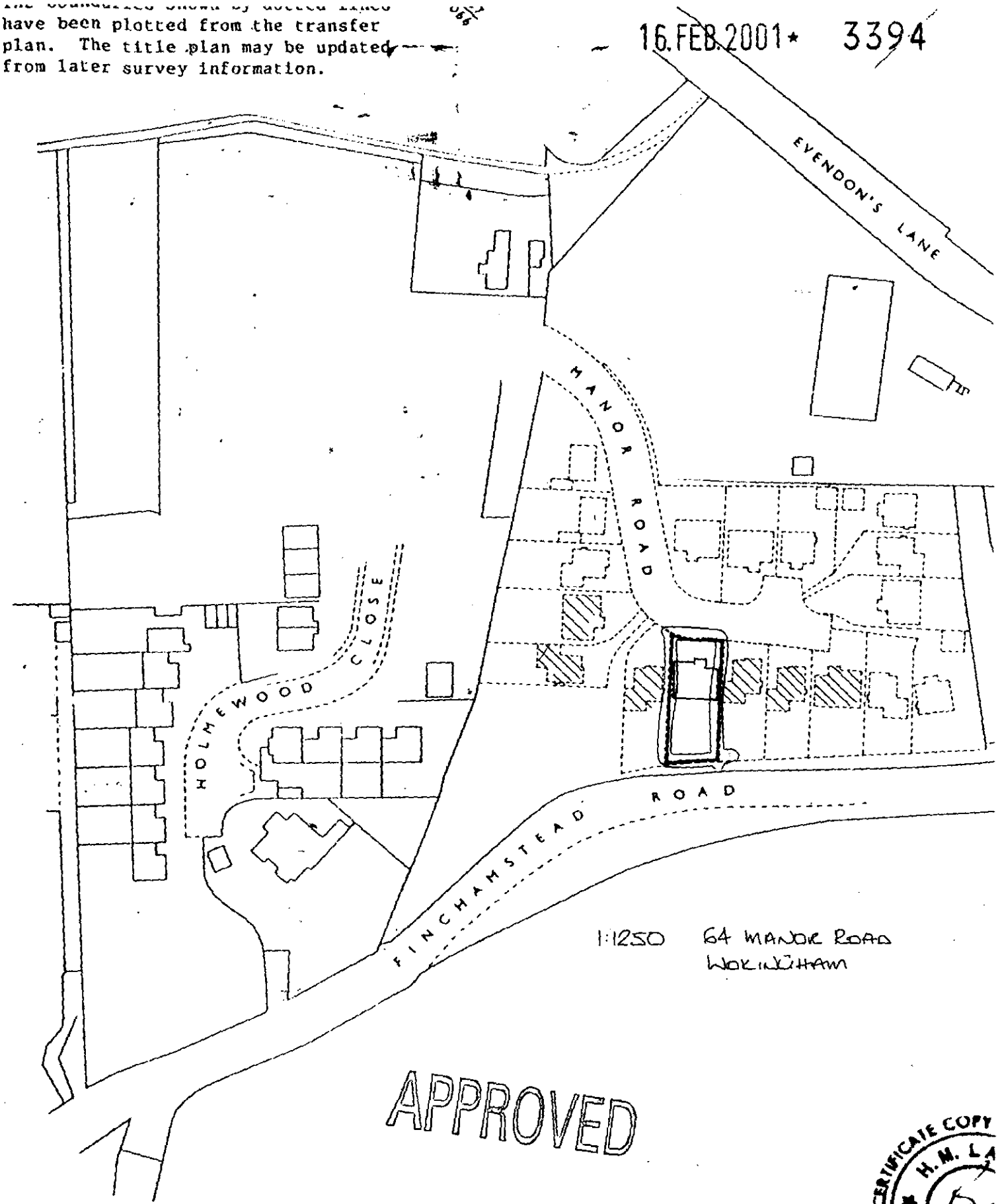
Development Control Section, Environmental Services, Wokingham District Council.
21 February 2001

Scale: 1 : 1250

N
W E
S

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

16.FEB.2001* 3394



1:1250 64 MANOR ROAD WOKINGHAM

APPROVED

CERTIFICATE COPY H. M. L.A. REGIST

© Crown Copyright 1969

TITLE No. BK 318015

16.FEB.2001 • 3394

64 MANOR ROAD
WOKINGHAM 1:500

FINCHAMPSTEAD ROAD

ADDITIONAL PARKING SPACE
TO MATCH SEQUENCE
4.8m x 2.4m wide

1 2 3 4

64

APPROVED