SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0344

LOCATION:
46 Milton Road Reading.

APPLICANT:
Mr & Mrs Hussain C/O David Shanly Design And Build

PROPOSAL:
Proposed conversion of garage to dayroom.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hussain
C/O David Shanly Design And Build
17 Abingdon Drive
Caversham Park Village
Reading
Berkshire
RG4 6SE

Application Number: F/2000/0344

Parish: **EARLEY**

Location: **46, Milton Road, Earley, Reading.**

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

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 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.

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.

Head of Planning and Transportation
Date: 10 March 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.

10.JAN.2000* 0544

(689)

David Shanly Design & Build

architectural, building surveying, project management & building consultants

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel: 0118 954 5381
fax: 0118 954 5381

23854

JM RF

COPIES TO:

8 Dec '99

Wokingham District Council,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

Dear Sirs,

46 MILTON ROAD, EARLEY.

We write with reference to the aforementioned property, in particular to a current planning approval 97/65766/FUL.

Our Client, being the owner of 46 Milton Road, wishes to change the use of the approved proposed garage to that of a habitable room and by way of this letter would appreciate your views as to whether a new planning application need be submitted or whether the change could be treated as a minor amendment to the current consent.

For your information the property currently has no garage. Off street parking can be achieved on the property frontage for 3 No. cars, being the standard the current planning approval provides.

Yours faithfully,

David Shanly.

cc. Mr & Mrs Hussain.
G Smallbone Esq.

1501

PRE-APPLICATION ENQUIRY

10 JAN 2000* U544

SITE ADDRESS 46 Milton Rd. Earley	REF. NO. 97/65766/FUL

NAME, ADDRESS, TEL. NO. OF ENQUIRER

Mr Chamley
17 Abingdon Drive, Caversham Park Village
Reading

PROPOSAL/ENQUIRY

Change of use of garage to residential

Dimensions

a) external length .....
b) external width .....
c) height to eaves .....
d) height to ridge .....
e) distance to nearest boundary .....
f) position of any highway or public footpaths .....
.....

ADVICE GIVEN

Condition states that such a change of use will require planning permission.

Continue overleaf if necessary.

OFFICE USE ONLY:	INITIAL AND DATE:
Conservation Area : YES/NO Listed Building : YES/NO Classified Road : YES/NO Pl.Per.Requested : YES/NO	

Received by Wokingham District Council

Application No: F/2000/0344

PROPOSAL:

Proposed conversion of garage to dayroom.

LOCATION:

46 Milton Road Earley.

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)
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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. 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

Application Number F/2000/0344
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	INS: WORK.
(3)	SC23	SR06	INS: PARKING.
			THE GARAGE HEREBY ~~CONVERSION HEREBY~~ APPROVED
~~(4)~~		~~SR10~~	~~THE LIVING SPACE CREATED BY THE GARAGE~~ ~~CONVERSION HEREBY APPROVED SHALL BE USED AS A FAMILY ROOM ONLY AND SHALL NOT BE USED~~ ~~AS A SEPARATE BEDROOM WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY~~
	INC3		

Copyright Dublin City Council

RECORD OF SITE VISIT

SITE ADDRESS: 46 Milton Road Reading.

APPLICATION NUMBER: F/2000/0344

OFFICER: Natalie Brown

DATE OF SITE VISIT: 31/01/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 31/01/2000 on fence by entrance to driveway.

Residential.

2. DESCRIPTION OF SURROUNDINGS

semi-D.
small enclosed front gardens.

Garage built with gable end pitched roof.

3. DESCRIPTION OF SITE/BUILDING

~~Joined to~~ hipped roof ~~on~~ main roof.
will be a window in front elevation & rear.
Garage is being built — doorway party bricked up to form window.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Joined to N°44 - garage on other side of N°46.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING

LEVELS ✓

BOUNDARY TREATMENT 1m fence in front of property.

OTHERS

✓

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0344

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

CONFIDENTIAL

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: F/2000/0344
46 Milton Road Earley.
Proposed conversion of garage to dayroom.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/3/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0344**
46 Milton Road ~~Reading~~. (Earley)
Proposed conversion of garage to dayroom.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6|3|2000

My ref: F/2000/0344

WOKINGHAM DISTRICT COUNCIL
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: 3305 – Wokingham

CONFIDENTIAL

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2000/0344
46 Milton Road ~~Reading~~. (Earley)
Proposed conversion of garage to dayroom..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Lowe

Head of Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0344

Applicant : Mr & Mrs Hussain C/O David Shanly Design And Build.

Location : 46 Milton Road Earley.
Proposal : Proposed conversion of garage to dayroom.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/2000

Date Registered : 10/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :

Earley PC: 21/2/2000, concerns.

Highways: 9/2: conditions - see letter in file

Neighbours/SN: 10 Milton Road - see letter in file

Planning Issues : (D'd Sett)

① Impact upon neighbouring properties } WBC1, LBC1
② Impact upon the street scene
③ Impact upon highway safety

Application Number: F/2000/0344

Appraisal :

① Impact upon neighbouring properties :-
The proposed development is for the conversion of a garage to a day room (and incorporation of that day room into the existing day room). The area of conversion is at the side of property. There will be a window in the front elevation to replace where the garage door would have been. (There are other windows in the front elevation of the dwelling). There is a 1m fence infront of the property.
The proposed development will cause no overlooking, overshadowing nor be overbearing to neighbouring properties.

② Impact upon the street scene :-
materials will match existing. (There will still be sufficient parking despite the loss of a garage space) ∴ no detrimental impact.

③ Impact upon highway safety :-
Despite the loss of a garage space, there is still the provision for 3 parking spaces off road (4 bedroomed house) — which if remain will cause no detrimental impact to highway safety.

Parish council/neighbour concerns:
- 1 letter of complaint re loss of garage space as the residents have two cars — there is the provision of 3 off-road parking space, which are conditioned to remain
- ~~Parish council~~ Parish council concerns over garage conversions & concerns are a future conversion to a bedroom. [redacted] This room does not have a separate access - so could not be occupied separately from the main dwelling house. Notwithstanding the comments of the parish council, there is no reason to restrict the use of the room.

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

applicationo	Name and address
F/2000/0344	Mrs P Snow 10 Milton Road Earley Reading Berks

App approved,
letter sent
21/03/00

(F) PRE-APP ATTACHED (F)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 JAN 2000	
Officer: NAB	Application No. F/2000/0344

Map No. 41 **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO DAYROOM

Location: 46 MILTON ROAD

Parish: EARLEY **Ward:** Whitegates 24.1.2000

Applicant: MR/MRS HUSSAIN

Fee Received 95-00 (S) PD rights removed ✓ Required 00-00 Additional ..... Refund 95-00 cheque returned 18/1/00

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 :24:1:2000. 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:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N + 48 Milton Road. ✓

.....

.....

.....

.....

.....

.....

.....

.....

F.AO
N.Brown

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0344**
46 Milton Road ~~Reading~~. (Earley)
Proposed conversion of garage to dayroom.

HPT	
TLS	
ENF	

16 MAR 2000

Transfer: Yes ☐ No ☑
Reason for Transfer:

NOTICES TO: ACK:
FILE:

26991

Signed: [signature] Date: 8/3/00

Print Name: [illegible]

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

I do not like these conversions as there is
usually insufficient parking on the property, however,
I realise that this is a reason [illegible]

FROM: Natalie Brown

DATE: 24 January 2000

DELEGATED

Earley Town Council Consultation Sheet

26136

Application Number: F/2000/0344

Proposal: Proposed conversion of garage to dayroom..

Site Address: 46 Milton Road Earley.

Applicant: Mr & Mrs Hussain C/O David Shanly Design And Build.

Your observations are required in respect of this application **by 17/02/2000** .

Councillors were concerned at this proposals, not least in the fact that this was yet another example of a garage being converted to form part of the living accommodation. It is requested, therefore, that this application is refused.

If the Planning Officer is mindful to approve these proposals, it is requested that a condition be imposed ensuring that the use of the additional room created by conversion of the garage is confined as a day room and cannot be used as an additional bedroom.

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

To:
Highways

From: Natalie Brown

Date: 24 January 2000

Application Number: F/2000/0344

Proposal: Proposed conversion of garage to dayroom..

Site Address:
46, Milton Road, Earley.

Applicant:
Mr & Mrs Hussain C/O David Shanly Design And Build.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONAL APPROVAL

SC 23 - PARKING (SR06)

IN08

N.S. Tatler

7-2-00

copy to trees
copy to Highways

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS abs	NB

01 FEB 2000

ACK:
FILE:

10 MILTON ROAD.
READING.
BERKS
30 January 2000.

To the planning Officer
Dear Sir
2000/0344

I am very concerned about 3 or 4 applications in this area.
No 4 & Milton Rd have extended the side of their house with a garage built on the side. I now notice this has been changed to a 'Day Room'. You see this isn't necessary as they have 2 cars and a garage is far more important!! Milton Rd is very narrow and cars parked at the end of the road is causing chaos.
Secondly we don't want the radio mast which is planned for the corner

of Anderson Ave. What an eyesore, and a danger to vehicles on the motorway or railway line.

Following my recent discussion with Farley Town Council regarding the shrubs trees and planting of Blackthorn Close. Please get this area cleared up as soon as possible, it is now being used as a dumping ground and is a mess.

I am willing to meet any representative concerning these matters in the next 7 days

Yours sincerely
Mrs Patricia Snow.

Member of Farley Residents Association
01189 663432.
or. Spat1@compuserve.com.

P.S. See attached letter

P.S.

While I'm on my high horse please send traffic wardens to Hinton Rd and book all vehicles parked illegally on grass verges. The white car WITHOUT TAX DISC opposite my house No 10 has been there since November. The grass verges are totally wrecked, we do try to keep them looking nice but give up. + 1 CAR IN E.CIGARDENS ON VERGE WITH 1 FLAT TYRE SINCE XMAS !!!

Why can't we have Speed ramps to prevent 'speeding' down the road

Thankyou

Ros Lead.

David Shanly Design & Build

architectural, building surveying, project management & building consultants

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel: 0118 954 5381
fax: 0118 954 5381

7 Jan '00

Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

Dear Sirs,

46 MILTON ROAD, EARLEY, RG6 1EN.

Please find enclosed 6 No. copies of Drg. No. 731/100 giving details of the proposed scope of works together with the relevant forms duly signed and completed all as an application for Town & Country Planning approval.

We also enclose a cheque to the value of £95.00 being the fee applicable for this application.

Yours faithfully,

David Shanly.

cc. Mr & Mrs Hussain.

Environmental Services

For office use only. Application number:

Householder planning application form

16. JAN. 2000* 0744

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 HUSSAIN
	Address	46 MILTON ROAD
	and postcode	EARLEY
		READING
		RG6 1EN
	Phone number	
2	Agent's Name	DAVID SHANLY DESIGN + BUILD
	Address	17 ABINGDON DRIVE
	and postcode	CAVERSHAM PARK VILLAGE
		READING
		RG4 6SE
	Phone number	0118 954 5381
3	Site	46 MILTON ROAD
	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.	EARLEY
		READING
		RG6 1EN
4	Give brief details of the proposal for example, two storey side extension.	About the application: CHANGE OF USE FROM GARAGE (97/65766/FUL) 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.		
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 N?	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.		
	£95.00		
	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 MR + MRS HUSSAIN

Date 7 JAN '00

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

ADDRESS 46 MILTON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7473 (41)

BUILDER

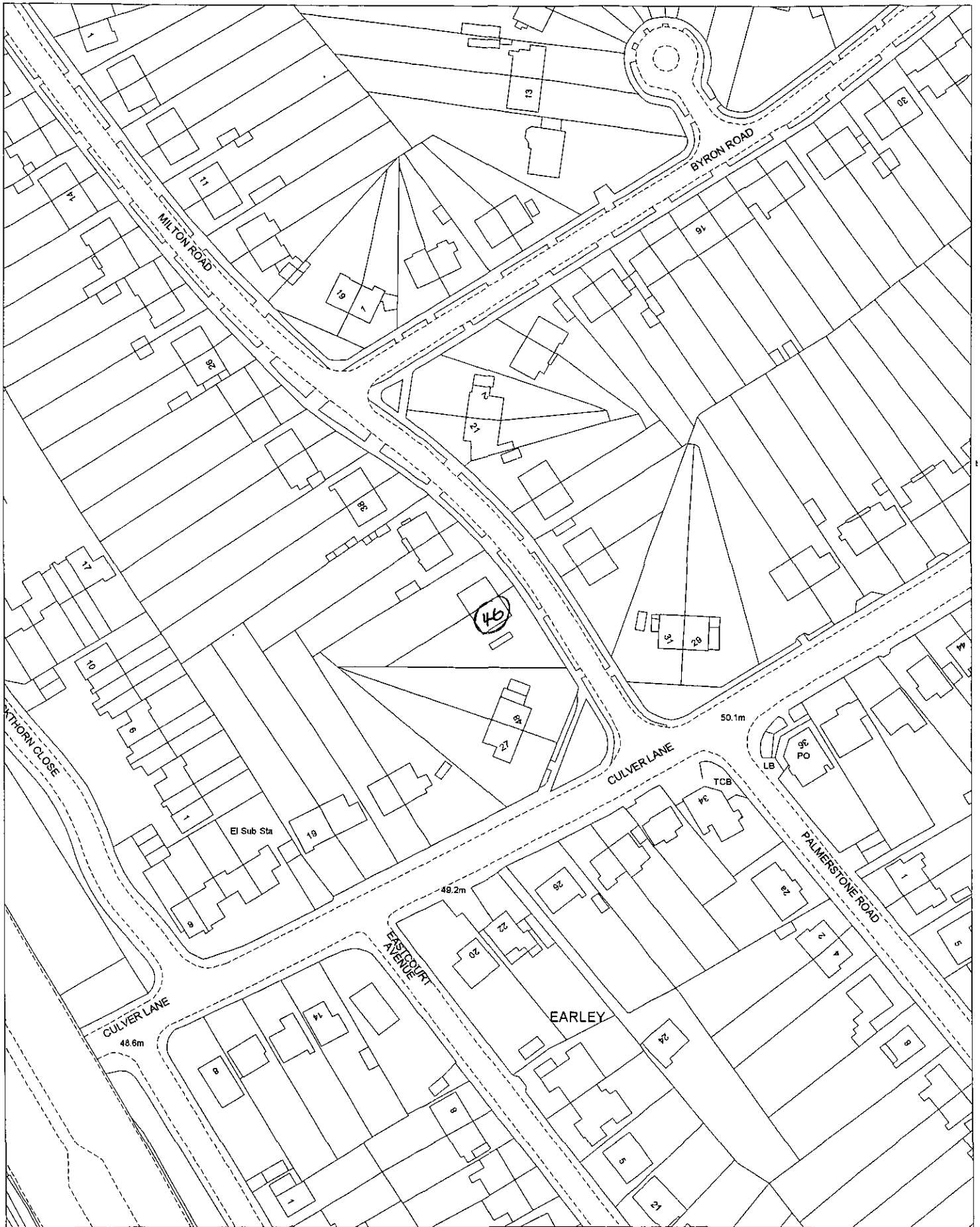
Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15217	Mr. S. Shearing	S/S extn. garage bedroom utility room	9. 4. 81	N/A Ref
16970	"	" } Workroom, Carport, Kitchen, Bedroom	11.3.82	N/A C/A
BR18593	"	"	4.5.82	APP N/A
97/65766/F	MR. Z. MUSSAIN	1st Floor Ext. & Garage	18.7.97	C/A
FP97/6510	"	" "	13.6.97	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 1250

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Date: 13 January 2000

N
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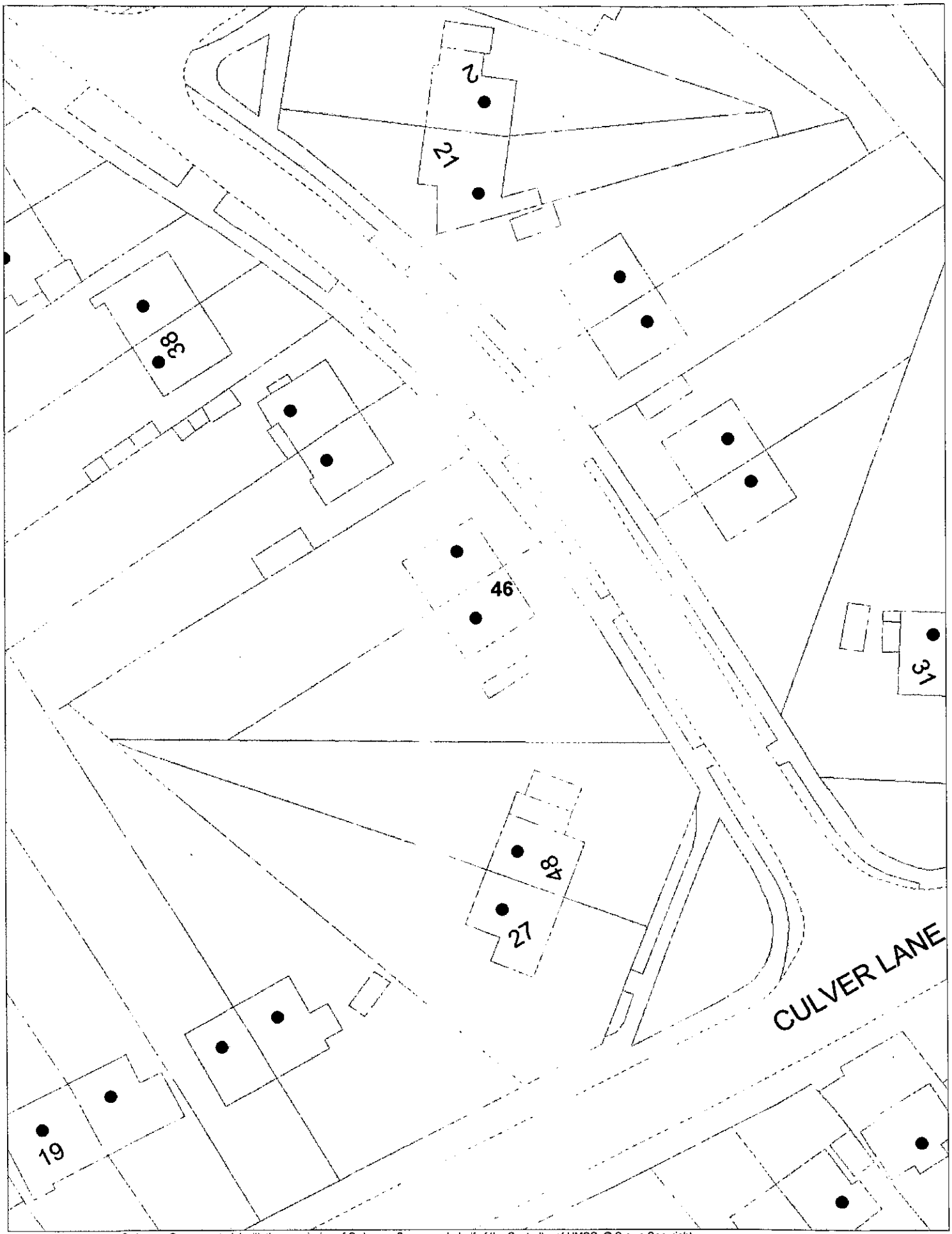
13 JAN. 2000*



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Development Control Section, Environmental Services, Wokingham District Council.
25 January 2000 Scale: 1 : 500