7/2

APPLICATION NO:
**F/2002/8226**

LOCATION:
**Gowan Lea Charvil Lane, Sonning Reading.**

APPLICANT:
**Mr/Mrs J Scivyer C/O Andesign**

PROPOSAL:
**Proposed conversion of garage to utility room/cloakroom.**

EARLIEST DATE FOR DECISION: **02/02/2003**

**APPLICATION WILL HAVE EXPIRED ON: 13/02/2003**

CASE OFFICER: **Dawn Hancocks**

APPROVED

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs J Scivyer**
**C/O Andesign**
**9 Perkins Way**
**WOKINGHAM**
**Berkshire**
**RG41 2TN**

**Application Number: F/2002/8226**

**Parish:** **SONNING**

**Location:** **Gowan Lea, Charvil Lane, Sonning, Reading**

**Proposal:** **Proposed conversion of garage to utility room/cloakroom.**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking 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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**Informative**
1. This approval is in respect of the OS Site Location Plan and Plan No. AH/E/3463, received by the Local Planning Authority on 19th December 2002.

**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 Policies C2, C6
Loddon Area Local Plan Policies LBE1, LTV2, LC19, LC1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC7, WCC2

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/02/2003

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.**

released

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 8226. | DH |
| BUILDING CONTROL NUMBER. | FP 2002/3779 | Nick |
| ~~APPLICANT~~/AGENT | Rodesign | |
| ADDRESS OF SITE | Goran Lea Chanil Lane Sonning. | |
| DESCRIPTION OF PROPOSED WORK | garage conversion | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | AH/E/3463 | AH/E/3463 |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 12/2/03. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None / | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 14/2/03 | |

| 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 :** Dawn Hancocks

**Application Number :** F/2002/8226

**Applicant :** Mr/Mrs J Scivyer C/O Andesign.

**Location :** Gowan Lea, Charvil Lane, Sonning, Reading.
**Proposal :** Proposed conversion of garage to utility room/cloakroom.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 19.1.03 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 22/1/03

**Date Registered : 19/12/2002**

**Earliest Date for Decision : 02/02/2003**

**Latest Consultation Date/Site Notice Expiry Date : 02/02/2003**

**This application will have expired on: 13/02/2003. 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 :**

**Planning Issues :**

Green Gap + Wedge
Rural Area / Countryside
GLVPZ
Impact upon neighbours
" " Streetscene
Highways

**Application Number: F/2002/8226**

**Appraisal :**

The proposed is for the conversion of the garage to a utility/cloakroom. The site is semi-detached dwelling with attached garage. The proposal would involve removing the garage door and replacing with brick and a window. The existing side window would be replaced by two smaller windows.

Impact upon neighbours: There is a 1.8m fence and mature vegetation to the side boundary with Bywaye. The proposed side windows would be to the cloakroom and utility room and not to habitable rooms. There are no dwellings to the front that would be affected. There would be no adverse impact in terms of overlooking, overshadowing and overbearing.

Impact upon streetscene and rural area: There would be no additional floorspace and so there would be no adverse impact upon the rural area. The front window would be visible from the front of the house but the thick 1.8m hedge to the front boundary partially obscures the view and as such no adverse impact upon the street scene.

Highways: There would be at least 2 parking spaces retained for this 3 bedroom dwelling which complies with the Council's parking standards.

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

## Application Number F/2002/8226
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| 3. | C0122 | R122 | delete 'and turning space' |
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| | | | Informative: xib |
| | | | 1) This approval is in respect of the OS location plan and Plan No. AH/E/3463^, received by the LPA on 19/12/02. |
| | | | |
| | | | |
| | | | |
| | | | |

**Informative for approvals**

2) **N16**

**LODDON AREA LOCAL PLAN POLICIES:** LBE1 LTV2 LC19 LC1

**SOUTH-EAST AREA LOCAL PLAN POLICIES:**

**WOKINGHAM DISTRICT LOCAL PLAN POLICIES:** WBE1 WO53 WCC7 WCC2

**GREEN BELT LOCAL PLAN POLICIES:**

**BERKSHIRE STRUCTURE PLAN POLICIES:** C2 C6

**MINERALS LOCAL PLAN POLICIES:**

**RECOMMENDATION AND CONDITIONS/REASONS AGREED:** pp A Crowne
**(Development Control Manager)**

**Date:** 12.2.03

If any of the consultee's have requested a copy of the decision notice please list them below;

# RECORD OF SITE VISIT

SITE ADDRESS: Gowan Lea Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2002/8226

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, gate to front

2. DESCRIPTION OF SURROUNDINGS

rural, few houses

3. DESCRIPTION OF SITE/BUILDING

semi detached + attached garage.
plenty of parking on hardstanding

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - garden ~ 0.4m higher (4 bricks)

BOUNDARY TREATMENT 1.5m fence to Medway,

OTHERS 1.8m hedge (thick) to front
- countryside beyond

1.8m fence to side + trees + veg

house to side visible partially thru trees
- higher ground

**Application Number: F/2002/8226**

**Case Officer :** DSH

**Valid Date :** 19/12/02

**Map No :** 32

**Site Area :** 0.18

**Received Date: 19/12/2002**

**Level : Delegated Application**

**Description : Proposed conversion of garage to utility room/cloakroom.**

**Location : Gowan Lea, Charvil Lane, Sonning, Reading.**

**Parish : SO** **Ward : SON**

**Applicant : Mr/Mrs J Scivyer C/O Andesign.**

**Fee Required: £0** **Fee Received: £0** 110

**Additional: ..... or Refund: .....** £110 resubmitted conclusion ?

**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

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## 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

..Thames..River..Valley..Policy.....

..Green..Gap..&..Wedges.....

..Ground..water..Zone.....

..Rural..Area../..Countryside.....

.....

.....

## NEIGHBOURS

..S/N..&..See..map.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6446

Date: 10 January 2003

My ref: F/2002/8226

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX


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/2002/8226**
**Gowan Lea, Charvil Lane, Sonning, Reading.**
**Proposed conversion of garage to utility room/cloakroom.**

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

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**LISTING FORM**
Case officer: **Dawn Hancocks** Application Number: **F/2002/8226**
**Gowan Lea, Charvil Lane, Sonning, Reading.**
**Proposed conversion of garage to utility room/cloakroom.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rose

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

**Received by Wokingham District Council**

# Application No: F/2002/8226

**Proposal:**
Proposed conversion of garage to utility room/cloakroom.

**Location:**
Gowan Lea, Charvil Lane, Sonning, Reading.

**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/2002/8226 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2003. 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.**

**Trevor Watson**
**Development Control Manager**

**10 January 2003**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | BYEWAYS | BYEWAYSCHARVIL LANEREADING | RG4 6TH |
| | MEDWYN | MEDWYNCHARVIL LANEREADING | RG4 6TH |
| | GOWAN LEA | GOWAN LEACHARVIL LANEREADING | RG4 6TH |

Neighbour list 2002/8226.

# Environmental Services

For office use only.
Application number: 19 DEC 2002 8226

## 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.

WOKINGHAM DISTRICT COUNCIL

19 DEC 2002

8226

| | | |
|---|---|---|
| 1 | Your name | MR & MRS. J. SCIVYER |
| | Address and postcode | GOWAN LEA |
| | | CHARVIL LANE |
| | | SONNING, BERKS |
| | | RG4 6TH |
| | Phone number | 9693496 |
| 2 | Agent's Name | ANDESIGN |
| | Address and postcode | 9 PERKINS WAY |
| | | WOKINGHAM |
| | | BERKS |
| | | RG41 2TN |
| | Phone number | 9784165 |
| 3 | Site<br>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 | GARAGE CONVERSION |
| 5 | Are there any trees on the site?<br>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. | TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

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. | 6 | |
| | b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. | £110 | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | 6 | |
| | • 1:500 scale site layout plan. | 6 | |
| | • 1:100 or 1:200 scale floor plans and elevations. | 6 | |

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: (ANDESIGN)

on behalf of MR & MRS . J . SCIVYER

Date 17/12/2002

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

1933 ✓ Gocwan Lea

ADDRESS Charvil Lane PARISH Sonning

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision | |
|---|---|---|---|---|---|---|
| | | | | | Building | Planning |
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MINISTRY DECISION:

SPECIAL ORDERS: