EX SYSTEMS LTD

APPLICATION NO:
F/2000/3067

LOCATION:
5 Fordham Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs P Jackson C/O Andesign

PROPOSAL:
Proposed conversion of garage to playroom.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Jackson
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/3067

Parish: **EARLEY**

Location: **5, Fordham Way, Lower Earley, Reading.**

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

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 and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The driveway is to be widened to a minimum of 7.2m and the associated crossing extended to accommodate this.

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.

Reason
4. In the interests of highway safety and convenience.

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.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/02/2001

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.

688

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 14 December 1999
My ref: NB/MLT/Earley/Pre App

Mr P. Jackson
5 Fordham Way
Lower Earley
Reading
RG6 4BD

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 Mr Jackson,

PROPOSED GARAGE CONVERSION AT 5 FORDHAM WAY, LOWER EARLEY

I refer to your letter received on the 3 December 1999 with reference to the above.

I can confirm that due to a condition on the original planning permission for your property, your proposal would require planning permission. However, please note that you would be exempt from any application fees payable.

With regard to the number of parking spaces at your property, in the event of the garage conversion; Council parking standards require that for a four-bedroom house there will need to be the provision of 3 parking spaces within the curtilage of your dwelling. The size of a car space should be 4.8 metres by 2.4 metres. If you do not have provision for 3 off road parking spaces of this size, it is likely that the Highways Department will make an objection to the application.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

PLANNING SERVICES	RPT 23682
POL	TLS
DC	ENF
APP	
CS	
03 DEC 1999	
COPIES TO:	ACK:
	FILE:

5 Fordham Way
Lower Earley
Reading
RG6 4BD

Tel Home 01189 875955
Tel Work 01189 802913

Planning Department
Wokingham District Council
Shute End
P O Box 157
Wokingham
RG40 1WR

1 December 1999

Attn. Natalie Brown

Dear Sirs

We are considering employing a builder to convert the garage at our house into a play/family room and shall be obliged if you will advise if we require planning permission.

The property is a four bedroom Bryant 'Viscount' house built in 1984 with a single garage and off street parking for 2 cars comfortably and 3 at a squeeze. If planning permission is required would the Highways Department object to the loss of garage space ?

I look forward to hearing from you and in the meantime if you require any further information please do not hesitate to contact me on either of the above numbers.

Yours faithfully

P. Jackson

Peter Jackson

5 FORDHAM WAY
Detached
O/L 13956 - none
18052 - condition no garages.
(see written cond - ~~not~~ original not photocopy - able).

no previous history

P.P required.

FILE: JACKSON

E

ADDRESS 5 FORDHAM WAY PARISH CALLEY

PLOT No. 76 AREA P1 LOWER CALLEY ORD. SHEET No. SU 75 20 88

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18052	BRYANT	DET HOUSE & GARAGE	25-9-82	N/A GA
6R19463	"	"	17-11-82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

The garages hereby permitted shall be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority

condition N° 7
Planning consent 18052

Received by Wokingham District Council

Application No: F/2000/3067

PROPOSAL:
Proposed conversion of garage to playroom.

LOCATION:
5, Fordham Way, Lower Earley, Reading.

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). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. 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 of Planning and Transportation

04 January 2001

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

Tel: 0118 974 6480

Date: **04 January 2001**

My ref: F/2000/3067

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/3067
5, Fordham Way, Lower Earley, Reading.
Proposed conversion of garage to playroom.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3067**
5, Fordham Way, Lower Earley, Reading.
Proposed conversion of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **04 January 2001**

My ref: F/2000/3067

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2000/3067
5, Fordham Way, Lower Earley, Reading.
Proposed conversion of garage to playroom.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3067**
5, Fordham Way, Lower Earley, Reading.
Proposed conversion of garage to playroom.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **04 January 2001**

My ref: *F/2000/3067*

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/3067
5, Fordham Way, Lower Earley, Reading.
Proposed conversion of garage to playroom.

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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3067**
5, Fordham Way, Lower Earley, Reading.
Proposed conversion of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Invoiced

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3067	HP
BUILDING CONTROL NUMBER.	FP 2000/1431	Madin
~~APPLICANT~~/AGENT	Mdesign	
ADDRESS OF SITE	5 Fordham Way Lower Earley.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3097	AH/E/3097
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/2/01	

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 : Helen Pollock

Application Number : F/2000/3067

Applicant : Mr & Mrs P Jackson C/O Andesign.

Location : 5, Fordham Way, Lower Earley, Reading.
Proposal : Proposed conversion of garage to playroom.

Site Notice Displayed ? :

YES	NO	DATE
	✓	08/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 08/01/01.

Date Registered : 21/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 15/02/2001. 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 :

Earley T.C: Recommend Refusal due to need for large amount of Hard Standing that would be detrimental to the Street Scene. However All of the front of the property is already Hard Standing.

Highways: C/A

Planning Issues :

1) Impact upon neighbouring properties.
2) Impact upon Street Scene.
3) Impact upon highway Safety.

Application Number: F/2000/3067

Appraisal:

The proposed development is for a conversion of the garage to additional living space. This requires permission because condition 7 of consent 18052 removes the right to convert the garage from its use as a garage.

The conversion would initial the removal of the up and over garage door and its replacement with a window in the front elevation and the replacement of a door in the Southwest side elevation with a window.

1. Impact upon neighbouring properties

The conversion would involve only the insertion of two new windows in place of doors and it is considered there will be no adverse impact upon the neighbouring properties.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing. The town council raised concern over the amount of hardstanding required to provide the 3 parking spaces needed, and the detrimental impact upon the street scene this may have, however all the land to the front of the dwelling is already hardstanding. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 4 bedrooms and would therefore need to provide 3 vehicle-parking spaces on site. This requirement has been met, as there will be 3 parking spaces on the driveway. Provided that this parking area is maintained, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/3067
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C122	R122	
4	——→		The driveway is to be widened to a minimum of 7.2m & the associated crossing extended to accomodate this.
		Reason	In the interests of highway Safety & Convenience.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

14/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 5 Fordham Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/3067

OFFICER: Helen Pollock

DATE OF SITE VISIT: 08/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? no.

2. DESCRIPTION OF SURROUNDINGS Residential, modern detached & semi detached 2 storey houses

3. DESCRIPTION OF SITE/BUILDING detached 2 storey hse with integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3 driveway parking spaces

LEVELS N/A

BOUNDARY TREATMENT 1m fence to front & 1.8m to rear with nº 7

OTHERS 1m high hedge to nº 3.

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3067**

5, Fordham Way, Lower Earley, Reading.

Proposed conversion of garage to playroom.

~~I wish this application to be listed~~ should the officers recommendation be for approval ~~and my reason(s) are~~ I have concerns if all front garden is parking

Signed: [signature]

Councillor Rolls

Date: 8/1/01

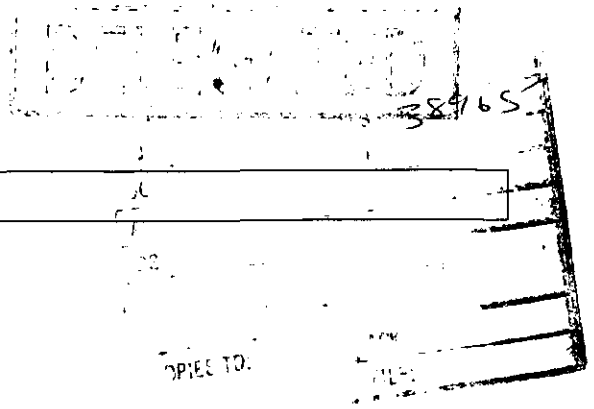
By hand 8/1/01

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 JAN 2001	
COPIES TO:	ACK:
	FILE:

Discussed with Councillor Rolls - explained that was already to all had stacking to front of property & he was happy with that situation

FROM: Helen Pollock

DATE: 04 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3067

Proposal: Proposed conversion of garage to playroom..

Site Address: 5, Fordham Way, Lower Earley, Reading.

Applicant: Mr & Mrs P Jackson C/O Andesign.

Your observations are required in respect of this application **by 28/01/2001** .

Councillors considered that this application should be refused. It was felt that, if allowed, this proposal would mean that insufficient adequate parking would remain on the site, and the parking proposals given in the plan would mean that a large area of the garden would be taken up with hard standing for car parking, which, it is felt, would be of considerable detriment to the street scene.

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 January 2001

Application Number: F/2000/3067

Proposal: Proposed conversion of garage to playroom.

Parish: EARLEY TOWN

Site Address:
5, Fordham Way, Lower Earley, Reading.

Applicant:
Mr & Mrs P Jackson C/O Andesign.

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).

① C122, R122.

② The driveway is to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

Reason: In the interests of highway safety and convenience.

NOT.

Signed: _____ **Print name:** Adam Coggins.

09/01/01

Environmental Services

For office use only.
Application number: 21.DEC.2000* 3367

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 P. JACKSON 5 FORDHAM WAY LOWER EARLEY, READING, BERKS RG6 4BD 9875953
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 9784163
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	GARAGE CONVERSION

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.	TO MATCH EXISTING	
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	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.	4 NIL (PERMITTED DEVELOPMENT RIGHTS REMOVED)	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	4	
	• 1:500 scale site layout plan.	4	
	• 1:100 or 1:200 scale floor plans and elevations.	4	

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 P.JACKSON

Date

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

MASTER CARD FOR

ADDRESS FORDHAM WAY PARISH EARLEY

PLOT No. AREA PI LOWER EARLEY ORD. SHEET No. SU.7570(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1766/73	NEW GUARANTEE TRUST OF JERSEY	O/L. RES. DEV.	3.8.86	N/A R
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP ACC. TO	MINUTES
07235,95	DOWIS	ROADS ETC.	04.11.77 15.12.77	N/A C/A
13956	T.A. FISHER	O/L. RES. DEV.	23.10.80	N/A C/A
17689	BRYANT	ALTR. ROAD & ROUNDABOUT	1.7.82	N/A C/A
18484	"	SITE COMPOUND	16.12.82	N/A C/A
18804	"	ROAD NO. 7 - ACCESSWAY 8	10.2.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/83

DRAINAGE

091074

ADDRESS 5 FORDHAM WAY PARISH EARLEY

PLOT No. 78 AREA PI LOWER EARLEY ORD. SHEET No. SU.7570 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18052	BRYANT	DET HOUSE & GARAGE	25.9.82	N/A C/A
BR19463	"	"	17.11.82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 1 DEC 00	
Officer: MP	Application No. F/2000/3067

Map No. 58 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 PLAYROOM

Location: 5 FORDHAM WAY

Parish: EARLEY

Ward: REDMATCH
04.01.01

Applicant: MR | MRS JACKSON

restrictive condition

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 : 04.01.01.... 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 not req'd .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

..... S/N + See map ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 21.DEC.2000* 3067

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	MR & MRS P. JACKSON
	Address and postcode	5 FORDHAM WAY LOWER EARLEY, READING, BERKS RG6 4BD
	Phone number	9875955
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	GARAGE CONVERSION

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.	TO MATCH EXISTING	
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	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.		4
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		NIL (PERMITTED DEVELOPMENT RIGHTS REMOVED)
	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: (ANDESIGN)

on behalf of MR & MRS P.JACKSON

Date

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

MASTER CARD FOR

ADDRESS FOREMAN WAY PARISH GAULEY

PLOT No. AREA P1 LOWER GAULEY ORD. SHEET No. SU.7520/5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1766/13	NEW GUARANTEE TRUST OF JERSEY	O/L. RES. DEV.	3.8.82	N/A R
01945	PYE & OTHERS	LOWER GAULEY PLAN	APP. ACC. TO MINUTES	
07235/95	DAVIS	ROADS ETC.	24.11.77 15.11.77	N/A CL
13956	T.A. FISHER	O/L. RES. DEV.	23.10.80	N/A CL
17689	BRYANT	ALTN. ROAD & MINOR ROAD	1.7.82	N/A CL
18484	"	SITE COMMENCED	16.12.82	N/A CL
18804	"	ROAD NO. 1 - ACCESSWAY &	10.2.83	N/A CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/85

DRAINAGE

091074

ADDRESS 5 FOREMAN WAY PARISH GAULEY

PLOT No. 76 AREA P1 LOWER GAULEY ORD. SHEET No. SU.75.20

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18052	BRYANT	DET. HOUSE & GARAGE	25.9.82	N/A CL
GR19463	"	"	17.11.82	APP N/A

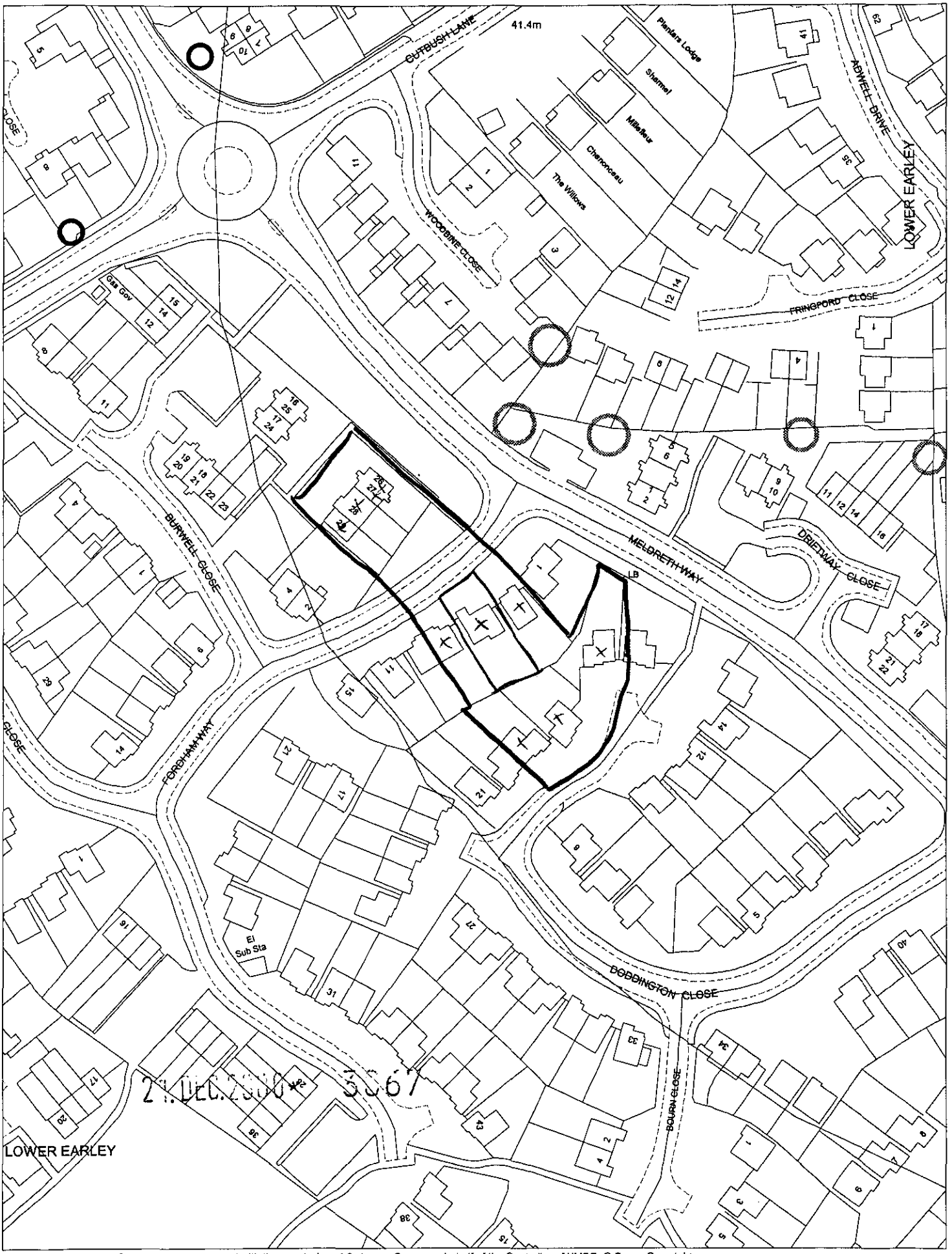
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



21 DEC 2000 3567

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

22 December 2000 Scale: 1 : 1250

N W E S