APPLICATION NO:
F/2001/3530

LOCATION:
4 Skelmerdale Way, Earley Reading.

APPLICANT:
Mr & Mrs Williams C/O John R Hall

PROPOSAL:
Proposed conversion of garage to bedroom/shower room for disabled person.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Manilaboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Williams
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
READING
Berkshire RG7 1AX

Application Number: F/2001/3530

Parish:	**EARLEY**
Location:	**4 Skelmerdale Way, Earley, Reading**
Proposal:	**Proposed conversion of garage to bedroom/shower room for disabled person.**

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. Prior to commencement of the development details shall be submitted to the Local Planning Authority indicating parking spaces for 3 vehicles within the curtilage of the property. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to this space.

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. 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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 25/04/2001

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Same as FP 2001/1655

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3530	FH
BUILDING CONTROL NUMBER.	BN 2001/1045	Martin
APPLICANT/~~AGENT~~	Mrs S. Williams	
ADDRESS OF SITE	4. Skelmerdale Way Lower EARLEY	
	garage conversion	

Mrs Williams rang. She said John Hall came round two weeks ago to draw plans & how was it progressing. No post or PA rec'd. I told her to contact him. CD 5/3/01

	DC
	PBC/1671
	—
	—

	1ST CHECK	2ND CHECK
D	Yes	25/4/01.
APPLIC RECEIVED & APPROVED		
ON		
C DRAWINGS		
RENCES ?		
	5/1/01	11/5/01.

Mrs Williams rang. Put in BN herself. Does not understand Planning - She was told by Morag Frost, Woodley Social Services Tel 9448 060 that it would not need Planning Permission, only change of use. I advised her to come in & see a Planning Officer (Duty). Tried to ring Morag Frost. No answer 11/1/01 CD 10/1/01

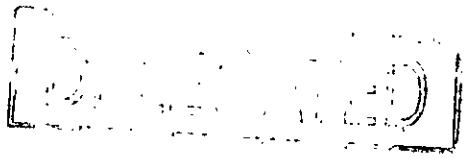
Morag Frost rang this morning. She said works & architect would get a grant. I advised a proper architect & builder

	REQUESTED	RECEIVED	REMINDER
ED	5/1/01.	8/3/01	
ON			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Farah Humayun

DATE: 19 March 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3530

Proposal: Proposed conversion of garage to bedroom/shower room for disabled person..

Site Address: 4, Skelmerdale Way, Earley, Reading.

Applicant: Mr & Mrs Williams C/O John R Hall.

Your observations are required in respect of this application **by 12/04/2001** .

Councillors had no objection to this proposal, provided that a condition is imposed on any approval requiring that the area is returned to a garage if the property is sold.

There was some concern that adequate parking would remain, and particularly since, when a member of the Town Council's staff visited the site, a large double-axle caravan was parked in the drive, thus restricting the available parking. The Planning Officer is asked to confirm whether there are any planning restrictions in place which would preclude the parking of such vehicles on this estate.

SIGNED: _____ DATE: 19 APR 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 19 March 2001

Application Number: F/2001/3530

Proposal: Proposed conversion of garage to bedroom/shower room for disabled person.

Parish: EARLEY TOWN

Site Address:
4, Skelmerdale Way, Earley, Reading.

Applicant:
Mr & Mrs Williams C/O John R Hall.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be clearly shown.

Signed: _____ **Print name:** Adam Coggins 22/03/01

To:
Access Officer - Building Control
F.A.O. Duncan Garrett

From: Farah Humayun

Date: 19 March 2001

Application Number: F/2001/3530

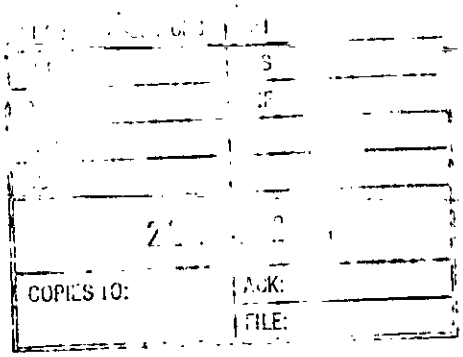
Proposal: Proposed conversion of garage to bedroom/shower room for disabled person..

Site Address:
4, Skelmerdale Way, Earley, Reading.

Applicant:
Mr & Mrs Williams C/O John R Hall.

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

This is not covered by PTH and therefore - is not in my Remit.



Received by Wokingham District Council

Application No: F/2001/3530

PROPOSAL:
Proposed conversion of garage to bedroom/shower room for disabled person.

LOCATION:
4, Skelmerdale Way, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. 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

19 March 2001

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3530

Applicant : Mr & Mrs Williams C/O John R Hall.

Location : 4, Skelmerdale Way, Earley, Reading.
Proposal : Proposed conversion of garage to bedroom/shower room for disabled person.

Site Notice Displayed ? :	YES	NO	DATE
		✓	28/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

This application will have expired on: 03/05/2001. 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 :

ACCESS OFFICER - Not within remit

HIGHWAYS - Rec. approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES

* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/3530

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop conversion of garage to bedroom/shower room for disabled person. The prop dev. proposes the external change of an additional window in the east elevation of the existing garage. There are no existing side facing windows to No 2 No 2 is set forward to No 4, however as there are no external alterations to dimensions therefore it is not considered the prop. dev. will have an adverse impact upon the neighbouring properties.

IMPACT UPON HIGHWAY SAFETY

Due to the garage space being used as habitable room the Highways Authority require 3 parking spaces to be provided within the curtilage of the property. Details will be required to be submitted prior to commencement of the dev.

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

Application Number F/2001/3530
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3		R120	PRIOR TO COMMENCEMENT OF THE DEVELOPMENT DETAILS SHALL BE SUBMITTED TO THE LOCAL PLANNING AUTHORITY INDICATING PARKING SPACES FOR 3 VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. THE APPROVED DETAILS SHALL BE IMPLEMENTED PRIOR TO THE OCCUPATION OF ANY OF THE APPROVED DEVELOPMENT, AND THEREAFTER BE RETAINED. NO DEVELOPMENT, WHETHER PERMITTED..... (AS C121)

RECORD OF SITE VISIT

SITE ADDRESS: 4 Skelmerdale Way
Earley Reading.

APPLICATION NUMBER: F/2001/3530

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

SEMI - DET WITH ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

SMALL WALL TO FRONT - GENERALLY OPEN PLAN AREA.
NO EXISTING SIDE WINDOW TO NO 4 OR NO 2. ATTACHED GARAGE
TO NO 2 ON ADJACENT BOUNDARY

5. SITE CONSTRAINTS

TREES - IN FRT GARDEN.

ACCESS/PARKING - 3 CARS PARKED PRESENTLY.

LEVELS ~~NO 2~~ AT HIGHER LEVEL.

BOUNDARY TREATMENT AS ABOVE.

OTHERS

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

Tel: 0118 974 6482

Date: **19 March 2001**

My ref: F/2001/3530

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/3530
4, Skelmerdale Way, Earley, Reading.
Proposed conversion of garage to bedroom/shower room for disabled person.

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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3530**
4, Skelmerdale Way, Earley, Reading.
Proposed conversion of garage to bedroom/shower room for disabled person.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6482

Date: **19 March 2001**

My ref: F/2001/3530

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3530**
4, Skelmerdale Way, Earley, Reading.
Proposed conversion of garage to bedroom/shower room for disabled person.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6482

Date: **19 March 2001**

My ref: F/2001/3530

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/3530
4, Skelmerdale Way, Earley, Reading.
Proposed conversion of garage to bedroom/shower room for disabled person.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3530**
4, Skelmerdale Way, Earley, Reading.
Proposed conversion of garage to bedroom/shower room for disabled person.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAR 2001
Officer: FH	Application No. F/2001/3530

Map No. 59 **Site** 003
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO BEDROOM/SHOWER ROOM FOR DISABLED PERSON

Location: 4 SKELMERSDALE WAY

Parish: EARLEY Ward: L. Hungerford 19.3.01

Applicant: MR/MRS WILLIAMS

PD rights removed.

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	parking layout	19.03.	
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 : 19.3.01 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 ✓ .....
Disabled access officer ✓

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:

..... site notice & see map for neighbour notice .....
.....
.....
.....
.....
.....
.....
.....
.....

1.4.86

ADDRESS 4 SKELMERDALE WAY PARISH ~~WOODLEY~~ EARLEY

PLOT No. 113 AREA 'A' - LOWER EARLEY ORD. SHEET No. SU. 7670 5-5

BUILDER SEE MASTER CARD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08510	BRYANT HOMES	SEMI-DET. HOUSE & GARAGE	8.6.78	N/A C/A
BR 9294	"	"	26.10.78	APP. N/A
~~09873~~	~~"~~	~~ALTS. TO HOUSE TYPE DESIGN~~	~~18.1.79~~	~~N/A C/A~~
10503	"	REV. OF FENCING TYPE	12.4.79	N/A [illegible]
BRA 405	G.L. WILLIAMS	GR. FLOOR EXTENSION	11.3.86	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

60

1305A

Environmental Services

For office use only.
Application number: 08.MAR2001* 3530

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 G WILLIAMS. 4 SKELMERSDALE WAY LOWER EARLEY. READING
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD. THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	4 SKELMERSDALE WAY LOWER EARLEY. READING
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO PROVIDE FACILITIES FOR DISABLED USE
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.	N/A.
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

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	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.		
	PERMISSION ONLY REQUIRED AS CONDITION OF ORIGINAL PLANNING CONSENT. ALSO REGISTERED DISABLED.		
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 G. Williams

Date 28/2/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

Scale: 1 : 1250

N
W E
S