14/01

APPLICATION NO:
F/2002/8187

LOCATION:
40 Lenham Close, Winnersh Reading.

APPLICANT:
Mrs A Divatia

PROPOSAL:
Proposed conversion of garage to family room.

EARLIEST DATE FOR DECISION: **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2003

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A Divatia
40 Lenham Close
Winnersh
Berks
RG41 1HR

Application Number: F/2002/8187

Parish: **WINNERSH**

Location: **40, Lenham Close, Winnersh, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

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 LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2003

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.

RECORD OF SITE VISIT

SITE ADDRESS: 40 Lenham Close
Winnersh Reading.

APPLICATION NUMBER: F/2002/8187

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Res. district

3. DESCRIPTION OF SITE/BUILDING mid terrace
integral garage.
grassy hardstanding area.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS Gas governor structure at the close.

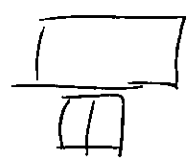
TREES

ACCESS/PARKING ✓ 2 wide

LEVELS ✓

BOUNDARY TREATMENT ✓

OTHERS



WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8187

Applicant : Mrs A Divatia .

Location : 40, Lenham Close, Winnersh, Reading.
Proposal : Proposed conversion of garage to family room.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03

Date Registered : 13/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application will have expired on: 07/02/2003. 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 :

Winnersh Parish Council - No comment

No comments from Neighbours

Planning Issues :

Impact upon Character of the Area, Neighbouring properties

Relevant Policy: LBE1, LBE2
WOS3, WBE1

Application Number: F/2002/8187

Appraisal

The application proposes a garage conversion to this mid terrace house set within the Winnersh identified settlement. The garage door would be removed and a large window inserted.

Impact on Neighbouring Properties

No adverse impact

Impact on the character of the area

There are a number of garage conversions in the close therefore the proposal is unlikely to have adverse impact on the streetscene.

Highway

The driveway is wide/deep enough to accommodate two parallel parking spaces.

√ Approval

Application Number F/2002/8187
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8187	P-T
BUILDING CONTROL NUMBER	B/2003/3924	Caroline
APPLICANT/~~AGENT~~	Mrs A. Divatia	
ADDRESS OF SITE	40 Lenham Close HINGHSH	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		rec'd 13/12/02
FLOOR PLANS	rec'd 12/2/03	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/2/03	
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	
[illegible] DECISION	

Application Number: F/2002/8187

Case Officer : PT

Valid Date : 13-12-02

Map No : 60/68

Site Area : 0-02

Received Date: 13/12/2002

Level : Delegated Application

Description : Proposed conversion of garage to family room.

Location : 40, Lenham Close, Winnersh, Reading.

Parish : WI **Ward : WIN** 17-12-02 TB.

Applicant : Mrs A Divatia .

Fee Required: £0 **Fee Received: £0** 110 – restrictive condition.

Additional: ..... or Refund: .....£110.....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	show 2 car parking spaces	17-12.	
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

INTERNAL CONSULTATIONS 17.12.02 D

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) Southern ✓

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SIN & see map

.....

.....

No pre-app

Organisation_Name	Building_Name	address1	Postcode
		31LENHAM CLOSEWOKINGHAM	RG41 1HR
		32LENHAM CLOSEWOKINGHAM	RG41 1HR
		33LENHAM CLOSEWOKINGHAM	RG41 1HR
		37LENHAM CLOSEWOKINGHAM	RG41 1HR
		38LENHAM CLOSEWOKINGHAM	RG41 1HR
		39LENHAM CLOSEWOKINGHAM	RG41 1HR
		40LENHAM CLOSEWOKINGHAM	RG41 1HR
		41LENHAM CLOSEWOKINGHAM	RG41 1HR

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

Tel: (0118) 974 6442

Date: 17 December 2002

My ref: F/2002/8187

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2002/8187
40, Lenham Close, Winnersh, Reading.
Proposed conversion of garage to family room.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8187**
40, Lenham Close, Winnersh, Reading.
Proposed conversion of garage to family room.
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 Bray

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Date: 17 December 2002

My ref: F/2002/8187

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Councillor Ball

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Tel: (0118) 974 6442

Date: 17 December 2002

My ref: F/2002/8187

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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_____

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Signed: _____ Date: _____

Councillor Siggery

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8187

Proposal:
Proposed conversion of garage to family room.

Location:
40, Lenham Close, Winnersh, 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/2002/8187 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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

17 December 2002

Environmental Services

For office use only.
Application number:
13.DEC.2002 8187

Householder planning application form

13 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8187

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	MRS ARTI DIVATIA 40, LENHAM CLOSE WINNERSH WOKINGHAM RG41 1HR 01189770217
2	Agent's Name Address and postcode Phone number	— NA —
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE TO A FAMILY 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.	RED BRICKS WILL BE USED TO MATCH EXISTING BRICKS.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.		
	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: A M · Divatia

on behalf of

Date 12/12/02

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

ADDRESS 40 LENHAM CLOSE PARISH WINNERSH

PLOT No. 6 stage 2 ORD. SHEET No. SU 7969 (68) SU 7970 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/131/68	Mrs M Harrison	OA det house	11·7·68	N/A Ref
193/73	K & H Construction	terr house & int garage	22·2·73	N/A C/A
02264	"	OA res dev	17·4·75	N/A Ref
~~02974~~ 02971	"	"	16·7·75	N/A Ref
03222	"	"	4·9·75	N/A Ref
03426	"	terr house & int gar	30·10·75	N/A C/A
BR 3807	"	"	28·11·75	APP N/A
F/2002/8187	Mrs. A. Duralia	Garage to family room		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Garage to family room - (4) - 2.7.02

DRAINAGE

091074