APPLICATION NO:

F/2000/2965

LOCATION:
58 East Park Farm Drive, Charvil Reading.

APPLICANT:
Adam Bernstein

PROPOSAL:
Proposed conversion of part of garage to room.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Patrick Hadaway**

APPROVED

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Adam Bernstein
58, East Park Farm Drive
Charvil
Reading
Berkshire
RG10 9US

Application Number: F/2000/2965

Parish: **CHARVIL**

Location: **58, East Park Farm Drive, Charvil, Reading.**

Proposal: **Proposed conversion of part of garage to 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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 Policies LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/01/2001

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2965	PH
BUILDING CONTROL NUMBER.	BN 2001/1062	Nick
APPLICANT/~~AGENT~~	Mr A-Bernstein	
ADDRESS OF SITE	58 East Park Farm Drive CHARVIL.	
DESCRIPTION OF PROPOSED WORK	part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓ rec'd 4/11/00
ELEVATIONS		
FLOOR PLANS	need 2/2/01	✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	15/2/01.	

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 : Patrick Haran

Application Number : F/2000/2965

Applicant : Adam Bernstein .

Location : 58, East Park Farm Drive, Charvil, Reading.
Proposal : Proposed conversion of part of garage to room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12/01/01

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. 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 :

HIGHWAYS DEPT. Recommend approval with conditions attached
ENVIRONMENT AGENCY - no objections - want copy of decision notice
NEIGHBOUR RESPONSES - None.

Planning Issues :

- H/WAYS - Parking
- ~~Appearance changed~~
- Impact on neighbouring properties -
- Streetscene. - no external changes

RECEIVED

Application Number: F/2000/2965

Appraisal :

IMPACT ON NEIGHBOURING PROPERTIES

The application being considered is for the conversion of part of a garage to a room.
The garage door is to remain intact and there will be no changes to the external appearance of the dwelling. The garage is currently a double garage and would become a single garage. The proposal would incorporate a space approx 1.3 m long to be for storage and this would be accessed from existing garage door. A brick wall is proposed to seperate this space from the proposed new room. There being no external changes to garage it is considered that the impact on neighbouring properties would be negligible.

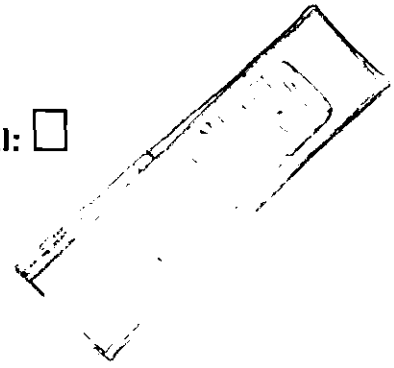
STREETSCENE

From the street there would be no changes to that already existing. The storage space to the front of the proposal, accessed through the existing garage door, would not give any indication of the use to the rear of the of proposal. In this respect it is considered that the effect on the streetscene would be negligible.

HIGHWAY ISSUES

The plan approved by the H/ways Dept & shows that parking is to be maintained in part of garage - 1 space, and to the front of the property - 2 spaces. In this respect, providing conditions are attached, the proposal is acceptable

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



Application Number F/2000/2965
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C049	R049	
3	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 58 East Park Farm Drive Charvil Reading.

APPLICATION NUMBER: F/2000/2965

OFFICER: Patrick Haran

DATE OF SITE VISIT: 22/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on stake at front of prop

2. DESCRIPTION OF SURROUNDINGS

New build estate of detached 2 storey dwellings - open plan

3. DESCRIPTION OF SITE/BUILDING

Double garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached dwellings

5. SITE CONSTRAINTS

TREES –

ACCESS/PARKING open parking spaces to front of prop

LEVELS –

BOUNDARY TREATMENT –

OTHERS

APPROVED

Tel: (0118) 974 6447 (Direct Line)
Fax: (0118) 974 6484
Email: patrick.haran@wokingham.gov.uk
Date: 22 February 2001
My ref: F/2000/2965

Mr A. Bernstein
58 Park Farm Drive
Charvil
Reading
BerkshireRG10 9US

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 Bernstein

CONDITIONS RELATING TO PLANNING CONSENT F/2000/2965

I am writing with regard to a telephone conversation we had some time ago where you requested that I clarify the wording of the Conditions attached to the above consent. I apologise for the delay in responding but please be advised as follows.

Condition 1 is self explanatory and Condition 2 relates simply to that part of your garage that is to be retained for the parking of vehicles. It means that this part of your garage must not be used as habitable space or for any purpose not normally associated with a private garage, such as an extension of your business premises.

Condition 3 is not very clear but is a standard condition used for Highway safety purposes. As far as I can tell, the vehicle parking and turning space referred to was, and is, in place. It is that area shown on the additional plan that we requested where vehicles can be turned so as to enter the carriageway in a forward direction. In your case this Condition does not really apply because it has already been provided.

I hope that the above information answers your queries, however, if you require any further information please do not hesitate to contact me.

Yours sincerely

Mr PJ Haran
Planning Enforcement Officer

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 14 December 2000

Application Number: F/2000/2965

Proposal: Proposed conversion of part of garage to room.

Parish: CHARVIL PARISH

Site Address:
58, East Park Farm Drive, Charvil, Reading.

Applicant:
Adam Bernstein .

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).

C049, R049
C122, R122

Signed: _____ **Print name:** Adam Coggins 22/12/00

Our ref: SP\2000\002893\001
Your ref: F/2000/2965

Date: 9th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 38622
POL	TLS
DC	ENF PH
APP	
CS	
12 JAN 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End, PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: ~~Helen Pollock~~ Patrick Haran

Dear Sir/Madam

CONVERSION OF PART OF GARAGE TO ROOM
58 EAST PARK FARM DRIVE, CHARVIL, READING

Thank you for your letter dated 14 December 2000 which was received on 18 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/3/16. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 781 755	180 metres	East Park Farm

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Sarah Paxman
Development Planning Officer

cc: Adam Bernstein, 58 East Park Farm Drive, Charvil, Berkshire RG10 9US

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2965
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6482

Date: **14 December 2000**

My ref: F/2000/2965

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2000/2965
58, East Park Farm Drive, Charvil, Reading.
Proposed conversion of part of garage to room.

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 **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2965**
58, East Park Farm Drive, Charvil, Reading.
Proposed conversion of part of garage to room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

Received by Wokingham District Council

Application No: F/2000/2965

Proposal:
Proposed conversion of part of garage to room.

Location:
58, East Park Farm Drive, Charvil, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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 Planning and Transportation

14 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 DEC 2000
Officer: PH	Application No. F/2000/2965

Map No. 3.2 Site ...0.05....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF PART OF GARAGE TO ROOM.

Location: 58 EAST PARK FARM DRIVE

Parish: CHARVIL Ward: CHARVIL
14.12.00

Applicant: ADAM BERNSTEIN

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	Parking layout?	14.12.00	
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 : ..14:12:00... 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 250m landfill site ...
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N - see map

Environmental Services

For office use only.
Application number:

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 04.NOV.2000* 2965 Phone number	ADAM BERNSTEIN 58 EAST PARK FARM DRIVE CHARVIL BERKSHIRE RG10 9US 0118 934 4608
2	Agent's Name Address and postcode Phone number	N/A
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 58 EAST PARK FARM DRIVE CHARVIL BERKSHIRE RG10 9US
4	Give brief details of the proposal for example, two storey side extension. About the application	THE CONVERSION OF HALF A DOUBLE GARAGE INTO A 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.	NONE - NO EXTERNAL CHANGES WILL BE MADE
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 ☐

RECEIVED

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.		
	NO FEE IS REQUIRED AS THE PROPERTY HAS NOT BEEN PREVIOUSLY EXTENDED (SEE ATTACHED LETTER)		
	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) 04.NOV.2000* 2965

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 SELF

Date 30/11/00

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

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Helen.Pollock@wokingham.gov.uk
Date: 27th October 2000
My ref: HP/MLT/CHARVIL/PD

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr Bernstein
58 East Park Farm Drive
Charvil
Twyford
Berkshire
RG10 9US

04.NOV.2000* 2965

Dear Mr Bernstein,

RE: PROPOSED GARAGE CONVERSION AT 58 EAST PARK FARM DRIVE, CHARVIL.

I refer to your letter received on the 9th October 2000 with reference to the above.

I write to confirm that due to a condition on the original planning permission for your property restricting the conversion of garages (application number 96/64780/RM, condition 18), your proposal would require planning permission.

However, please note that providing the property has not been previously extended, you would be exempt from any application fees payable.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I would also advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

On the second issue of operating a business from the premises I can confirm that so long as operations remain as stated in your letter a change of use application is not required. However should there be any change in circumstance please contact us again and we can review the situation.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

HEATHER P MORGAN
Senior Planning Officer
Enclosure: Planning Application Forms

1933

ADDRESS 58 EAST PARK FARM DRIVE **PARISH** CHARVIL

PLOT No. C50 **ORD. SHEET No.** SU 7775 (32)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/183/69	RMC	O/L		RE
426/71	"	"	9.7.71	RE
19056/7	HALL ASS REPATES	O/L	27.5.83	RE
41844	"	O/L	26.1.94	RE
96/63428/RM	CHARLES CHURCH	RES. DEV.	4.9.96	RE
96/64780/RM	CHARVIL CONSORTIUM	DET. HOUSE	24.10.96	LA C
497/0173	CHARLES CHURCH	"	21.5.97	APP

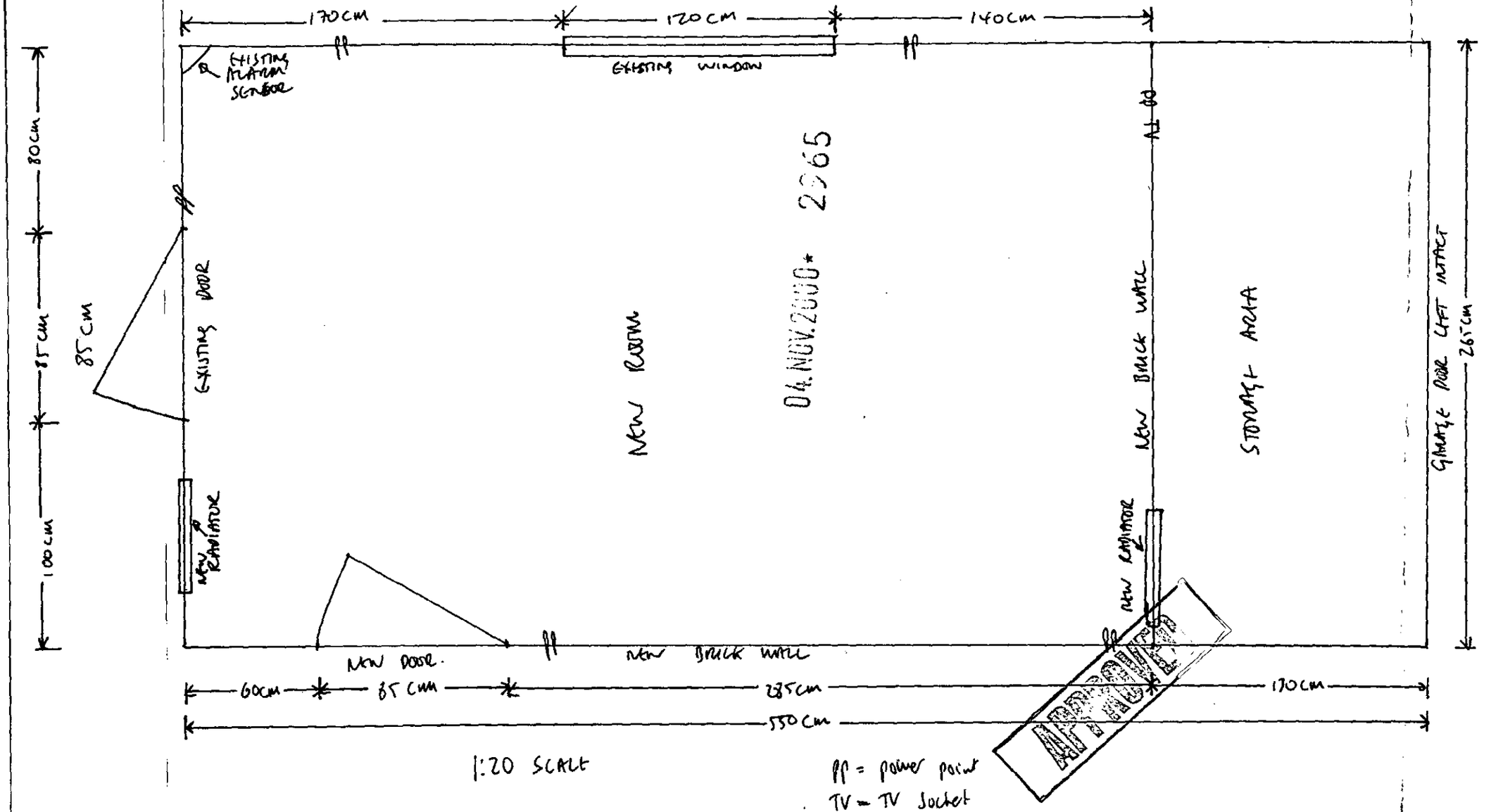
MINISTRY DECISION 41844 – APPEAL ALLOWED – 6.3.95

SPECIAL ORDERS RDEng - Garage Conversion - Mr Bernstein 27.10.00

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2965**
CASE OFFICER: **Patrick Haran**
SECTION 106 AGREEMENT Yes ☐ No ☐

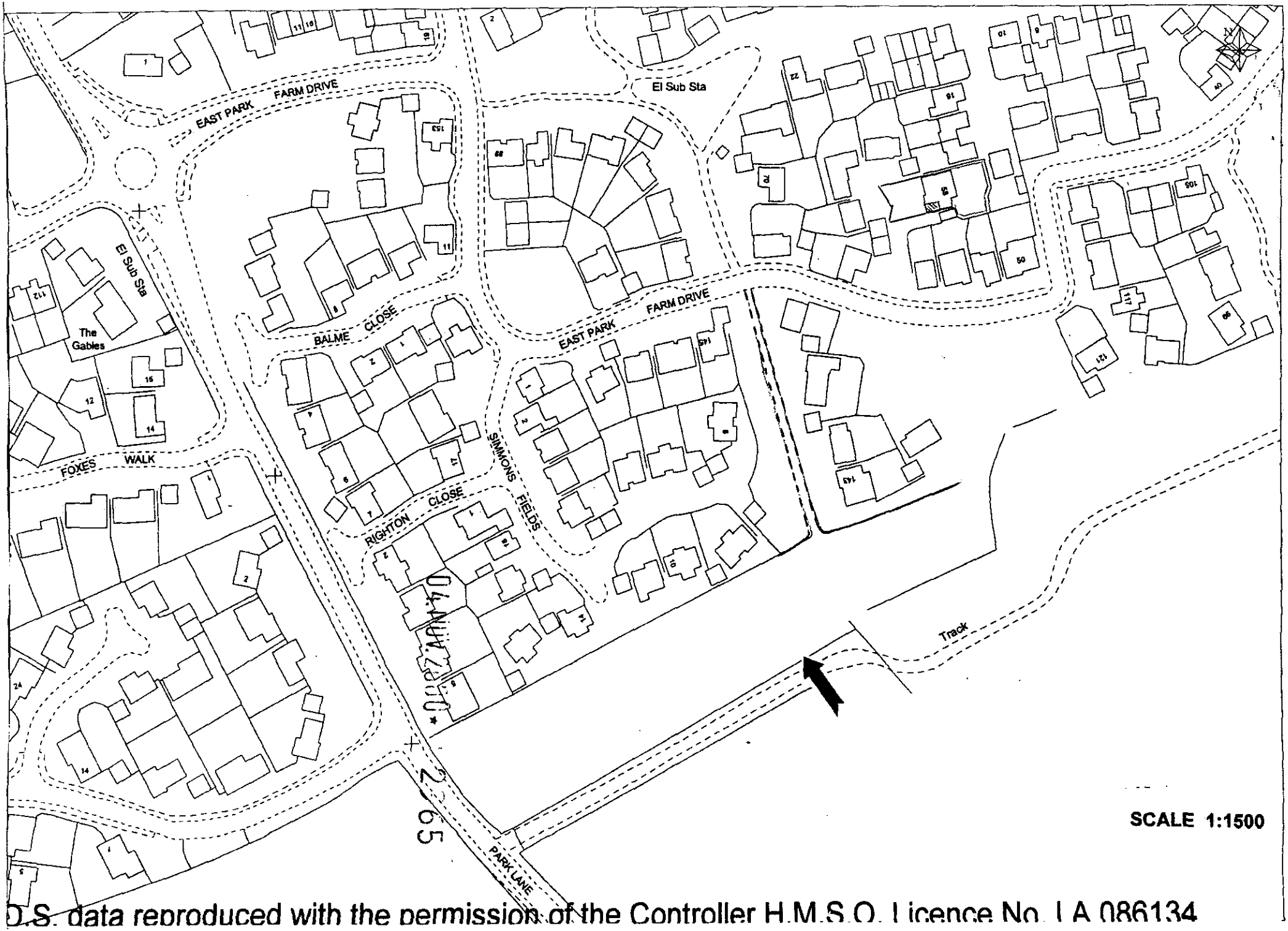
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				


170CM
120CM
140CM
EXISTING MOTION SENSOR
EXISTING WINDOW
80CM
85CM
100CM
85 CM
EXISTING DOOR
NEW RADIATOR
NEW ROOM
04.NOV.2000*
2265
NEW BRICK WALL
STORAGE AREA
GARAGE DOOR LEFT INTACT
265CM
NEW DOOR.
NEW BRICK WALL
NEW CONVECTOR
60CM
85 CM
285CM
170CM
550 CM
1:20 SCALE
pp = power point
TV = TV Socket

04.NOV.2000* 2965

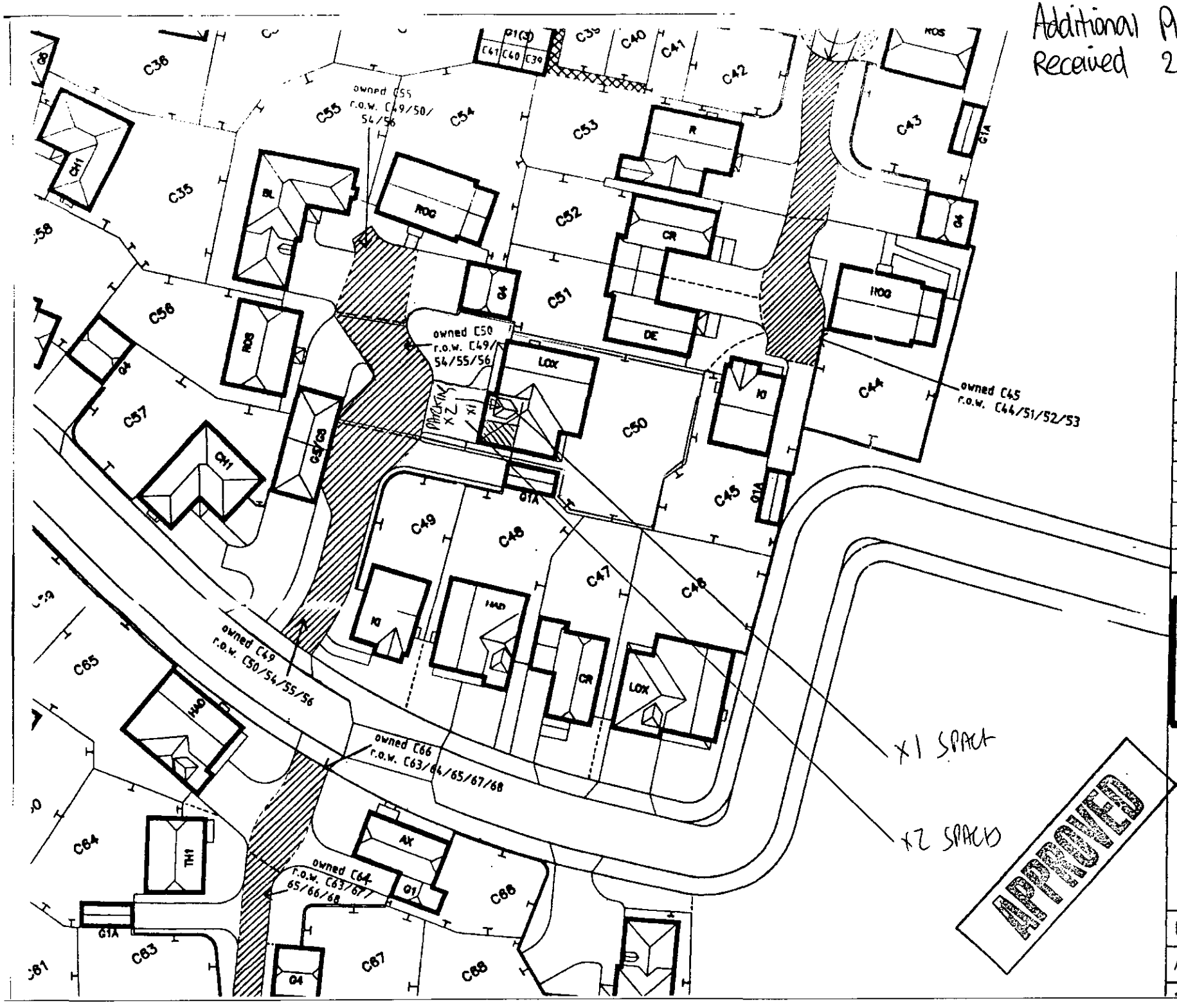


1:500



O.S. data reproduced with the permission of the Controller H.M.S.O. Licence No. I A 086134

Additional Plan.
Received 22/12/00.



Rev.	Date	Details
L	7.9.98	BOUNDARY OF P
K	08.07.98	FENCELINE B
J	15.6.98	FENCE BY P
I	08.06.98	ACCESS TO P
H	02.06.98	FENCELINE T
G	26.5.98	FENCELINE T
F	24.4.98	SUB STATION
E	09/03/98	C41-C39 par
D	5/2/98	REAR BOUND
C	20/11/97	Rear boundary
B	21/8/97	Walkway at Pl
A	20/6/97	Wall Included t
		C29/C30,C3,C50
		Private drive t

Client

CH

Site

East Park Fa
Charvil

Date 06

Autocad Ref: