APPLICATION NO:
F/2002/5649

LOCATION:
10 Yoreham Close, Lower Earley Reading.

APPLICANT:
G J Lesbirel C/O Andesign

PROPOSAL:
Proposed conversion of part of garage to playroom. LE: 18 Feb

EARLIEST DATE FOR DECISION: **11/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

763

DO

NOT PROCESSED
16.01.96

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

G J Lesbirel
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/5649

Parish: **EARLEY**

Location: **10, Yoreham Close, Lower Earley, Reading.**

Proposal: **Proposed conversion of part 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. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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.

Received by Wokingham District Council

Application No: F/2002/5649

PROPOSAL:
Proposed conversion of part of garage to playroom.

LOCATION:
10, Yoreham Close, 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 and 1.00pm - 4.00pm Sunday. (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/2002/5649 to enable the library staff to locate the correct information.
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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2002. 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.

Head of Planning and Transportation

18 January 2002

NOTES

Ceiling:- 200mm fibreglass insulation to be placed between ceiling joists and ceiling formed of foil backed plasterboard, 9mm thick for joists at 400mm centres or 12mm thick for joists at 600mm centres with skimcoat plaster to receive selected decorations.

Floor:- Existing floor to be raised to match utility by using selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation and Ventrot or similar d.p.m on existing prepared garage floor slab.

Partitions:- Between garage and playroom to be formed of 150mm x 50mm timber studding at 400mm centres with 150mm fibreglass insulation between studding, faced in playroom with 9mm plasterboard and skimcoat plaster to receive selected decorations, and faced in garage with 9mm masterboard with masked joints. Outside wall to have innerskin formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding with felt on side adjacent to wall, and lined internally with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Window:- Existing window to be replaced with double glazed window, with trickle vent in head equivalent to 8000mm². Window should have opening section min: 850mm high x 500mm wide as alternative fire escape. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

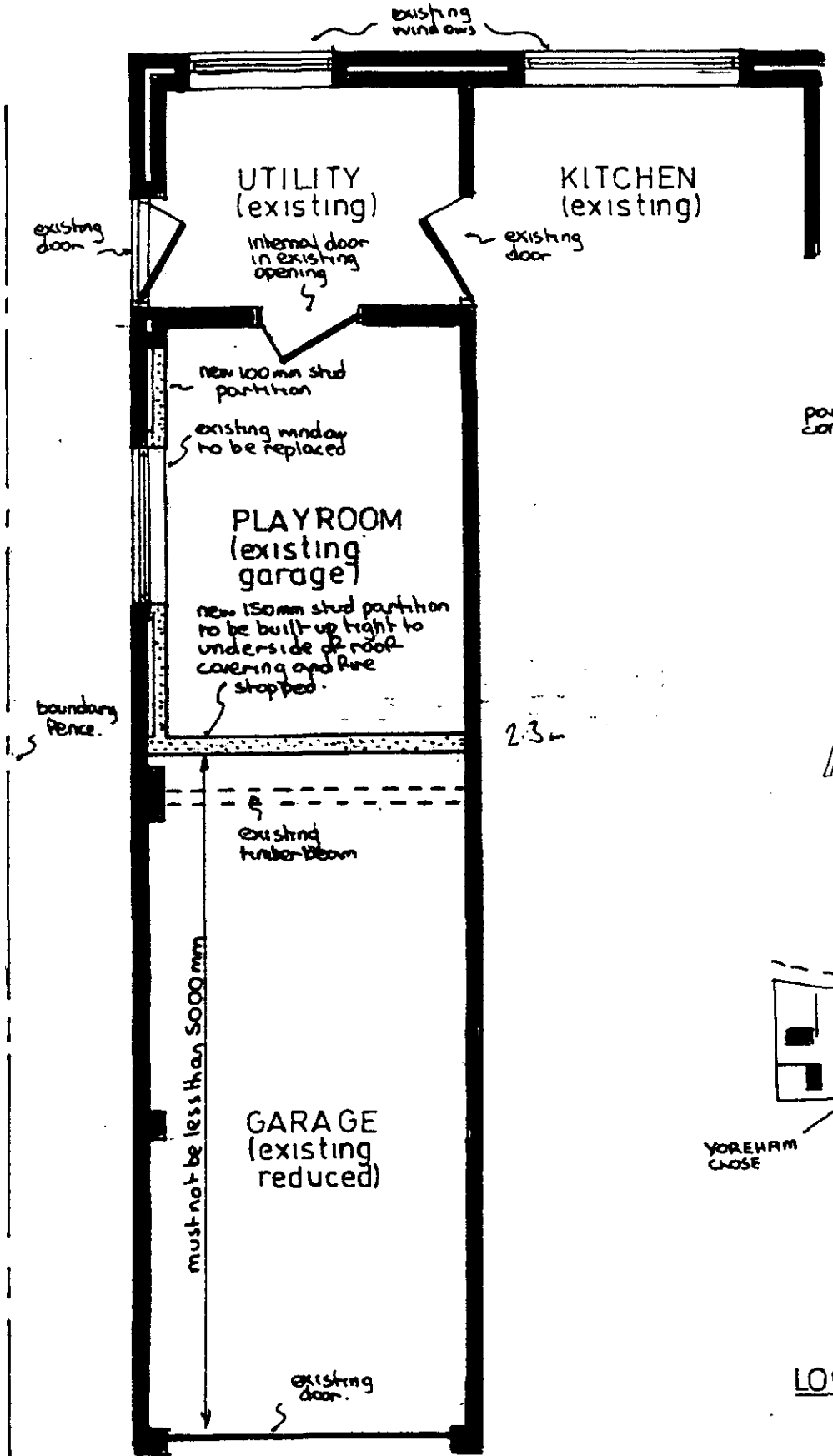
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

ERSION at 10 YOREHAM CLOSE, LOWER EARLEY for MR G.J. LESBIREL

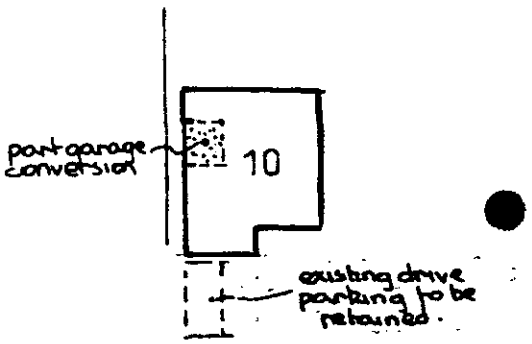
DEC 2001 Drawn ANDESIGN

D 4/4/02

s request.

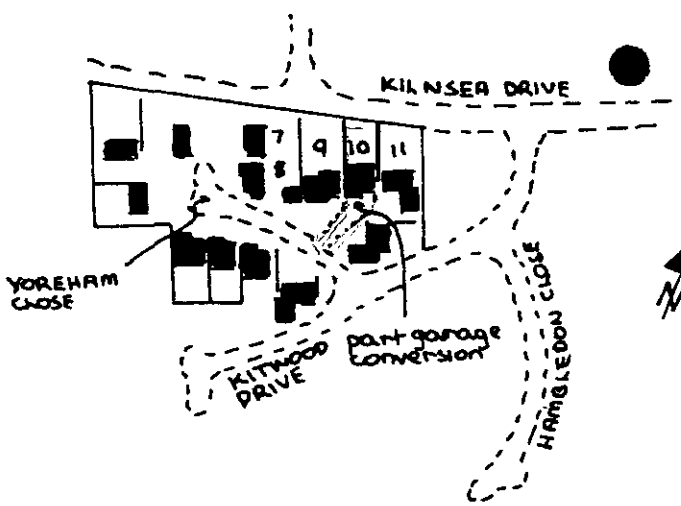


PART GROUND FLOOR PLAN 1:50



BLOCK PLAN 1:500

APPROVED



LOCATION PLAN 1:2500

PROPOSED PART GARAGE CONVI

Drawing Nº AH/E/3288A Date

'A' 8/1/2002 garage door removed at client

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5649	Philip Taylor
BUILDING CONTROL NUMBER.	FP 2002/2604 South	
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	10 Yoreham Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3288A	AH/E/3288A
ELEVATIONS		
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/4/02.	

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 : Phillip Taylor

Application Number : F/2002/5649

Applicant : G J Lesbirel C/O Andesign.

Location : 10, Yoreham Close, Lower Earley, Reading.
Proposal : Proposed conversion of part of garage to playroom.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18th Feb 2002

Date Registered : 10/01/2002

Earliest Date for Decision : 11/02/2002

Latest Consultation Date/Site Notice Expiry Date : 11/02/2002

This application will have expired on: 07/03/2002. 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 Depatment - Conditional Approval provided Cage retained and a turning area is constructed before occupation.

Early Town Council - No objection

Planning Issues :

Impact on Neighbouring Properties

Policy - WBE1, WOS3
LBE1, 2
LD3

Application Number: F/2002/5649

Appraisal :

The proposal is to convert part of the existing tandem garage to a playroom. The garage space will be reduced and the room will be created between the garage and existing utility room. It would measure 2.3m x 3.8m internally and have a new window created where an existing garage window exists presently.

The application property is a large detached house located on the north side of Yorkham Close within the established settlement of Earley.

A condition on the original consent for the dwelling restricts the use of the garage for purposes other than storage of a domestic vehicle.

Neighbouring Properties.

It is considered that because no new windows will be inserted in the garage and there will be no external alterations the proposal will not adversely impact any neighbouring properties, in terms of Overlooking, overshadowing or Visual overbearing.

Adequate on-site parking would remain for this 3 bed. property in accordance with adopted parking standards.

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

Application Number F/2002/5649
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: 10 Yoreham Close Lower Earley Reading. APPLICATION NUMBER: F/2002/5649	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Highdensity dev - residential

3. DESCRIPTION OF SITE/BUILDING

existing window in side elevation
. to be replaced.
. No windows in No 9 side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

11 + 9

5. SITE CONSTRAINTS

none - no highway objections

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5649

Case Officer : PT

Valid Date : 10/01/02

Map No : 59

Site Area : 0.04

Received Date: 10/01/2002

Level : Delegated Application

Description : Proposed conversion of part of garage to playroom.

Location : 10, Yoreham Close, Lower Earley, Reading.

Parish : EA Ward : LIT

Applicant : G J Lesbirel C/O Andesign.

Fee Required: £95 Fee Received: £95 (5)

Additional: ..... or Refund: .....£95 ? PD rights removed ?

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-app?

10.JAN.2002 5649

[illegible] continued

3. A detailed schedule and also [illegible] in the elevations of the proposed [illegible] details of the colour of the mortar [illegible] shall be submitted to and approved in writing by the District Planning Authority before building work [illegible] and this condition shall apply notwithstanding any indications as to [illegible] matters which have been given in the [illegible]

REASON To ensure the use of appropriate materials and the submission of adequate details in this respect. (2[illegible])

4. A schedule of all materials to be used in the surfacing of the roads, footways, footpaths and private [illegible] shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.

REASON In the interests of visual amenity. (6[illegible])

5. Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (240)

6. All the proposed screen walls, fences and other means of enclosure approved by the District Planning Authority shall be erected concurrently with the development of the site. (254)

REASON In the interests of visual amenity. ([illegible])

7. Prior to the commencement of development on the site a scheme showing the roads, footways and footpaths to be constructed in [illegible] phase including a construction programme shall be submitted to and approved in writing by the District Planning Authority [illegible] roads, footways and footpaths shall be constructed [illegible] accordance with that scheme which shall not be varied [illegible] prior written approval of the District Planning Authority.

REASON To ensure a satisfactory access for the occupiers of the [illegible] and help to the [illegible] (93)

8. The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall [illegible] 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.

[illegible]

25 × 10

5649

Environmental Services

For office use only. Application number: 10.JAN.2002* 5649

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	G. J. LESBIREL
	Address and postcode	10 YOREHAM CHOSE
		LOWER EARLEY
		BERKS
		RG6 3TB
	Phone number	9666685
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.	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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

10.JAN.2002* 5649

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	6	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

● (Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

●

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of G.J. LESBIREL

Date 9/1/2002

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

1-4-86

ADDRESS 10 YORSHAM CLOSE

PARISH ~~GOODLEY~~ GARNEY

PLOT No. 88

ORD. SHEET No. SU 4670(59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15854	MARTIN GRANT HOMES	DET. HOUSE & GARAGE	30.7.81	N/A C/A
BR17470	"	"	22.9.81	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 18 January 2002

Application Number: F/2002/5649

Proposal: Proposed conversion of part of garage to playroom.

Parish: EARLEY TOWN

Site Address:
10, Yoreham Close, Lower Earley, Reading.

Applicant:
G J Lesbirel 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).

C049, R049
C122, R122.

Signed: _____ **Print name:** ADAM 24/01/02

FROM: Phillip Taylor

DATE: 22 January 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5649

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

Site Address: 10, Yoreham Close, Lower Earley, Reading.

Applicant: G J Lesbirel C/O Andesign.

Your observations are required in respect of this application **by 11/02/2002**.

PLANNING SERVICES	HPT
PCI	TLS
DC	ENF
APP	
CS	
18 FEB 2002	
COPIES TO	ACK
	FILE

No Objection

SIGNED: _____

DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6444

Date: **18 January 2002**

My ref: F/2002/5649

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5649
10, Yoreham Close, Lower Earley, Reading.
Proposed conversion of part 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5649**
10, Yoreham Close, Lower Earley, Reading.
Proposed conversion of part 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 Smith

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

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

Tel: (0118) 974 6444

Date: **18 January 2002**

My ref: F/2002/5649

WOKINGHAM UNITARY
Aiming for Excellence

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,

Phillip Taylor

Development Control Officer

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10, Yoreham Close, Lower Earley, Reading.
Proposed conversion of part 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 Carpenter

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

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

Tel: (0118) 974 6444

Date: **18 January 2002**

My ref: F/2002/5649

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours faithfully,

Phillip Taylor

Development Control Officer

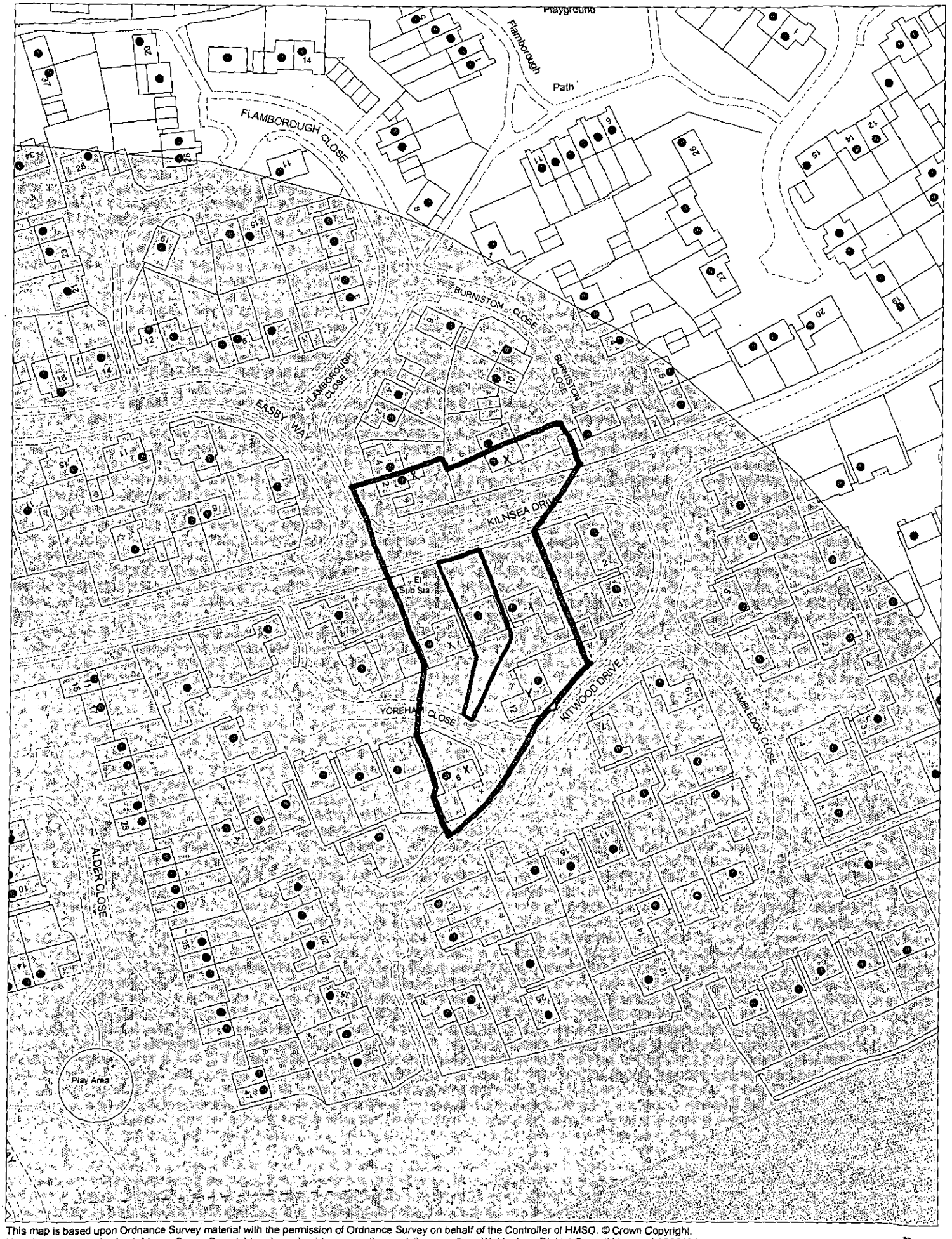
LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5649**
10, Yoreham Close, Lower Earley, Reading.
Proposed conversion of part 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 Swindells

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

10.JAN.2002* 5649



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Development Control Section, Environmental Services, Wokingham District Council.

16 January 2002 Scale: 1 : 1250

N W E S