APPLICATION NO:
F/2000/2841

LOCATION:
11 Sheridan Way, Wokingham.

APPLICANT:
Mr & Mrs Hadleigh C/O Mr J Harris

PROPOSAL:
Proposed conversion of garage to study.

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hadleigh
C/O Mr J Harris
11 Diamond Way
Wokingham
Berkshire
RG41 3TU

Application Number: F/2000/2841

Parish: **WOKINGHAM**

Location: **11, Sheridan Way, Wokingham.**

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

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. Before any part of the development hereby permitted is commenced, details shall be submitted showing the parking layout for 3 vehicles within the curtilage of the property. The position of the access and extent of the driveway should also be marked out.

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. The applicant is advised that details to be submitted in pursuance of condition 3 shall show the outline of the spaces 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 garage).

Informative
2. 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.

South East Area Local Plan Policy SBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/01/2001

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2841	FH
BUILDING CONTROL NUMBER	BN 2001/1066	Paul
~~APPLICANT~~/AGENT	W. J. Harris	
ADDRESS OF SITE	11 Sheridan Way, Woosehill WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/2/01	

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 : Farah Humayun

Application Number : F/2000/2841

Applicant : Mr & Mrs Hadleigh C/O Mr J Harris.

Location : 11, Sheridan Way, , Wokingham.
Proposal : Proposed conversion of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000

This application will have expired on: 15/01/2001. 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 - Request additional plan showing parking layout for 3 vehicles.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/2841

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. conversion of garage to study. The prop. dev would result in a change of part of existing front elevation from garage door to new window. There is no further alteration to the existing elevations of the property. No 11 is set back approx by approx 25 metres from No 10. The property is at a higher level also to the neighbouring property. No 12 is set at an angle to No 11, with the attached garage slightly set forward. It is not considered that the prop. dev will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE.

The properties on the end of Sheridan Way are located in a cluster. Between opposite No 11 there exists high hedging screening property No 14. Therefore this area is sectioned off somewhat from the main road. It is therefore considered that the prop. dev. will not have a significant detrimental impact upon the street scene.

IMPACT UPON HIGHWAY SAFETY.

It is considered by the Highway Authority that 3 car parking spaces are required on site to satisfy the highway safety standards. Therefore a condition shall be added for such details to be submitted prior to development.

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

Application Number F/2000/2841
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3		~~R126~~	BEFORE ANY PART OF THE DEVELOPMENT HEREBY
		R121	PERMITTED IS COMMENCED DETAILS SHALL BE
			SUBMITTED SHOWING THE PARKING LAYOUT
			FOR 3 VEHICLES WITHIN THE CURTILAGE
			OF THE PROPERTY. THE POSITION OF THE
			ACCESS AND EXTENT OF THE DRIVEWAY SHOULD
			ALSO BE MARKED OUT.
			INFORMATIVE
			THE APPLICANT IS ADVISED THAT ~~THE~~
			~~OUTLINE OF THE SPACES IS TO BE MARKED~~
			~~ON THE PLAN~~ DETAILS TO BE SUBMITTED IN
			PURSUANCE OF CONDITION 03 SHALL SHOW THE OUTLINE
			OF THE SPACES TO BE MARKED ON THE PLAN ACCURATELY
			WITH MINIMUM DIMENSIONS 4.8 x 2.4 m (STANDARD
			SPACE) 5.5m x 2.4m (IN FRONT OF GARAGE)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SE1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO3, WH1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

John Mitchell
12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 11 Sheridan Way Wokingham.

APPLICATION NUMBER: F/2000/2841

OFFICER: Farah Humayun

DATE OF SITE VISIT: 20/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT of GARAGE

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DET.
ATT. GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NARROW DRIVEWAY - MESH LANDSCAPE STRIP TO NO 13.
OPEN PLAN TO FRONT. PROPERTY SET BACK FROM NO 10.
AREA SECTIONED OFF FROM ROAD WITH HIGH HEDGING TO NO 14 + LOW FENCE

5. SITE CONSTRAINTS

TREES ———

ACCESS/PARKING PROP. PLAN - SPACE FOR 2 ?

LEVELS NO 11 HIGHER BY 30-50cm

BOUNDARY TREATMENT AS ABOVE.

OTHERS

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 4th January 2001
My ref: FH/F/2000/2841
Your ref:

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

Mr J Harris
11 Diamond Way
Woosehill
Wokingham
Berkshire
RG41 3AP

Dear Mr Harris

PLANNING APPLICATION F/2000/2841
PROPOSED CONVERSION OF GARAGE TO STUDY
11 SHERIDAN WAY, WOKINGHAM

Following advice I have received from the highway officer please could you send plans showing parking for 3 vehicles within the curtilage of the property. Each space is to be marked on the plan with minimum dimensions 4.8m x 2.4m (standard space) and 5.5m x 2.4m (in front of garage). The position of the access and extent of the driveway should also be marked out.

It is important that the additional information is submitted to me within one week, ie. by 11 October, to ensure that the application is not determined on the basis of the current submission. Should you wish to discuss the additional information, please contact either the highway officer on 0118 974 6330 or myself. However, I would advise you that the above refers to parking matters only and receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2841

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2841
11, Sheridan Way, , Wokingham.
Proposed conversion of garage to study.

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/2000/2841**
11, Sheridan Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2841

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/2841
11, Sheridan Way, , Wokingham.
Proposed conversion of garage to study.

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/2000/2841**
11, Sheridan Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2841

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2841
11, Sheridan Way, , Wokingham.
Proposed conversion of garage to study.

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/2000/2841**
11, Sheridan Way, , Wokingham.
Proposed conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/2841

Proposal:
Proposed conversion of garage to study.

Location:
11, Sheridan Way, , Wokingham.

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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. 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

28 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2000
Officer: PH	Application No. F/2000/2841

Map No. 75A Site ..003....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO STUDY

Location: 11 SHERIDAN WAY

Parish: WOKINGHAM Ward: Evendons
27.11.2000.

Applicant: MR/MRS HADLEIGH
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			
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 : 27.11.2000 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 .....

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:

..... S/N + 9, 10, 12, 14, 15 Sheridan Way .....
..... & 9 Hertford Close. .....
.....
.....
.....
.....
.....
.....
.....

MASTER CARD FOR

ADDRESS SHERIDAN WAY PARISH WOKINGHAM

PLOT No. AREA 10 WOOSEHILL ORD. SHEET No. SU. 7968 7.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
VARIOUS O/LINES REFUSED				
O/24/73	CONSORTIUM OF LANDOWNERS	O/L. RES. DEV	28.3.74	[illegible]
12728	SLATER WALKER	SPINE ROAD	2.5.80	N/A
BR13241	"	ROAD & BRIDGE WORKS	21.4.80	APP
19722	HERON HOMES	110 DWELLINGS	30.6.83	N/A
AR21654	"	"	14.10.83	APP
20608,9	"	BUILDERS COMPOUNDS	5.1.84	
21662	"	13 ADV. SIGNS.	24.6.84	R
21979	"	ENTRANCE GATEWAY TO DEV.	26.7.84	TP
21980	"	NON ILL. SIGN	26.7.84	TP

DATE OF COMPLETION

MINISTRY DECISION O/24/73 - C/A 84 P.O.L.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 11 SHERIDAN WAY PARISH WOKINGHAM

PLOT No. 96 AREA 10 ORD. SHEET No. SU. 7968 7.5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22130	HERON	DET. HOUSE & GARAGE	23.8.84	C/A
AR 23491	"	"	26.10.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Harris - Garage con. - 17/10/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 2541

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 N. HADLEIGH. 11, SHERIDAN WAY, WOOSEHILL, WOKINGHAM, BERKSHIRE RG41 3AP 0118-9629 473
2	Agent's Name Address and postcode Phone number	MR J.D. HARRIS, 11 DIAMOND WAY, WOOSEHILL, WOKINGHAM, BERKSHIRE. RG41 3TV 0118-9019622
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.	11, SHERIDAN WAY, WOOSEHILL, WOKINGHAM, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION: TO A STUDY
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 ☐ NONE APPLICABLE TO THE CONVERSION.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS TO MATCH EXISTING. WINDOW " —— " —— "
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 ☐ NO GARAGE SO WILL PARK ON THE DRIVE.

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.		
	THERE HAS BEEN NO PREVIOUS EXTENSIONS TO THE PROPERTY.		
/	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 N. HADLEIGH

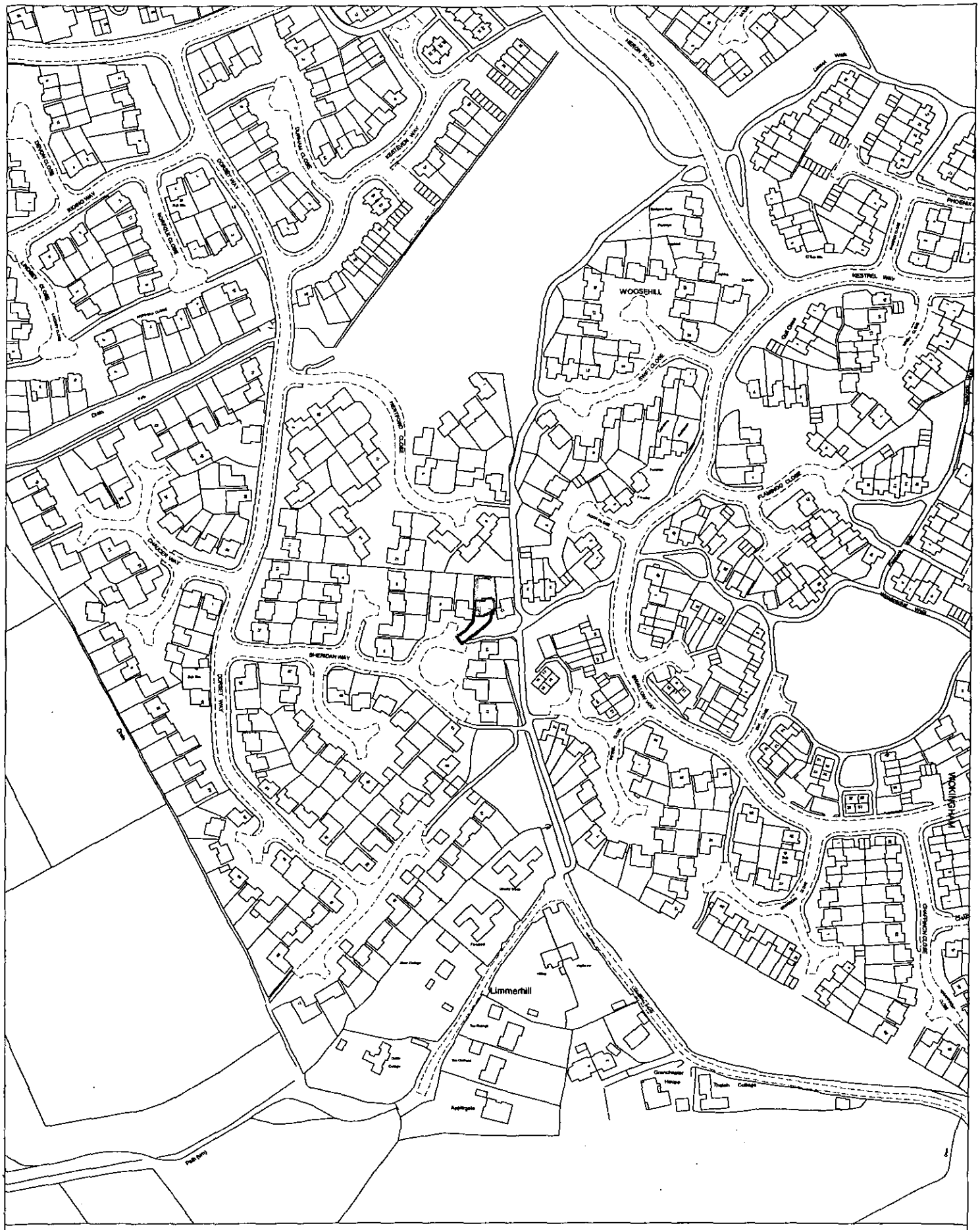
Date 16-11-00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2841**
CASE OFFICER: **Farah Humayun**
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				



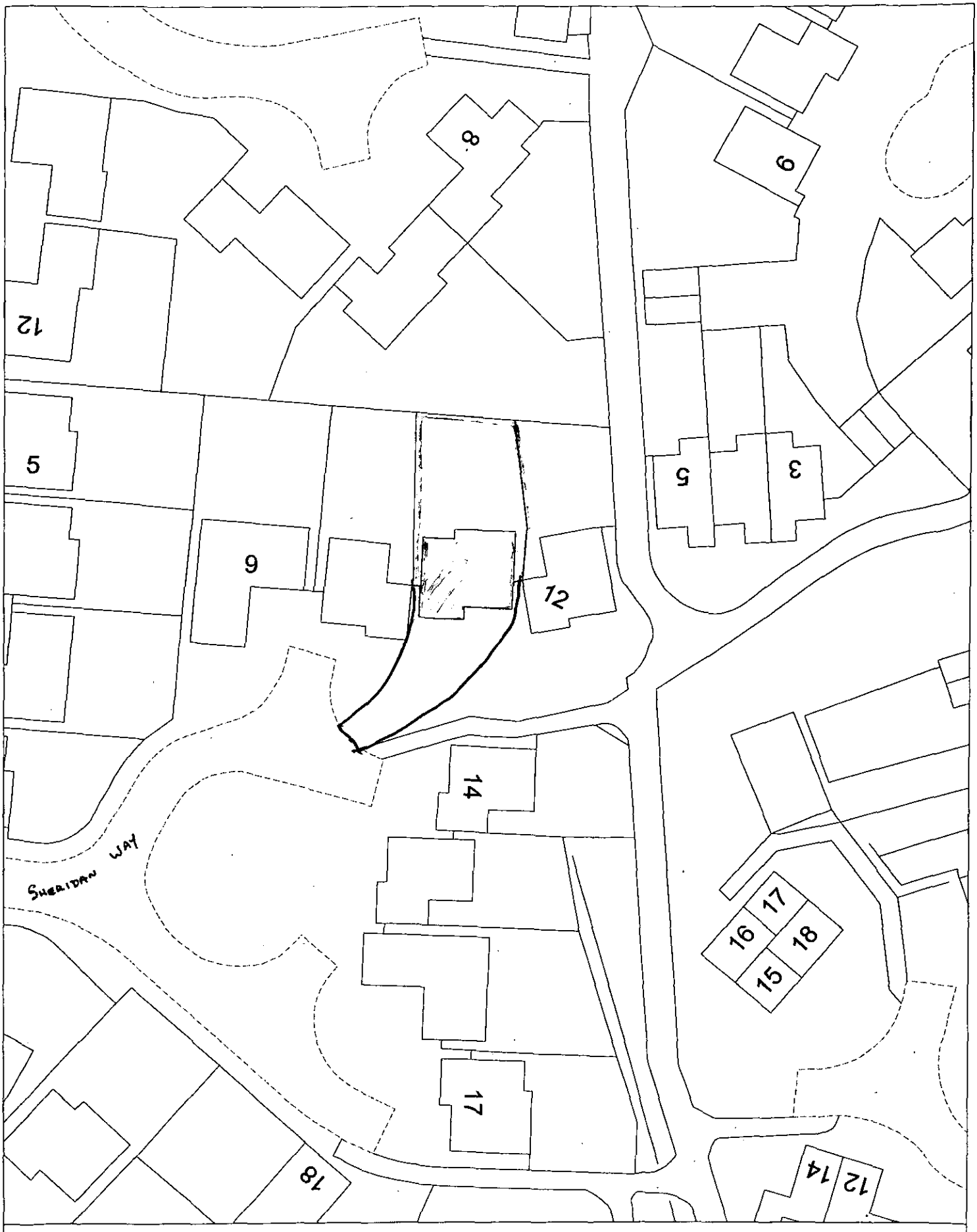
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 17 November 2000

N
W E
S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 17 November 2000

N
W E
S