[redacted]



4

(See a

LEX SYSTEMS LTD

APPLICATION NO:
F/2000/2898

LOCATION:
2 Finbeck Way, Lower Earley Reading.

APPLICANT:
Mr T Lowe

PROPOSAL:
Proposed conversion of garage to living accommodation.

EARLIEST DATE FOR DECISION: **30/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 23/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Lowe
2, Finbeck Way
Lower Earley
Reading
Berkshire
RG6 4AH

Application Number: F/2000/2898

Parish:	**EARLEY**
Location:	**2, Finbeck Way, Lower Earley, Reading.**
Proposal:	**Proposed conversion of garage to living accommodation.**

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. 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
4. 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.

Condition
5. The driveway must be widened to 7.2m minimum and the associated crossing extended to accommodate this.

Condition
6. The driveway extension is to be constructed of a bonded material.

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interest of highway safety and convenience.

Reason
6. To avoid spillage of loose material onto the carriageway and in the interests of road 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, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 22/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2898	HP
BUILDING CONTROL NUMBER	BN 2001/1069	Alan
APPLICANT/AGENT	Mr & Mrs T. Lowe	
ADDRESS OF SITE	2. Fribeck Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		rec'd 28/11/00 ✓ 4/1/01
ELEVATIONS	rec'd 12/2/01	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/01	
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	

a fee is not required for this application as it is because of a retrictive condition.

Yrs C Hurst
Planning admin

5/12/00

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

HSBC
1 – 2 MARKET PLACE
WOKINGHAM BERKSHIRE RG40 1AL
Tel 0118 980 4500

40-47-09
100311 91362887

Date 24 NOVEMBER 2000

PAY WOKINGHAM DISTRICT COUNCIL

NINETY FIVE POUNDS ONLY £ 95=00

A/C PAYEE

TIM LOWE

DR LA RUE 9314

To HSBC Bank plc
050600
Cheque No. Sort Code Account No.

⑈100311⑈ 40⑆47091⑆ 91362887⑈

Received by Wokingham District Council

Application No: F/2000/2898

PROPOSAL:
Proposed conversion of garage to living accommodation.

LOCATION:
2, Finbeck Way, 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. (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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. 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 of Planning and Transportation

06 December 2000

Application 16199 continued

10. The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be 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.

REASON: In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development. (71)

11. Before the foundations of any of the proposed buildings are laid, the roads shown on the approved layout shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout shall be satisfactorily completed before any building is occupied.

REASON: To ensure a satisfactory access for the occupiers of the new building and to help with the accurate setting out of the foundations. (126)

[illegible] junction with Ryhill Way and along the south-eastern side of Ryhill Way from its junction by Plot 52 to its junction with Maltby Way.

REASON: To ensure adequate footway provision.

INFORMATIVES:-

The applicants are reminded that, in accordance with Condition 14 of the outline consent no. 01945, this site is included within Phase 3 and development may only commence when the works referred to in subsection (c) of the above condition have been completed.

The applicants are reminded that under the provisions of the Lower Earley District Plan and permission No. 01945 the haul routes to the site are subject to the agreement of the County Surveyor acting on behalf of the Highway Authority. (579)

The applicant's attention is drawn to the fact that the trees on the site are the subject of a Tree Preservation Order. (577)

/...

.....
District Secretary

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2898

Applicant : Mr T Lowe .

Location : 2, Finbeck Way, Lower Earley, Reading.
Proposal : Proposed conversion of garage to living accommodation.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 03/01/01.

Date Registered : 28/11/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000

This application will have expired on: 23/01/2001. 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 :
Earley T.C : Can't pass comment as the applicant is a Councillor.
Highways : ~~no objection~~ need revised plans.
CIA

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene.
3) Impact upon highway Safety - Parking Provision

Application Number: F/2000/2898

Appraisal:

The proposed development is for a conversion of the garage to additional living space. This requires permission because condition 10 of consent 16199 removes the right to convert the garage from its use as a garage.

The conversion would initial the removal of up and over garage door and its replacement with a window in the front elevation. This would be the only external alteration.

1. Impact upon neighbouring properties

The conversion would involve only the insertion of a new window and it is considered there will be no adverse impact upon the neighbouring property.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 5 bedrooms and would therefore need to provide 4 vehicle-parking spaces on site. This requirement has been met as there will be one remaining garage space and 3 parking spaces on the driveway. Provided that this parking area is maintained, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2898
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	Cond.	→	The Driveway must be widened to 7.2m minimum ~~[illegible]~~ + the associated crossing extended to accommodate this.
		Reason	Interest of highway Safety + Convenience
6	Cond.	→	The Driveway extension is to be
		R140	Constructed of a bonded material

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WO53
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

John Mercer
22/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 2 Finbeck Way Lower Earley Reading.

APPLICATION NUMBER: F/2000/2898

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front garden.

2. DESCRIPTION OF SURROUNDINGS modern residential

3. DESCRIPTION OF SITE/BUILDING detached house with double integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 garage + 3 drive way.

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2898

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/2898
2, Finbeck Way, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2898**
2, Finbeck Way, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2898

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2000/2898
2, Finbeck Way, Lower Earley, Reading.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2898**
2, Finbeck Way, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2898

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/2898
2, Finbeck Way, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2898**
2, Finbeck Way, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Date: 08 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2898

Location: 2, Finbeck Way, Lower Earley, Reading.

Proposal: *Proposed conversion of garage to living accommodation.*

Applicant: Mr T Lowe.

Case Officer: Helen Pollock

The new plans show the following: Revised parking plan.

Comments are required by 18/01/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL.

① C049, R049.

② C122, R122.

③ The driveway must be widened to 7.2 metres minimum and the associated crossing extended to accommodate this.
Reason: Interests of highway safety & convenience.

④ Driveway extension to be constructed of a bonded material.
R140.

Adam Coggins 11/01/01

Date: 08 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2898

Location: 2, Finbeck Way, Lower Earley, Reading.

Proposal: Proposed conversion of garage to living accommodation.

Applicant: Mr T Lowe.

Case Officer: Helen Pollock

The new plans show the following: Revised parking plan.

Comments are required by 18/01/2001.

Should you have any queries regarding this application please contact the *case officer* Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2898 (Planaps) / (Ludhouse) Date Rec. 4/1/01.

Location: 2 Finbeck Way

Parish Earley

Applicant:

Description of attached plans Revised Parking plan

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 08.01.01.

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 06 December 2000

Application Number: F/2000/2898

Proposal: Proposed conversion of garage to living accommodation.

Parish: EARLEY TOWN

Site Address:
2, Finbeck Way, Lower Earley, Reading.

Applicant:
Mr T Lowe .

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).

Comments.

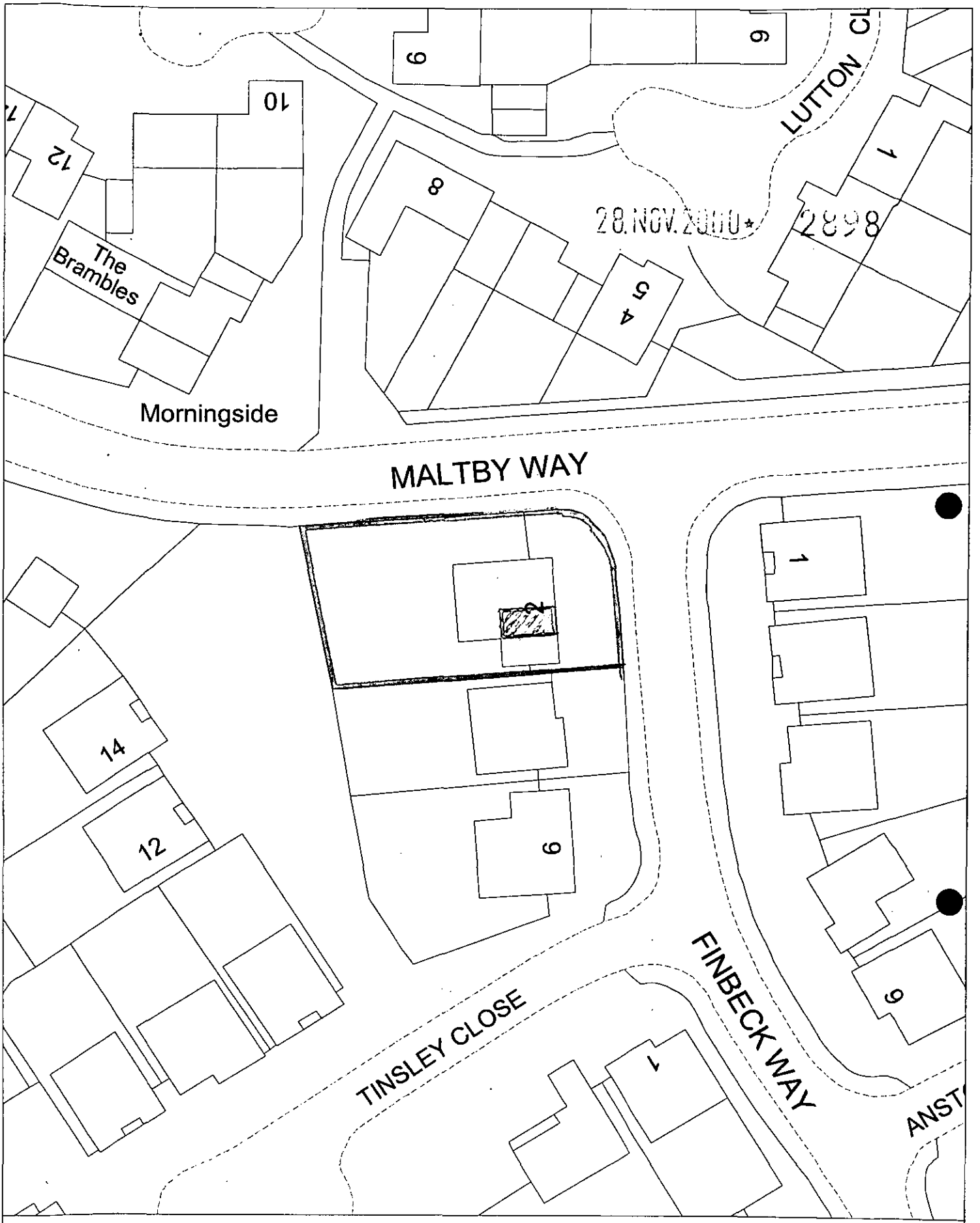
① The additional space proposed needs to be of minimum dimensions 4.8m x 2.4m. Please could highways have a revised plan showing this.

② The overall width of the driveway need only be 7.2m (minimum) to accommodate 3 vehicles side by side, and at 90° to the road.

③ Widening the driveway will require the associated crossing to be extended.

Requested 19/12.

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



Site Plan, Scale: 1 to 500

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Date: 16 November 2000

N
W E
S

ADDRESS 2 Finbeck Way

PARISH ~~Shinfield~~ Earley 1.4.86

PLOT No. 48 Area 11 Lower Earley

ORD. SHEET No. SU. 7369 65 / 7469 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16199	Davis	Detached house & garage	22.10.81	N/A C/A
BR18056	"	"	26.2.82	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 28.NOV.2000* 2898

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	T.S.LOWE
	Address and postcode	2 FINBECK WAY LOWER EARLEY READING BERKSHIRE RG6 4AH
	Phone number	0118 931 0439
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	2 FINBECK WAY LOWER EARLEY READING BERKSHIRE RG6 4AH
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF INTEGRAL GARAGE TO LIVING ACCOMMODATION
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.	FACING BRICKS WITH WHITE UPVC DOUBLE GLAZED WINDOW TO MATCH EXISTING CONSTRUCTION
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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5 *
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.		

* SMALLEST BEDROOM WILL BE USED PURELY AS STUDY/OFFICE

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.

15/11/00

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

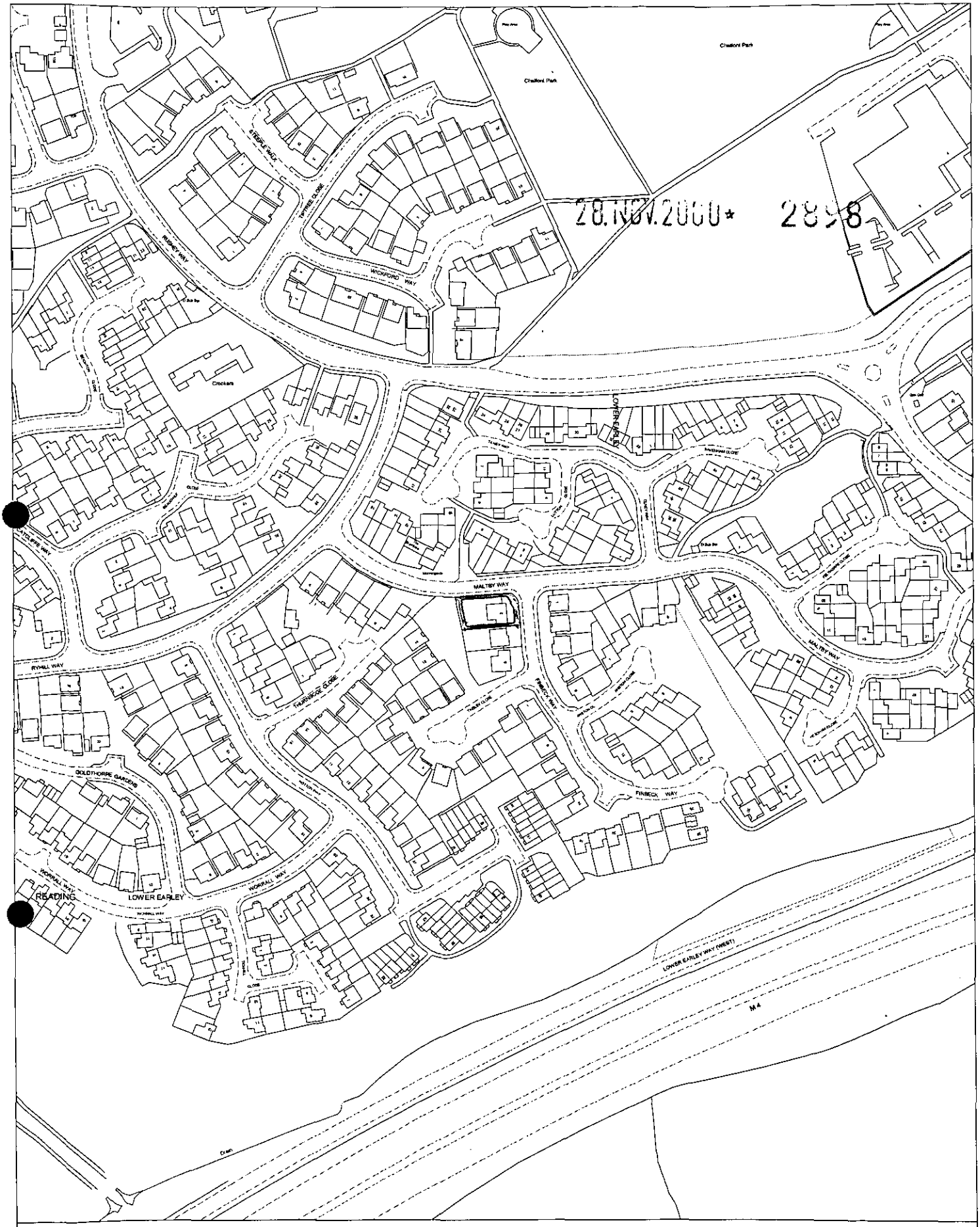
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 15 NOV 2000

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



Site Plan, Scale: 1 to 2500

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Date: 16 November 2000

N
W E
S

FROM: Helen Pollock

DATE: 06 December 2000

DELEGATED

37910

POL
DC
APP
CS
COPIES TO:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2898

Proposal: Proposed conversion of garage to living accommodation..

Site Address: 2, Finbeck Way, Lower Earley, Reading.

Applicant: Mr T Lowe .

Your observations are required in respect of this application **by 30/12/2000** .

Since the applicant is a serving Councillor, members of the Planning Committee felt it would be inappropriate for the Town Council to comment on this application.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 NOV 2000
Officer: HP	Application No. F/2000/2898

Map No. 65 **Site** 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO LIVING ~~ROOM~~ ACCOMMODATION

Location: 2 FINBECK WAY

Parish: EARLEY Ward: REDHATCH

6.12.00

Applicant: MR T LOWE

PD rights removed?

Fee Received 95-00 Required 00-00 Additional ..... Refund 95-00

Enforcement Section (10) 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	~~PLANS NOT SIGNED~~		
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 : 6:12:00 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 .....

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 + 1,3+4 Finbeck Way.....
.....
12+14 Tinsley Ct.....
.....
4 — 8 Hutton Ct. (Odd + even).....
.....
Morningside, Maltby Way ✓.....
.....
.....

By hand 27.11.00

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 28.NOV.2000* 2898 Phone number	TIS LOWE 2 FINBECK WAY LOWER EARLEY READING RG6 4AH. 0118 931 0439
2	Agent's Name Address and postcode Phone number	
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.	2 FINBECK WAY LOWER EARLEY READING BERKSHIRE RG6 4AH.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF INTEGRAL GARAGE TO LIVING ACCOMMODATION.
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.	FACING BRICKS WITH WHITE UPVC DOUBLE GLAZED WINDOW TO MATCH EXISTING CONSTRUCTION.
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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5 *
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.		

* SMALLEST BEDROOM WILL BE USED PURELY AS A STUDY/OFFICE.

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.

15/11/00

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

Date 15 NOV 2000

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

ADDRESS 2 Finbeck Way

PARISH ~~Shinfield~~ Earley 1.4.86

PLOT No. 48 Area EE Lower Earley

ORD. SHEET No. SU. 7369 } 65 / 7469 } 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16199	Davis	Detached house & garage	22.10.81	N/A C/A
6R16056	"	"	26.2.82	App. N/A

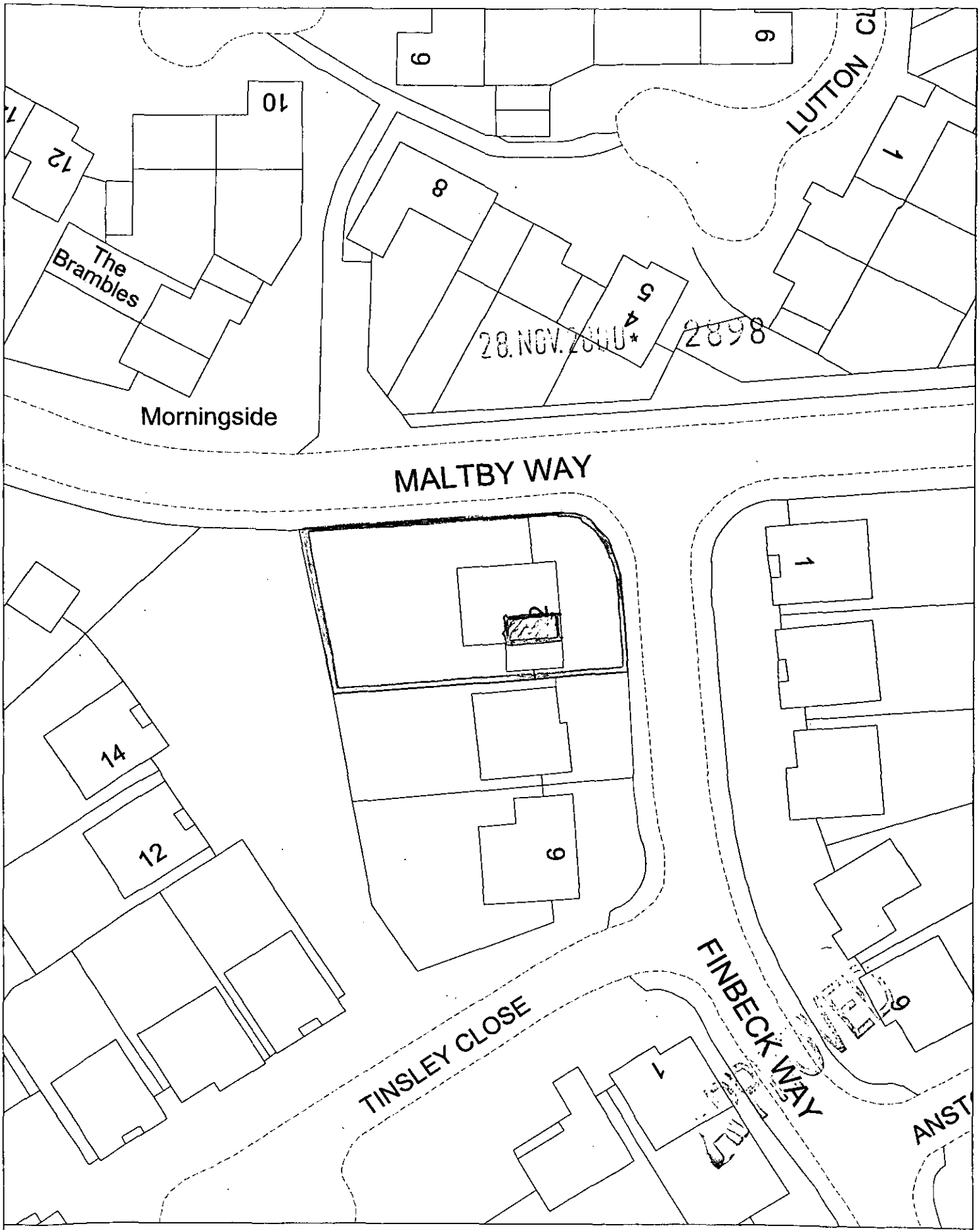
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 16 November 2000

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Site Plan, Scale: 1 to 2500

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Date: 16 November 2000

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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000 Scale: 1 : 1250

N W E S