SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2000/0713

LOCATION:
54 Montague Close, Wokingham.

APPLICANT:
Mr Mrs Meadowcroft C/O Andesign

PROPOSAL:
Proposed conversion of part of garage to family room

EARLIEST DATE FOR DECISION: **31/03/2000**

APPLICATION EXPIRY DATE: **24/04/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Meadowcroft
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/0713

Parish: **WOKINGHAM**

Location: **54 Montague Close, Wokingham**

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

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 06 April 2000

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/2000/0713

Proposal:
Proposed conversion of part of garage to family room

Location:
54, Montague Close, , 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2000. 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0713	A.T.
BUILDING CONTROL NUMBER.	FP/2000/0367	Howard
~~APPLICANT~~/AGENT	Andersen	
ADDRESS OF SITE	54 Montague Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A4/E/2943	A4/E/2943
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/4/00.	

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	

Application Number: F/2000/0713

Appraisal :

1) Impact on street scene / visual amenity

The proposal is for the conversion of [redacted] one of their double garages into a family room and [redacted] the insertion of a new window in front elevation. Considered acceptable, materials proposed [redacted] and window design will match existing. ∴ no detrimental impact to the street scene.

2) Impact upon neighbouring properties

No 52 and No 56, due to the position and distance away [redacted] the occupiers of these two properties will not be overlooked or overshadowed.

3) Highways

Approval with conditions

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

Chris Lord

Application Number F/2000/0713
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'WORK'
3.	SC23	SR06	"Parking + Garaging"

RECORD OF SITE VISIT

SITE ADDRESS: 54 Montague Close Wokingham.

APPLICATION NUMBER: F/2000/0713

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS Residential 2 storey, modern, new, detached houses, integral garages, (mainly 2 per house), mixed designs + styles and materials. Open plan front gardens large gardens areas.

3. DESCRIPTION OF SITE/BUILDING 2 storey red brick detached house, with double integral garages at front, white painted casement window + stained front door, clay pantile roof. low shrubs open plan front garden, up + over garage doors. at front

4. RELATIONSHIP TO ADJOINING PROPERTIES

See / refer to plan No 52, 56 in line with No 54 building line. Set 2m apart from each other.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING – as existing, hardstanding for 2 cars at front.

LEVELS No change

BOUNDARY TREATMENT – No 52, open plan boundary set 2m away from No 54.

OTHERS – 56, open plan boundary set 2m away from No 54.

—

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

Tel:

Date: **07 March 2000**

My ref: F/2000/0713

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/0713
54, Montague Close, , Wokingham.
Proposed conversion of part of garage to family 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 **Andrew Thorley** on .

Yours faithfully (05/04/2000)

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0713**
54, Montague Close, , Wokingham.
Proposed conversion of part of garage to family room
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **07 March 2000**

My ref: F/2000/0713

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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

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

Tel:

Date: **07 March 2000**

My ref: F/2000/0713

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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54, Montague Close, , Wokingham.
Proposed conversion of part of garage to family room
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0713

Applicant : Mr Mrs Meadowcroft C/O Andesign.

Location : 54, Montague Close, , Wokingham.
Proposal : Proposed conversion of part of garage to family room

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 28/03/2000

Date Registered : 28/02/2000

Earliest Date for Decision : 31/03/2000

Latest Consultation Date/Site Notice Expiry Date : 31/03/2000

Application Expiry Date: 24/04/2000

Consultation Responses :

Highways : approval with conditions (see letter)
Neighbours: None received
Wokingham TC: No Objections

Planning Issues : WDLP/SEALP within identified settlement.
1) Impact on street scene/ visual amenity
2) Impact on amenities of neighbouring properties
3) Highways.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 69 Site 0102
Officer: AT | Application No. F|2000|0713	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 54 MONTAGUE CLOSE

Parish: WOKINGHAM Ward: Norreys

Applicant:
MR \ MRS MEADOW CROFT

Fee Received 95-00 (6) 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area)

.....

..... No pre-apps.

NEIGHBOURS:

..... S/N Sufficient

.....

.....

.....

.....

.....

.....

.....

.....

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 07 March 2000

Application Number: F/2000/0713

Proposal: Proposed conversion of part of garage to family room

Site Address:
54, Montague Close, , Wokingham.

Applicant:
Mr Mrs Meadowcroft 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).

Sc 23 - Parking & Garaging (SR06)

N.S. Trotter

17-3-00

1933

ADDRESS 54 MONTAGUE CLOSE PARISH WOKINGHAM

PLOT No. 30 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64898/F	TAYWOOD HOMES	Detached House + Garage	4.3.98	CA/CA
A/97/0149	"	"	17.10.97	App
	26.FEB.2000*	0713		

MINISTRY DECISION

SPECIAL ORDERS LA Signed 6.2.98

Environmental Services

For office use only.
Application number: 28.FEB.2000* 0713

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	MR & MRS N.J. MEADOWCROFT
	Address and postcode	34 MONTAGUE CLOSE KEEPHATCH PARK WOKINGHAM, BERKS RG40 5PH
	Phone number	9619682
	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	PART 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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

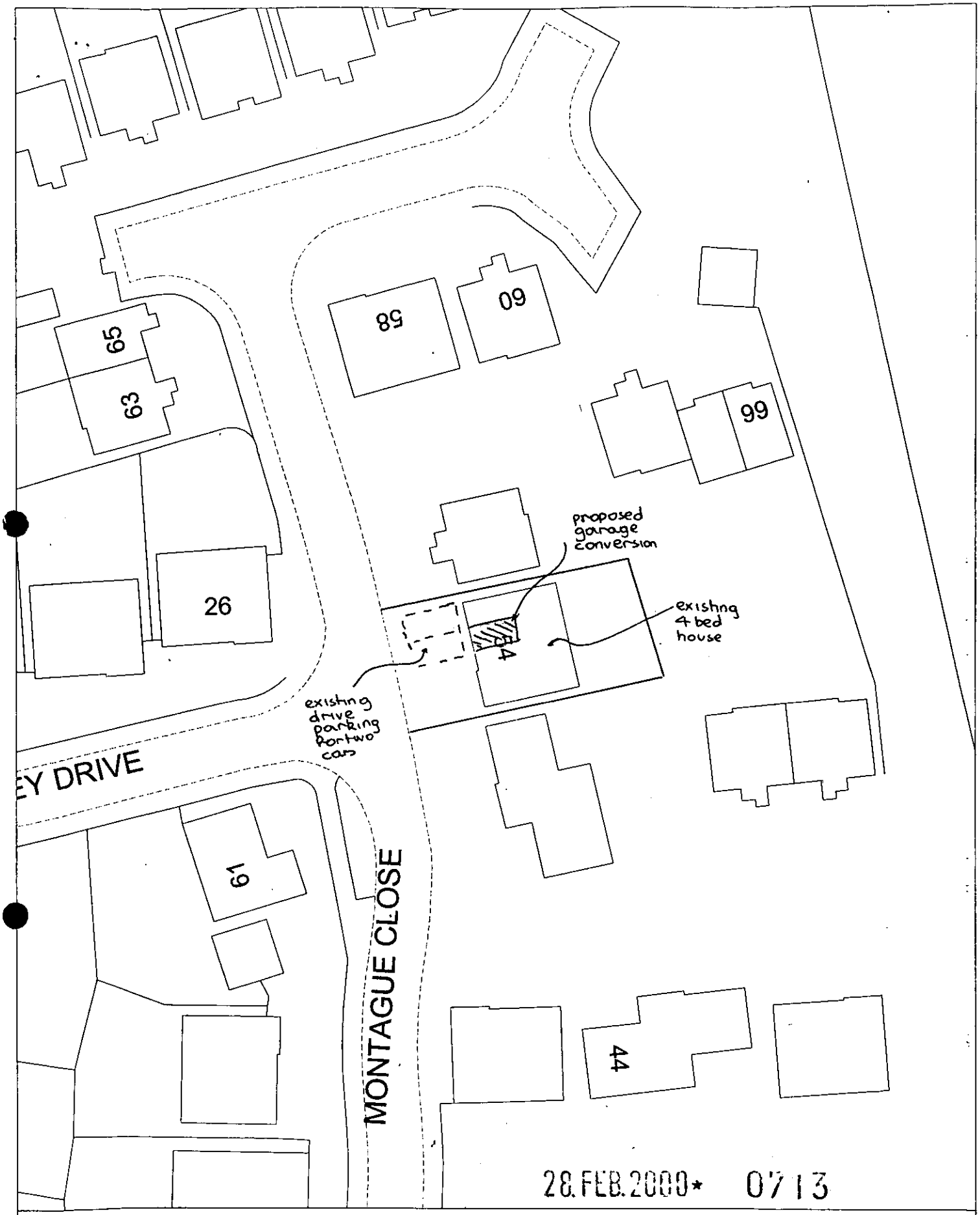
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS N.J. MEADOWCROFT

Date 24/2/2000

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



Site Plan, Scale: 1 to 500

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Date: 22 February 2000

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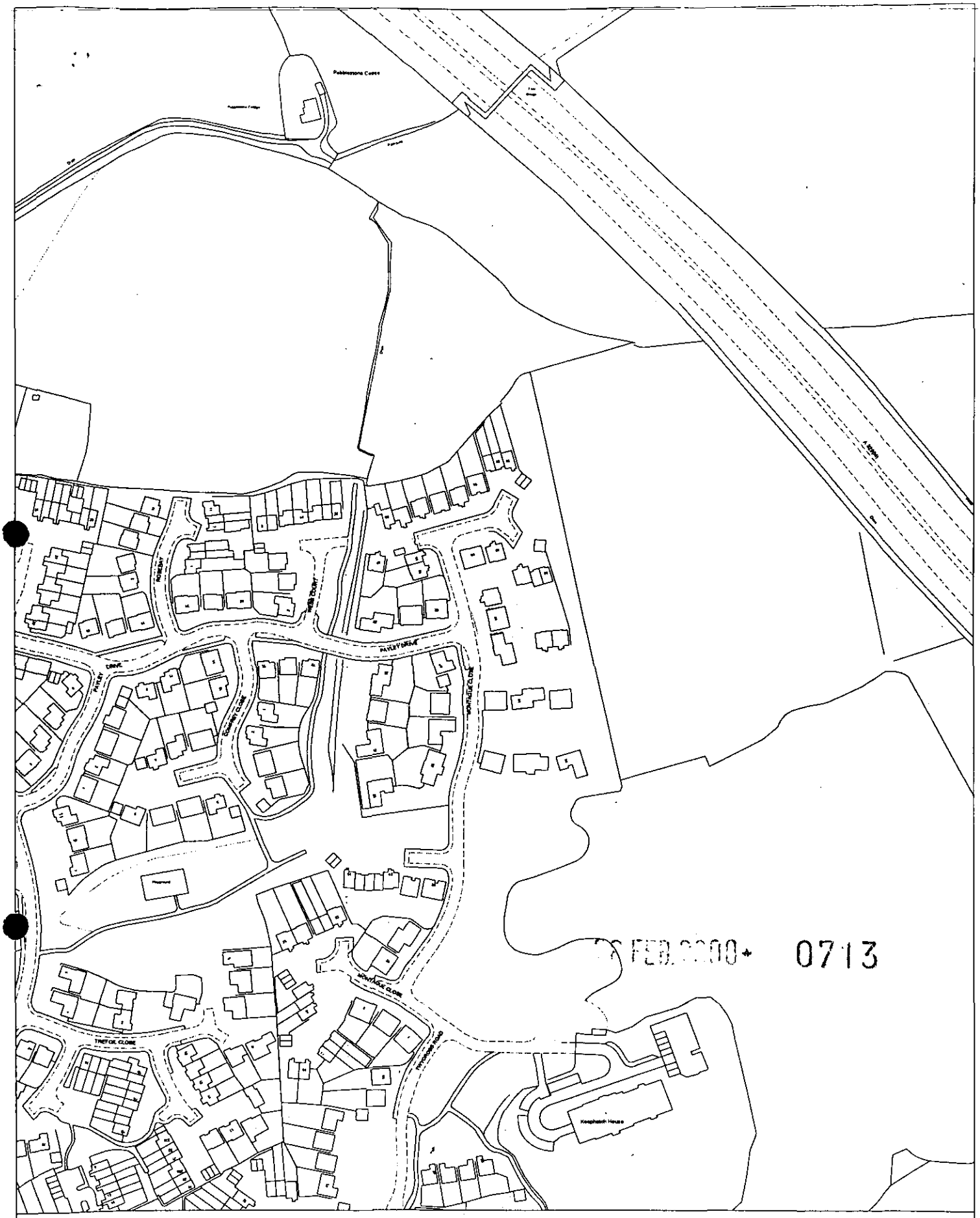

22 FEB 2000 0713

Site Plan, Scale: 1 to 2500

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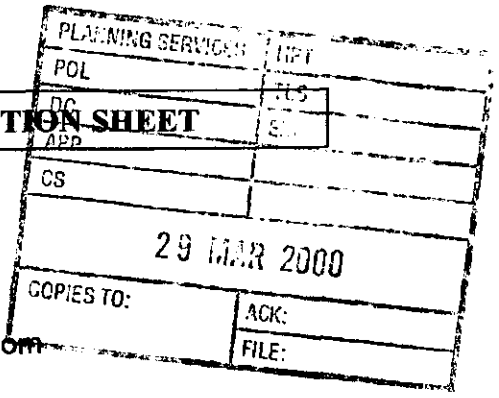

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0713

Proposal: Proposed conversion of part of garage to family room

Site Address: 54 Montague Close, Wokingham

Applicant: Mr & Mrs Meadowcroft c/o Andesign

Your observations are required in respect of this application by **31/03/2000**

Observations:

No objections

SIGNED: _____ **DATE: 20 March 2000**

CLERK TO WOKINGHAM TOWN COUNCIL

1933

ADDRESS 54 MONTAGUE CLOSE PARISH WOKINGHAM

PLOT No. 30 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64898/F	TAYWOOD HOMES	Detached House + Garage	4.3.98	CA/LA
A/97/0149	"	"	17.10.97	App
		26.FEB.2000* 0715		

MINISTRY DECISION

SPECIAL ORDERS LA Signed 6.2.98

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For office use only. Application number: 28.FEB.2000* 0713

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	Address and postcode	54 MONTAGUE CLOSE KEEPHATCH PARK WOKINGHAM, BERKS RG40 5PH
	Phone number	9619682
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	Phone number	9784165
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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 ☒
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3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
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(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

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None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS N.J. MEADOWCROFT

Date 24/2/2000

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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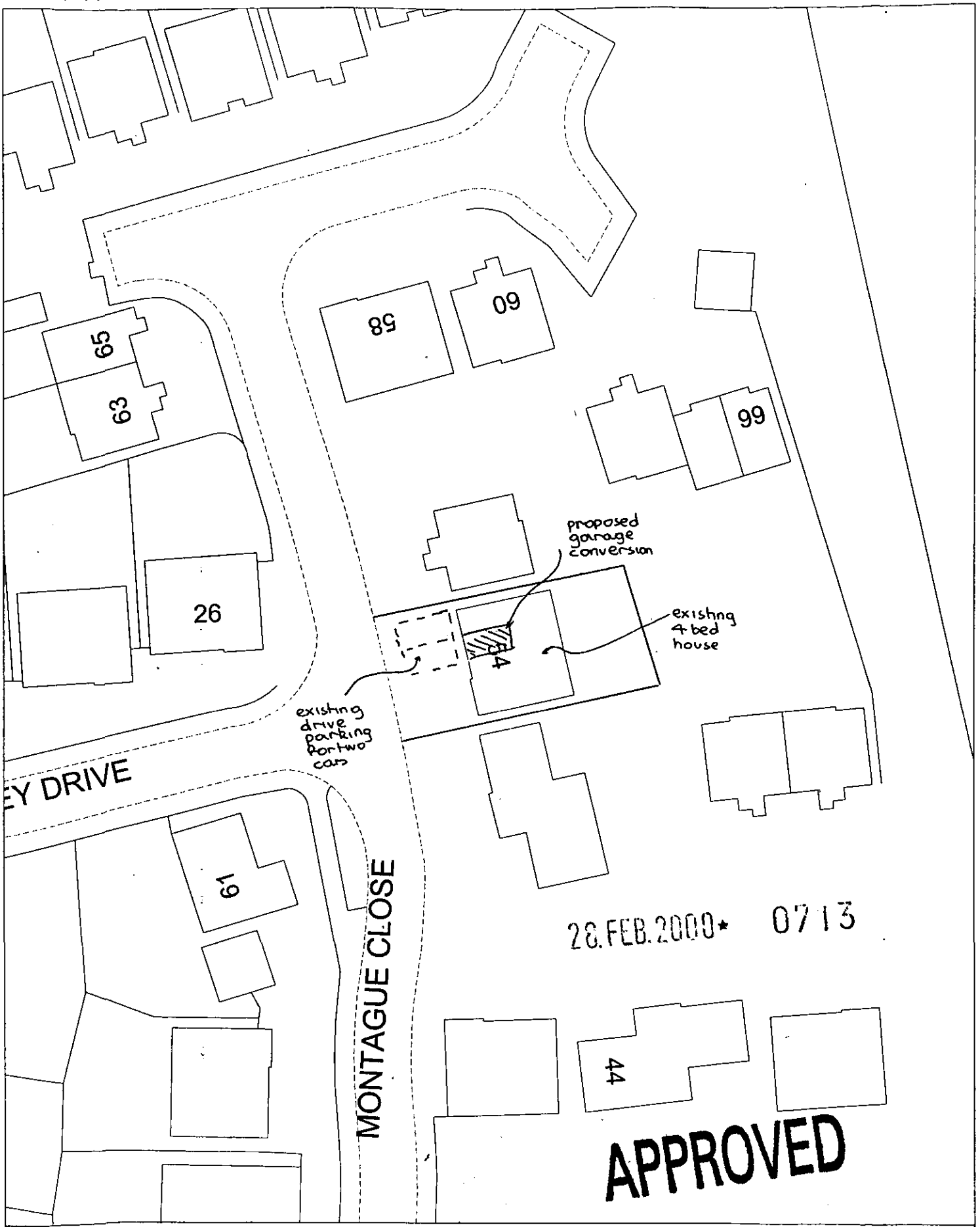

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