APPLICATION NO:
F/2002/6179

LOCATION:
36 Tamar Way, Wokingham.

APPLICANT:
Mrs Mclean C/O Peter H Watkins

PROPOSAL:
Proposed conversion of garage to habitable room plus front porch extension.

EARLIEST DATE FOR DECISION: **26/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

130

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Mclean
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2002/6179

Parish: **WOKINGHAM**

Location: **36, Tamar Way, Wokingham.**

Proposal: **Proposed conversion of garage to habitable room plus front porch extension.**

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. The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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.

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6179	RK
BUILDING CONTROL NUMBER.	BC 2002	2909 Central
APPLICANT/AGENT	Peter H. Watkins	
ADDRESS OF SITE	36 Tamar Way Woosehill WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	garage conversion + front porch ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 22045	PW 22045
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/5/02	

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 : Richard Kelly

Application Number : F/2002/6179

Applicant : Mrs Mclean C/O Peter H Watkins.

Location : 36, Tamar Way, , Wokingham.
Proposal : Proposed conversion of garage to habitable room plus front porch extension.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

This application <u>will have expired on</u>: <u>15/05/2002.</u> 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: conditional approval

Planning Issues :

Application Number: F/2002/6179

Appraisal :

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

Application Number F/2002/6179
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			The driveway shall be widened to a minimum width of 4.8m and the associated crossing extended to accommodate this. REASON: In the interests of highway safety and convenience.
4	C122	R122	

Informative for approvals	
N16	No7
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE 1 ST 3 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	UBE1 ~~UBE3~~ UT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 14.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 36 Tamar Way Wokingham.

APPLICATION NUMBER: F/2002/6179

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Terraced + semi houses.

3. DESCRIPTION OF SITE/BUILDING Mid terraced.

4. RELATIONSHIP TO ADJOINING PROPERTIES L he + Landed with 38. 34 set forwards.

5. SITE CONSTRAINTS

TREES 1 small fir to be removed.

ACCESS/PARKING adequate.

LEVELS 0.2m below pavement.

BOUNDARY TREATMENT open plan.

OTHERS

Application Number: F/2001/6179 - Tamar Way, Wokingham

Appraisal:

This application is for the erection of a single storey front extension, to form a porch and downstairs toilet and the conversion of the garage. Planning permission is only requird because permitted development rights have been removed. This application raises two issues:

Impact on streetscene: SBE 1, SBE 2, WBE 1

The proposal would involve continuing the existing garage roof across for an additional 1.3m and replacing the garage door with a window. It is not considered that this will cause undue harm to the streetscene.

Impact on highway safety (parking provision): ST3, WT6

Subject to a condition requiring the widening of the drive, there is no objection on highway grounds.

Approve ~~**Refuse**~~

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES-
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES-

To: Richard

~~Mr~~ / Mrs / ~~Miss~~ McLean

0118 989 0599 - home

Of: 36 Tamar Way Tel No: 07816 078925 - mob

- [x] Telephoned
- [ ] Visited
- [ ] Wants to see you
- [x] Please Phone
- [ ] Will call again
- [ ] URGENT

Message:

F/2002/6179

Drawings were submitted for garage conversion and porch extension but she doesn't want the porch ext. She is worried about the application and would like to discuss - has tried to contact you before.

Building regs have been approved.

(Suspect she doesn't want it refused on the grounds of the porch). - Agreed to leave application as submitted RK.

Message taken by: Dawn Time: 12/4 10:30

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735968 Email: reprographics@wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 02 April 2002

Application Number: F/2002/6179

Proposal: Proposed conversion of garage to habitable room plus front porch extension.

Parish: WOKINGHAM TOWN

Site Address:
36, Tamar Way, , Wokingham.

Applicant:
Mrs Mclean C/O Peter H Watkins.

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).

1/ Driveway to be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this.
R: 1HSE.

3/ C122, R122
NO7.

Signed: _____ **Print name:** Adam 10/4/02

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD

To: Richard

Mr / Mrs / Miss Mrs Mclean

Of: 36 Tamar Way Tel No: 9890599

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message:

Re: application 2002 | 6179.

Only wants a garage conversion not front porch, May not need application

Message left 10/4

9.15

Message taken by: Carol Time: 8/4

THE REPROGRAPHICS UNIT, Unit 13 Wellor Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9739844 Fax (0118) 9738966 Email: reprographics@wokingham.gov.uk

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

Tel: (0118) 974 6229

Date: 02 April 2002

My ref: F/2002/6179

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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/2002/6179
36, Tamar Way, , Wokingham.
Proposed conversion of garage to habitable room plus front porch extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6179**
36, Tamar Way, , Wokingham.
Proposed conversion of garage to habitable room plus front porch extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King
**********FILE COPY**********

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

Tel: (0118) 974 6229

Date: 02 April 2002

My ref: F/2002/6179

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/6179
36, Tamar Way, , Wokingham.
Proposed conversion of garage to habitable room plus front porch extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6179**
36, Tamar Way, , Wokingham.
Proposed conversion of garage to habitable room plus front porch extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Morgan

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

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

Tel: (0118) 974 6229

Date: 02 April 2002

My ref: F/2002/6179

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6179
36, Tamar Way, , Wokingham.
Proposed conversion of garage to habitable room plus front porch extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6179**
36, Tamar Way, , Wokingham.
Proposed conversion of garage to habitable room plus front porch extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6179
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/6179

Proposal:
Proposed conversion of garage to habitable room plus front porch extension.

Location:
36, Tamar 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 and 1.00pm - 4.00pm Sunday. Library 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/2002/6179 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/04/2002. 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.

Trevor Watson
Development Control Manager

02 April 2002

Organisation_Name	Building_Name	address1	Postcode
		29MEDWAY CLOSEWOKINGHAM	RG413TP
		14HUMBER CLOSEWOKINGHAM	RG413UA
		45TAMAR WAYWOKINGHAM	RG413UB
		47TAMAR WAYWOKINGHAM	RG413UB
		49TAMAR WAYWOKINGHAM	RG413UB
		34TAMAR WAYWOKINGHAM	RG413UB
		36TAMAR WAYWOKINGHAM	RG413UB
		38TAMAR WAYWOKINGHAM	RG413UB

neighbour consultation list

F/2002/6179

Application Number : F/2002/6179	**Map No :** 68
Case Officer : RK	**Site Area :** 0.02
Valid Date : 20/03/02	**Received Date: 20/03/2002**

Level : Delegated Application

Description : Proposed conversion of garage to habitable room plus front porch extension.

Location : 36, Tamar Way, , Wokingham.

Parish : WK **Ward : EVE**

Applicant : Mrs Mclean C/O Peter H Watkins.

Fee Required: £0 **Fee Received: £0** PD Rights Removed.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~No Scale~~		
BLOCK PLANS			
FORMS UNSIGNED	~~Dated 2001 on some~~		
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

SPW + see map

OTHERS

No pre-apps

Environmental Services

For office use only.
Application number: 20.MAR2002* 6179

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MRS. MCLEAN 36 TAMAR WAY WOOSEHILL 9890599
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	36 TAMAR WAY
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.	BRICK 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

ADDRESS 36 TAMAR WAY PARISH WOKINGHAM

PLOT No 141 AREA 7 NOOSEHILL ORD. SHEET No. SU. 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11497	BUSHWOOD	TERR. HOUSE & GARAGE	20.8.79	CIA
BR 13339	"	"	1.5.80	APP
15280	"	AMEND BRICKTIME / SUBST. FENCING	4.6.81	REF

DATE OF COMPLETION

MINISTRY DECISION

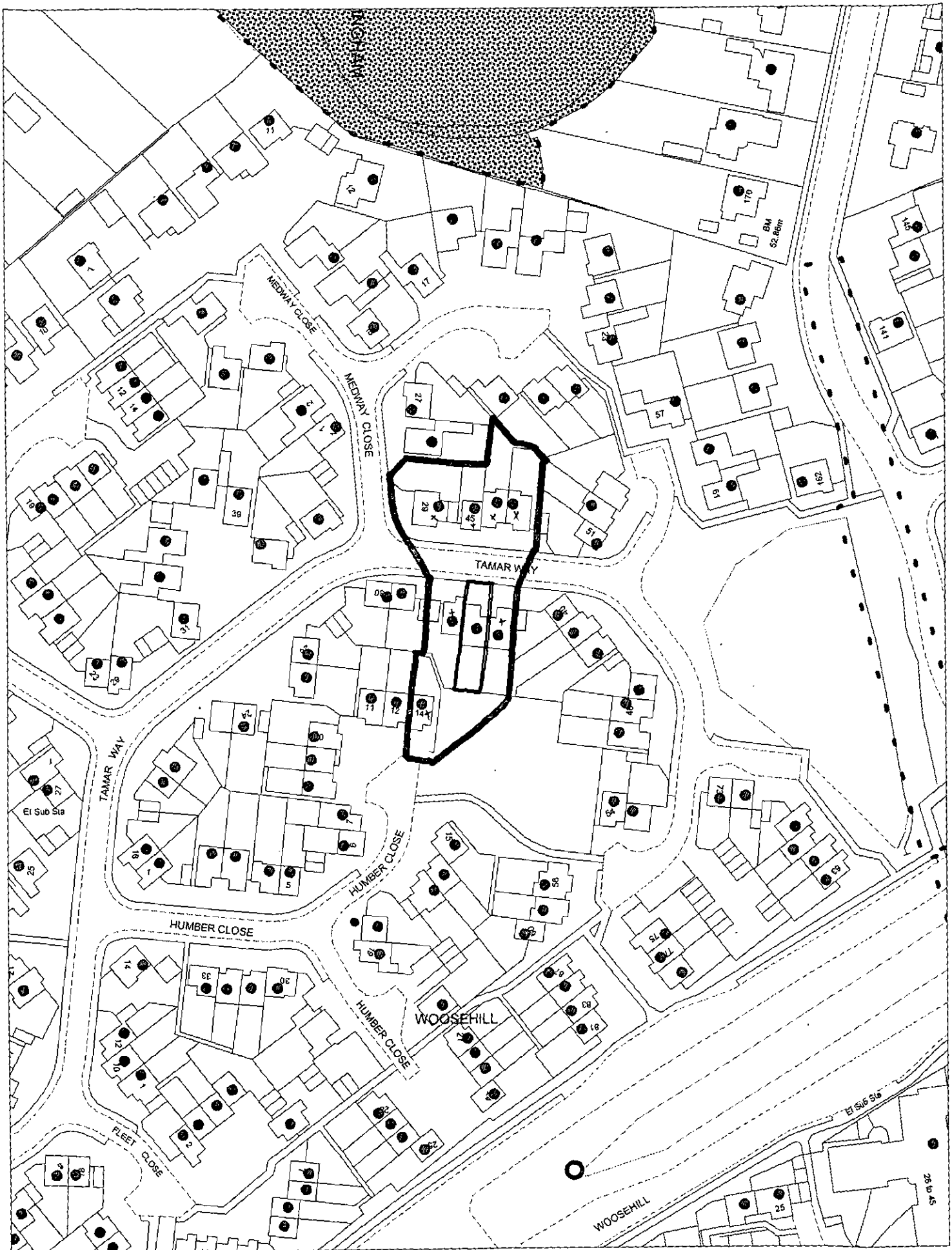
SPECIAL ORDERS

DRAINAGE

091074


20 MAR 2002 * 6179
MEDWAY CLOSE
MEDWAY CLOSE
BRIDGES CLOSE
TAMAR WAY
TAMAR WAY
TAMAR WAY
IRETH CLOSE
MEDINA CLOSE
HUMBER CLOSE
HUMBER CLOSE
El Sub Sta
1:1250

20.MAR2002 6179



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

26 March 2002

Scale: 1 : 1250

N W E S