APPLICATION NO:

F/2000/2936

LOCATION:

95c Waterloo Road, Wokingham.

APPLICANT:

Mr & Mrs Purchase C/O Homecare

PROPOSAL:

Proposed conversion of part of garage to shower room.

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 24/01/2001

CASE OFFICER: **Farah Humayun**

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2936**
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				

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Purchase
C/O Homecare
1 Ladbroke Close
WOODLEY
Berkshire
RG5 4DX

Application Number: F/2000/2936

Parish: **WOKINGHAM**

Location: **95c Waterloo Road, Wokingham**

Proposal: **Proposed conversion of part of garage to shower 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 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. 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
4. Prior to the completion of the development hereby permitted the driveway must be widened to a minimum 4.8m for ease of access and egress.

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.

Reason
4. 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 certain dimensions are required for wheelchair access to WC's/shower compartments/dressing spaces. Information is attached for the applicant's use.

Informative
2. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 22nd January 2001 showing a straight wall across the width of the garage and does not approve the proposals as originally submitted.

Informative
3. 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 LTV1
Loddon Area Local Plan Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

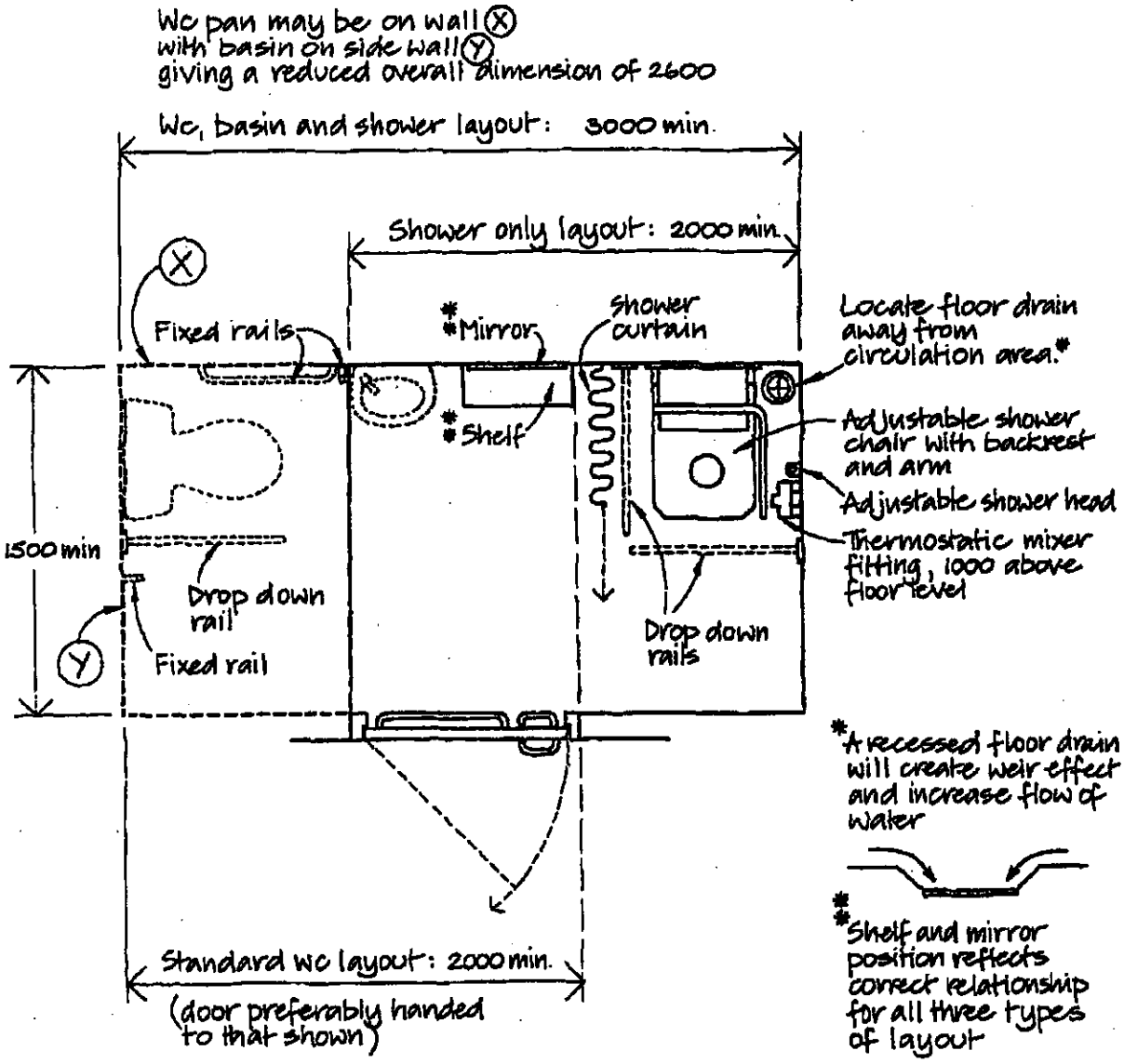
John Mitchell

John Mitchell
Development Control Manager
Date: 23/01/2001

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.

- Any shower should be level, with no lip or rim, incorporate a seat at transfer level, a handset shower with lever operation, and thermostatic control with water temperature outlet not exceeding 43°C. For some pupils with disabilities, different facilities may be necessary - see DfEE Building Bulletin 77 **Designing for Pupils with Special Educational Needs, Special Schools.**



Sources

- *DfEE Constructional Standards*
- *Building Regulations 1992, Part M Approved Document*
- *'Designing for Accessibility' (CAE)*
- *'Buildings for All to Use' (CIRIA)*
- *BS CP 5810: 1979*
- *DfEE Building Bulletin 77 'Designing for Pupils with Special Educational Needs, Special Schools'.*

Barbour Index Construction Expert 08 Nov 2000 10:36 91 Access for disabled people to school buildings - management and design guide Page 35

Hotel and motel bedrooms

Design considerations

3.7 Disabled people who use wheelchairs need a bedroom which is accessible and is sufficiently spacious and arranged to allow manoeuvring of a wheelchair within it and into an 'en suite' bathroom, if provided.

3.8 Wheelchair users may need to gain access to bedrooms other than their own when, for instance, attending conferences or on holiday with their families. Bearing in mind the need to conserve space, it may be reasonable in these instances to limit the provision to that needed to pass through the doors to those rooms and to assume that the other guest will open and close them.

Provisions

3.9 Requirement M2 will be satisfied if:

a. one guest bedroom out of every twenty or part thereof of guest bedrooms, is suitable in terms of size, layout and facilities for use by a person who uses a wheelchair;

b. the entrance door to a guest bedroom which is designed for use by a person in a wheelchair complies with the guidance in paragraph 2.4(a) and (b); and

c. the entrance door to any other guest bedroom has a clear opening width of 750mm but with the option to dispense with the 300mm space at the side of the door.

Diagram 13 is a single example of an accessible hotel bedroom.

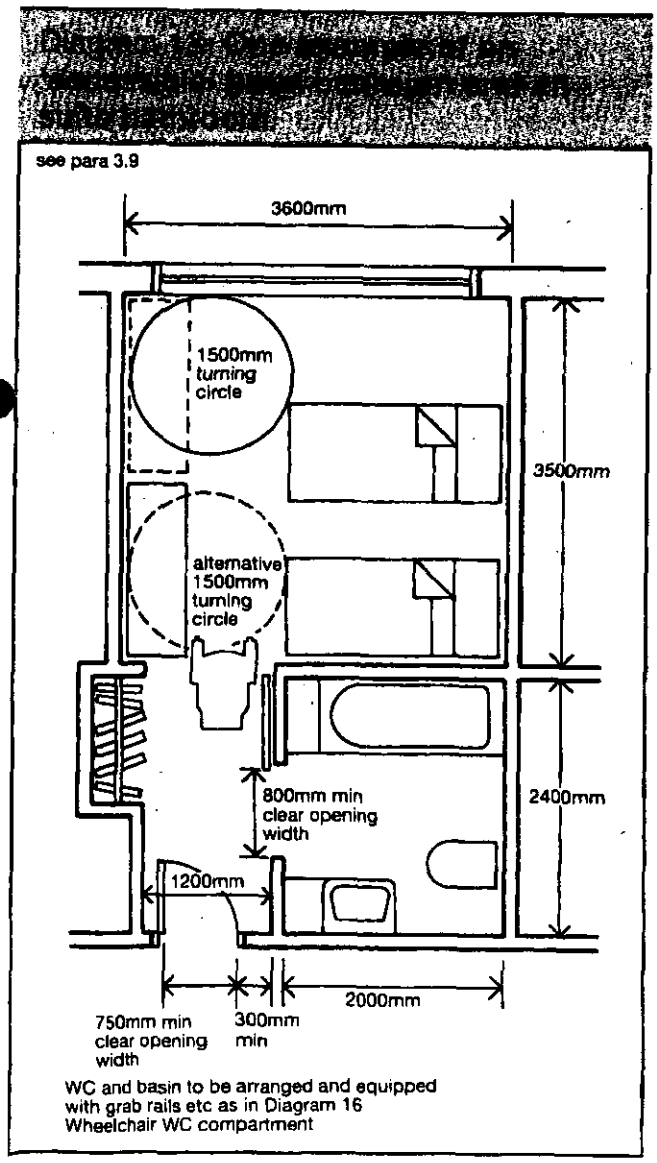
Changing facilities

Design considerations

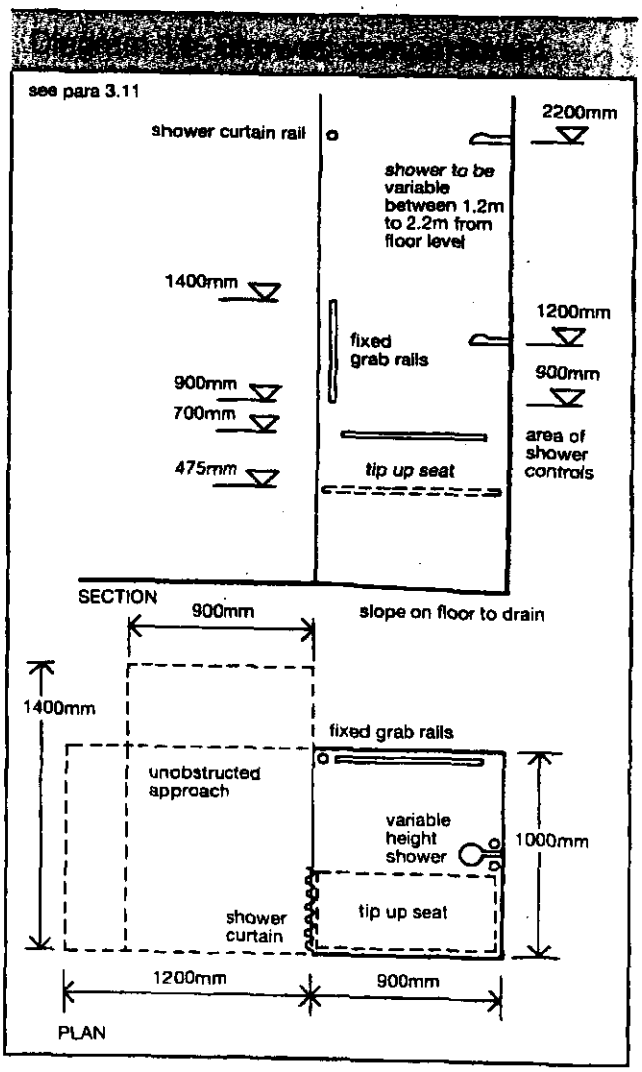
3.10 One of the features which militates against people with disabilities taking part in recreational activities is the absence of suitable changing facilities. The provision of manoeuvring space for a wheelchair, for transfer onto a seat, and of seats, taps, shower heads, mirrors and clothes hooks mounted at suitable heights, are all critical issues.

Provisions

3.11 Requirement M2 will be satisfied if changing rooms in swimming pools and other recreational buildings contain the facilities shown in Diagrams 14 and 15.



WC and basin to be arranged and equipped with grab rails etc as in Diagram 16
Wheelchair WC compartment



unrestricted access.

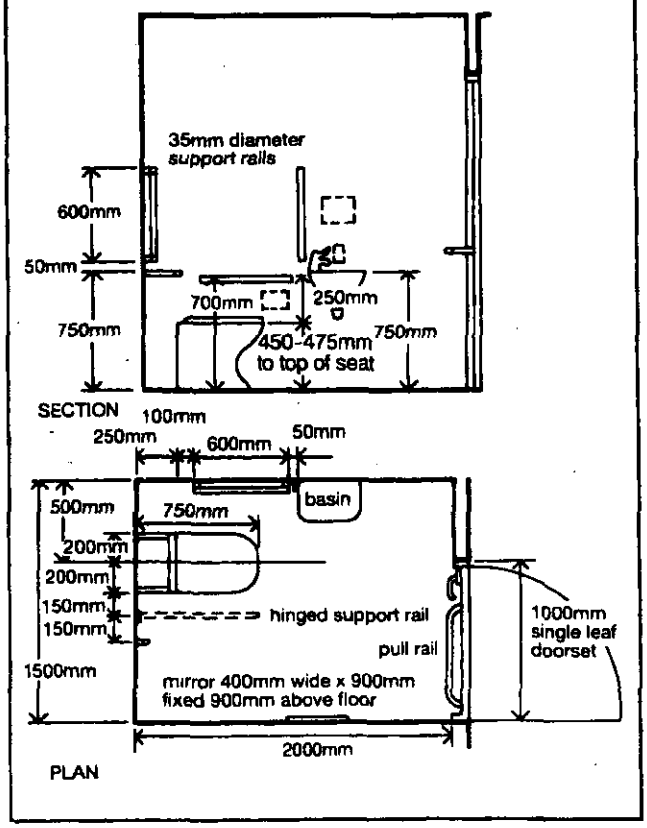
4.15 In a building which has stair access only, suitable sanitary accommodation for wheelchair users should be provided in the principal entrance storey unless that storey contains only the principal entrance and vertical circulation areas.

4.16 A WC suitable for wheelchair users should have at least the dimensions, equipment and fittings shown in Diagram 16.

4.17 If a building contains more than one WC compartment for wheelchair users, the opportunity should be taken of providing both left-hand and right-hand transfer layouts.

Diagram 16 WC compartment for wheelchair users

see para 4.16

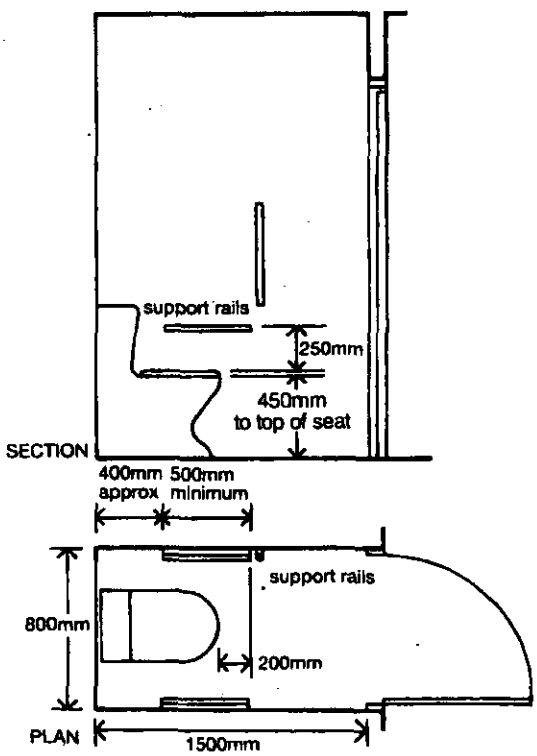


not designed to be accessible to wheelchair users. This is in addition to provision included under paragraph 4.15.

4.20 Diagram 17 illustrates a WC for ambulant disabled people.

Diagram 17 WC compartment for ambulant disabled people

see para 4.20



850 etc christmas scooter etc ideal 2m x 2m.

0118
READING ~~[0734]~~
696404

HOMECARE

PROPERTY MAINTENANCE

1 LADBROKE CLOSE, WOODLEY, READING, BERKSHIRE RG5 4DX

19-01-01.

Wokingham District Council./P

Att. Farah Humayan.

PLANNING SERVICES RECEIVED 38920
Planning Services
DC PH | ENF
APP
CS
22 JAN 2001
COPIES TO: | ACK:
FILE:

Please find enclosed drawing as required for 95c Waterloo Rd Wokingham

Application number F/2000/2936.

We are now putting a wall straight across the width of the garage with a fire door into garage from hall.

Hope this is all you require.

APPROVED
REVISED PLAN

Kind Regards-

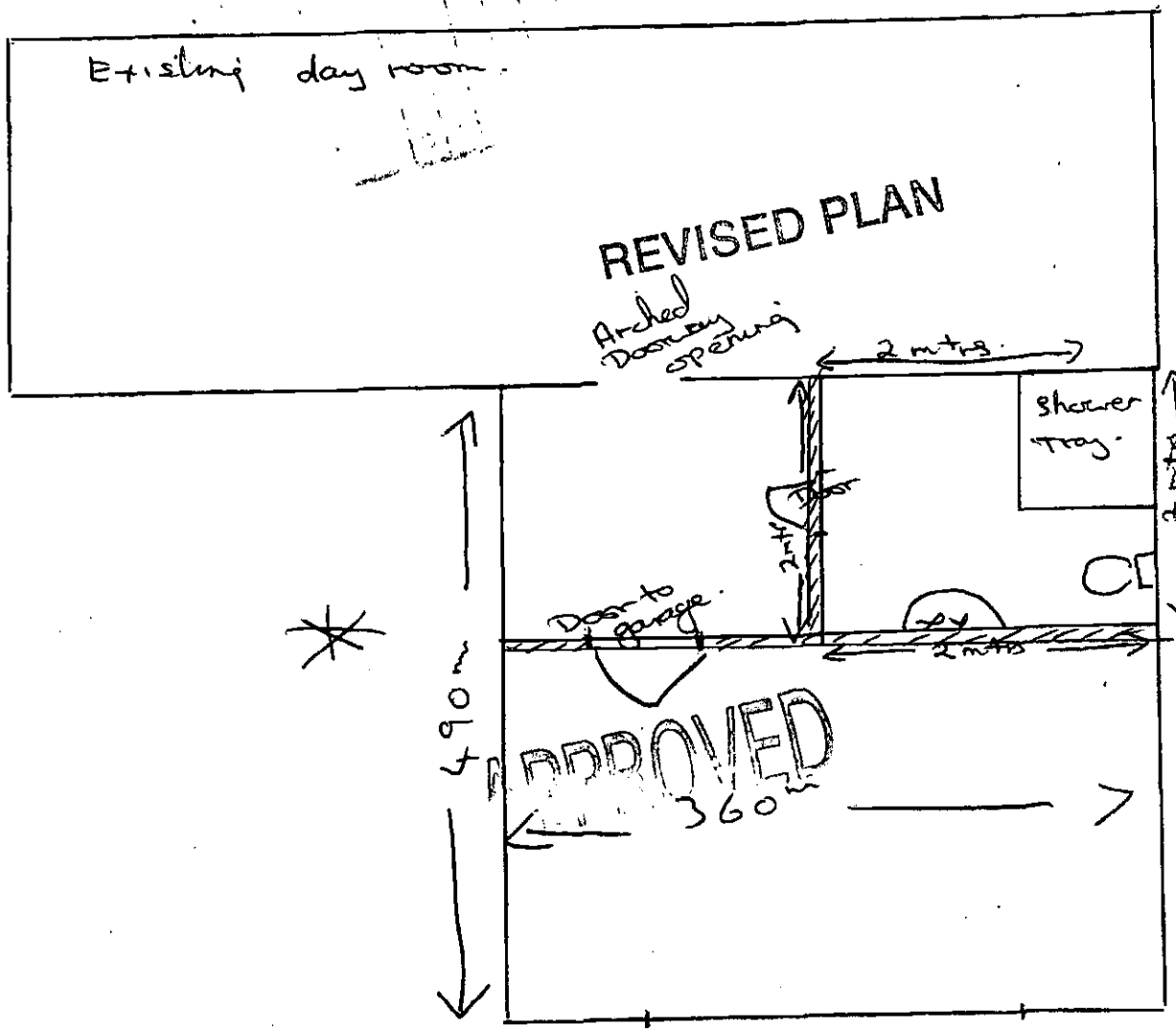
J. Richmond.

0118 9696404

RE:. 95 < Waterloo Rd. Wokingham

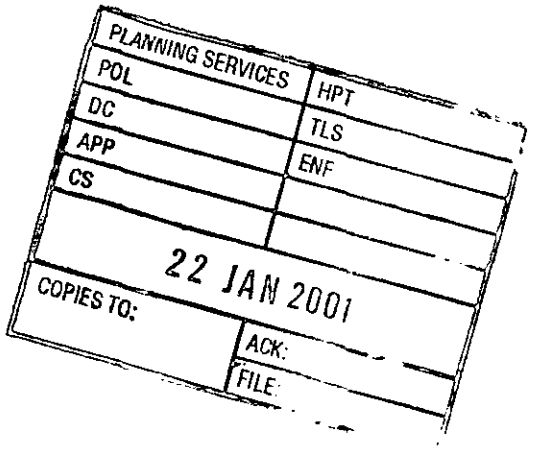
* There is a slight change to original drawing.
There is now going to be a wall all the width of the garage with a fire door in, to gain access to garage from inside

Application number F/2000/2936.



Builder to contact is Homecare
R A Richmond
1 Ladbroke close
Woodley
Reading
RG5 4DX.

0118 9696404.


PLANNING SERVICES
HPT
POL
TLS
DC
ENF
APP
CS
22 JAN 2001
COPIES TO:
ACK:
FILE:

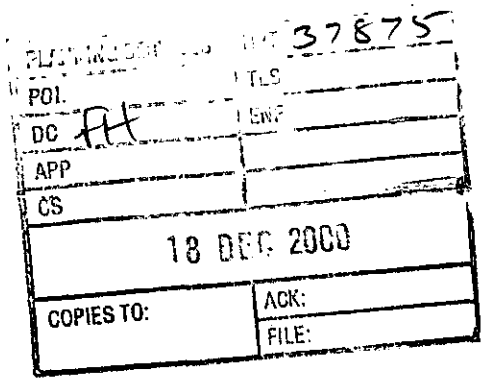
HOMECARE
PROPERTY MAINTENANCE

1 LADBROKE CLOSE , WOODLEY , READING , BERKSHIRE
RG5 4DX TEL/FAX 0118 969 6404

13-12-00

Ref- F/2000/2936.

RE: Mr & Mrs Purchase.
95c Waterloo Road
Wokingham.



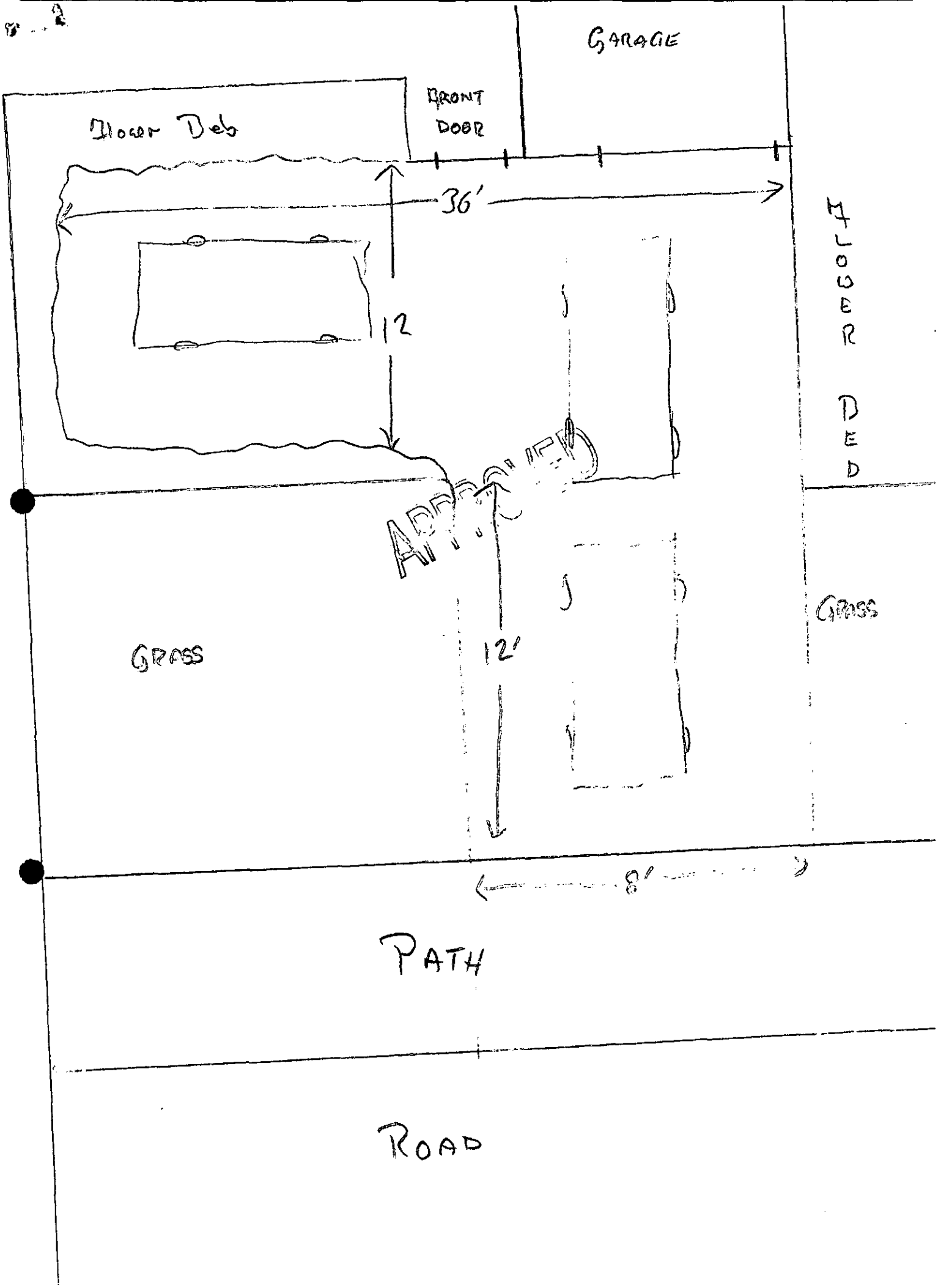
Dear Sir,

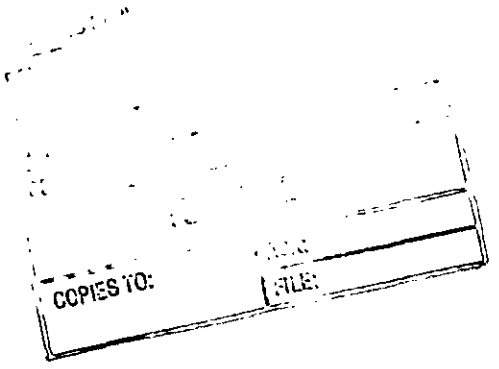
As requested, I enclose a drawing of car parking spaces.

There is room for 3 cars on the drive at the front of the property.

Hope this is satisfactory.

yours sincerely
J. Richmond


GARAGE
FRONT DOOR
Flower Bed
36'
12
FLOWER BED
APPROVED
GRASS
12'
GRASS
8'
PATH
ROAD


COPIES TO:
FILE:

0118 9696404

(1)

READING [~~0734~~] 0118
696404

HOMECARE

PROPERTY MAINTENANCE

1 LADBROKE CLOSE, WOODLEY, READING, BERKSHIRE RG5 4DX

PLANNING SERVICES
DC
APP
GS
ENF 39027
24 JAN 2001
COPIES TO: Planning Dept
ACK:
FILE:

23-1-01

For the attention of Farah Humyan.

This is the amendment for 95c Waterloo Rd, Wokingham Sorry for the mistake in the measurements, I hope this is now O.K. I am on the above number if you need to contact me.

yours sincerely

Joyce Richmond.

0118 9696404
READING [~~0734~~] 696404

(2)

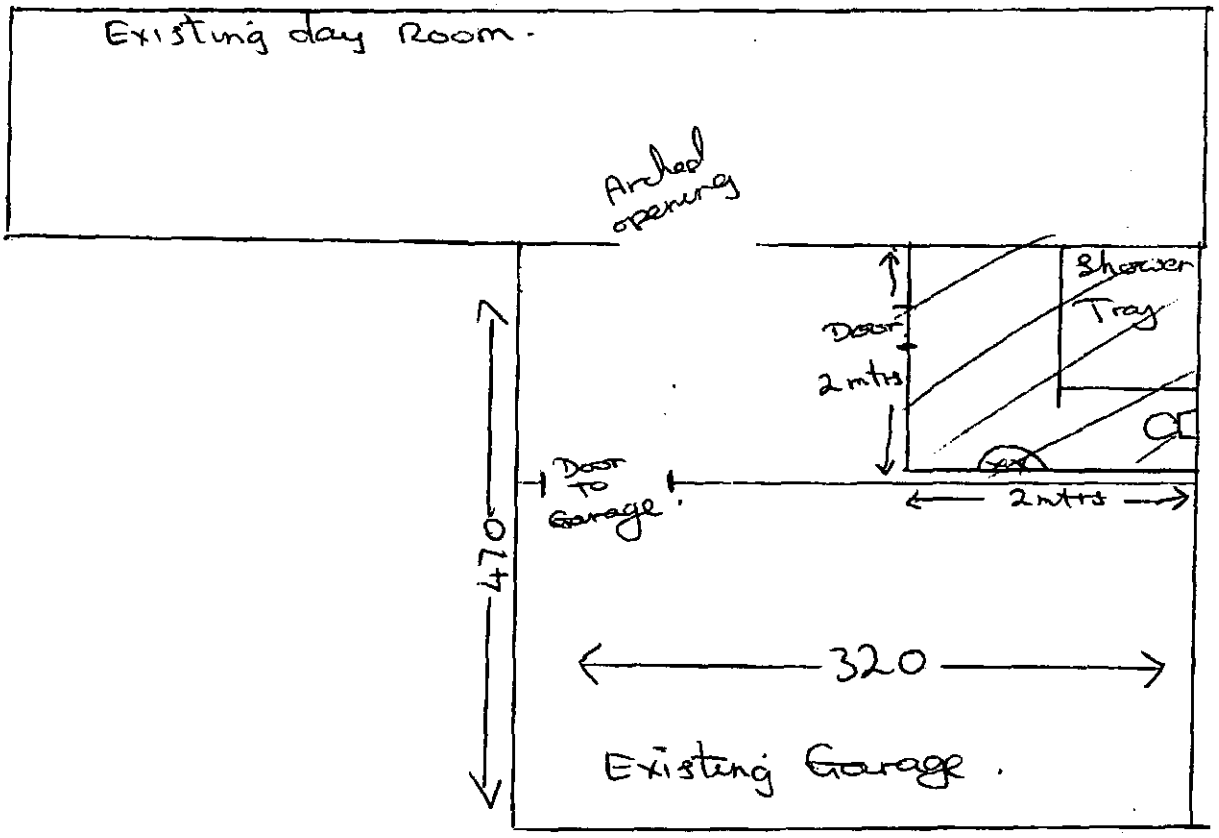
23-1-01

HOMECARE

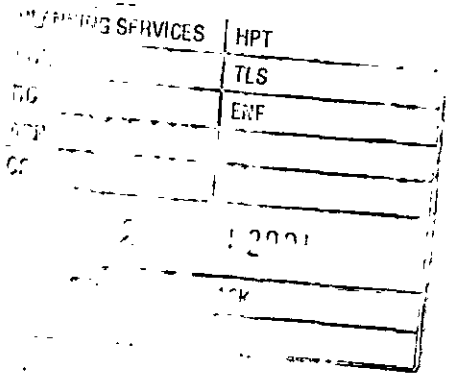
PROPERTY MAINTENANCE

1 LADBROKE CLOSE, WOODLEY, READING, BERKSHIRE RG5 4DX

RE: 95c Waterloo Rd, Wokingham (not to scale)



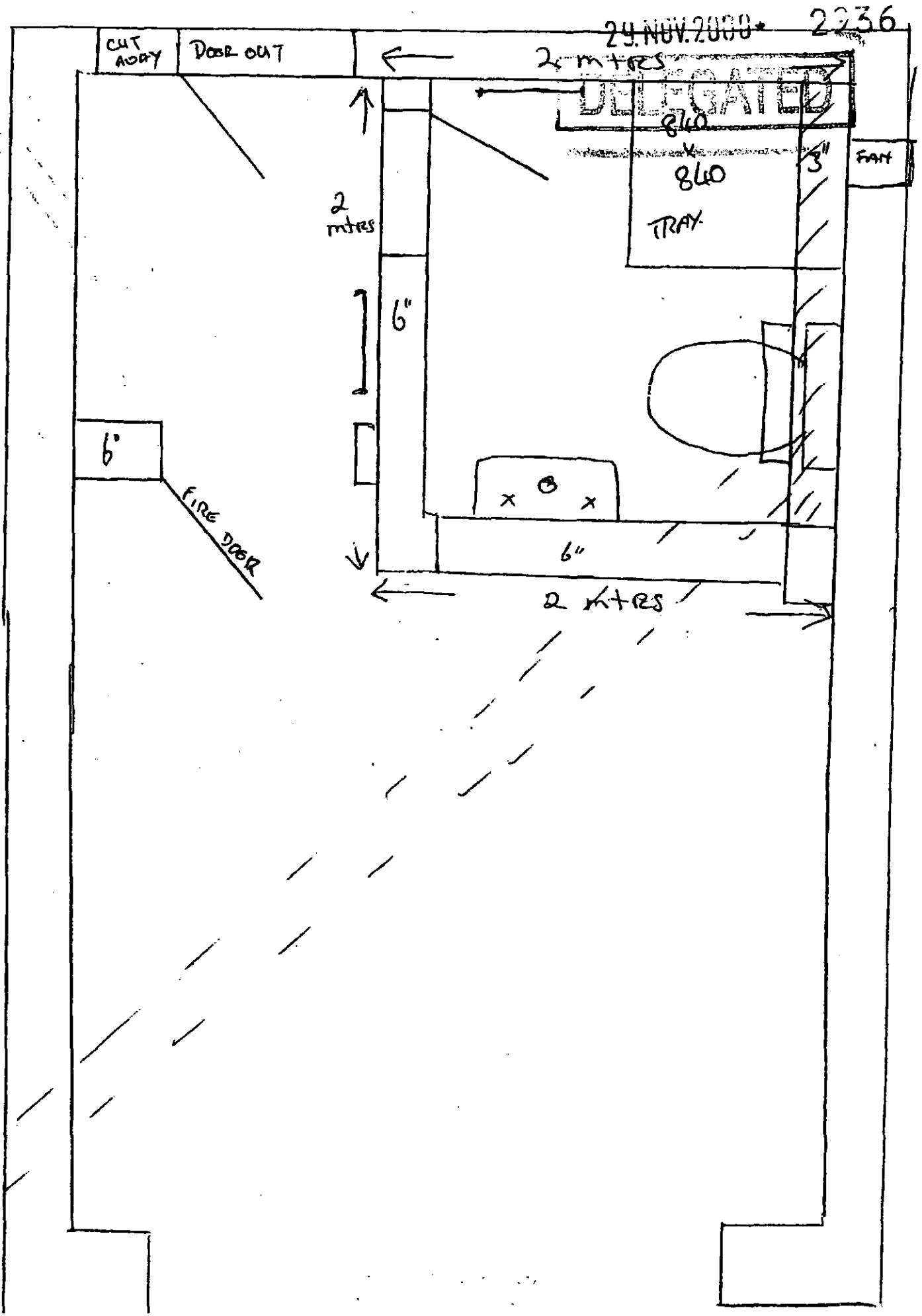
Kind Regards
Joyce Richmond

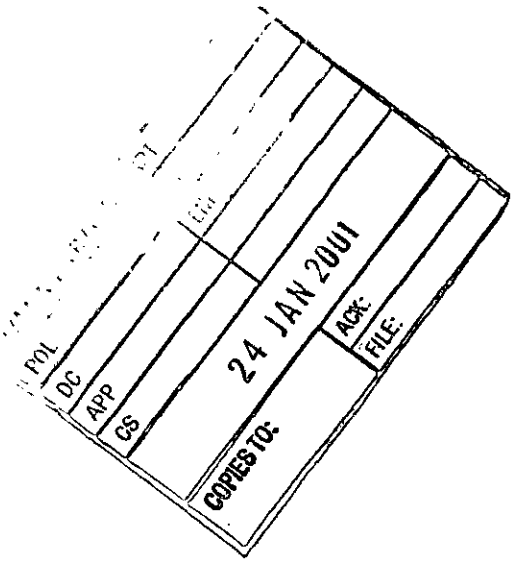

G SERVICES
HPT
TLS
ENF

PART 1 REGISTER (3.)

95c Waterloo Road

95c Waterloo Rd




POL
DC
APP
CS
24 JAN 2011
COPIES TO:
ACK:
FILE:

2936

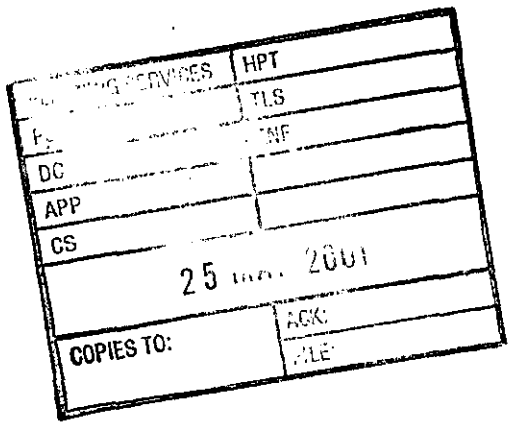
Tel. 0118 974 6482

Date: 11 December 2000

Your Ref:

My Ref: Farah Humayun
F/2000/2936

The Owner / Occupier
66
WATERLOO ROAD
WOKINGHAM
BERKSHIRE
RG402JL



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 Sir/Madam

Application Number: F/2000/2936

Site Address: 95c, Waterloo Road, Wokingham.

Proposal: Proposed conversion of part of garage to shower room..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/2936** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Farah Humayun**, on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2936

Applicant : Mr & Mrs Purchase C/O Homecare.

Location : 95c, Waterloo Road, , Wokingham.
Proposal : *Proposed conversion of part of garage to shower room.*

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 17/01/01

Date Registered : 29/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application will have expired on: 24/01/2001. 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 :

Wokingham Town Council ➤ No objection
Property Services ➤ No objection
Access Officer ➤ Enclosed further advice on wheelchair access
Highways ➤ Rec. approval subject to conditions.

Planning Issues :

* Impact upon neighbouring properties
+ Impact upon highway safety.

Application Number: F/2000/2936

Appraisal :

Impact upon neighbouring properties

The application being considered is proposed conversion of part of garage to shower room. The conversion does not involve any external changes to the property. The internal works involve 2m by 2m of space from the garage being converted into a shower room. The redundant space then between the shower room and existing day room is proposed to be incorporated into the day room by creating an arched doorway opening and moving the door to garage in line with the end of the shower room. It is considered that the proposed development will not have an adverse impact upon the neighbouring properties.

Impact upon highway safety

Through the proposal the parking space within the garage does not meet the requirements of the Highway Authority. However, the Highway Authority is satisfied that 3 car parking spaces can be provided on the site. Therefore it is not considered that the proposed development will have a detrimental impact upon highway safety.

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

Application Number F/2000/2936
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4		R121	PRIOR TO THE COMPLETION OF THE DEVELOPMENT HEREBY PERMITTED THE DRIVEWAY MUST BE WIDENED TO A MINIMUM 4.8 M FOR EASE OF ACCESS AND EGRESS.
			INFORMATIVE The applicant is advised that certain dimensions are required for wheelchair access to WC's / shower compartments / dressing spaces. Information is attached for the applicants use.
		N02	PLANS, 22/01/01, A STRAIGHT WALL ACROSS THE WIDTH OF THE GARAGE.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: LTV1.			
MINERALS LOCAL PLAN POLICIES:			

John Mather
23/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 95c Waterloo Road Wokingham.

APPLICATION NUMBER: F/2000/2936

OFFICER: Farah Humayun

DATE OF SITE VISIT: 17/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

SEMI DET WITH ATT GARAGE

4. RELATIONSHIP TO ADJOINING PROPERTIES

1.8 M FENCE TO BOUNDARY WITH NO 95 B.
AT SLIGHTLY LOWER LEVEL - TO BE KEPT AS GARAGE - (CORNER H.)
SHOWER. SHED ON BOUNDARY WITH 95B - NO SIDE WINDOWS

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 M c/B FENCE

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
POL | TLS
DC | ENF
APP
CS
16 JAN 2001
COPIES TO: | ACK:
FILE:

Case officer: Farah Humayun

Application Number: F/2000/2936

Proposal: Proposed conversion of part of garage to shower room

Site Address: 95c Waterloo Road, Wokingham

Applicant: Mr & Mrs Purchase C/O Homecare

Your observations are required in respect of this application **by 04/01/2001**

No objections

SIGNED: _____ **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

Farah Humayan

From: Ray Blake
Sent: 10 January 2001 10:39
To: Farah Humayan
Subject: 95c Waterloo Road, Wokingham - Planning Application F/2000/2936 Proposed conversion of part of garage to shower room

Farah,

I refer to your memo of the 5 January seeking the observations of this department on the above planning application.

The property is a former council house which was sold under the right to buy legislation in 1984.

At that time I see from the file that there was an application for planning permission to build the garage. This department's comments at the time were that it was only to be used as a domestic garage and not for business activities.

However, given the proposal is not a business activity and is not considered to adversely affect the Council's adjoining property, there are no objections from this department to the proposal. Presumably adequate drainage arrangements can be made without affecting adjoining property ?

I also note that they recently made an application for a rear conservatory for which Properties comments were sought at the end of last year.

Ray
Property Services

To:
Access Officer - Building Control
F.A.O. Duncan Garrett

From: Farah Humayun

Date: 11 December 2000

Application Number: F/2000/2936

Proposal: Proposed conversion of part of garage to shower room..

Site Address:
95c, Waterloo Road, , Wokingham.

Applicant:
Mr & Mrs Purchase C/O Homecare.

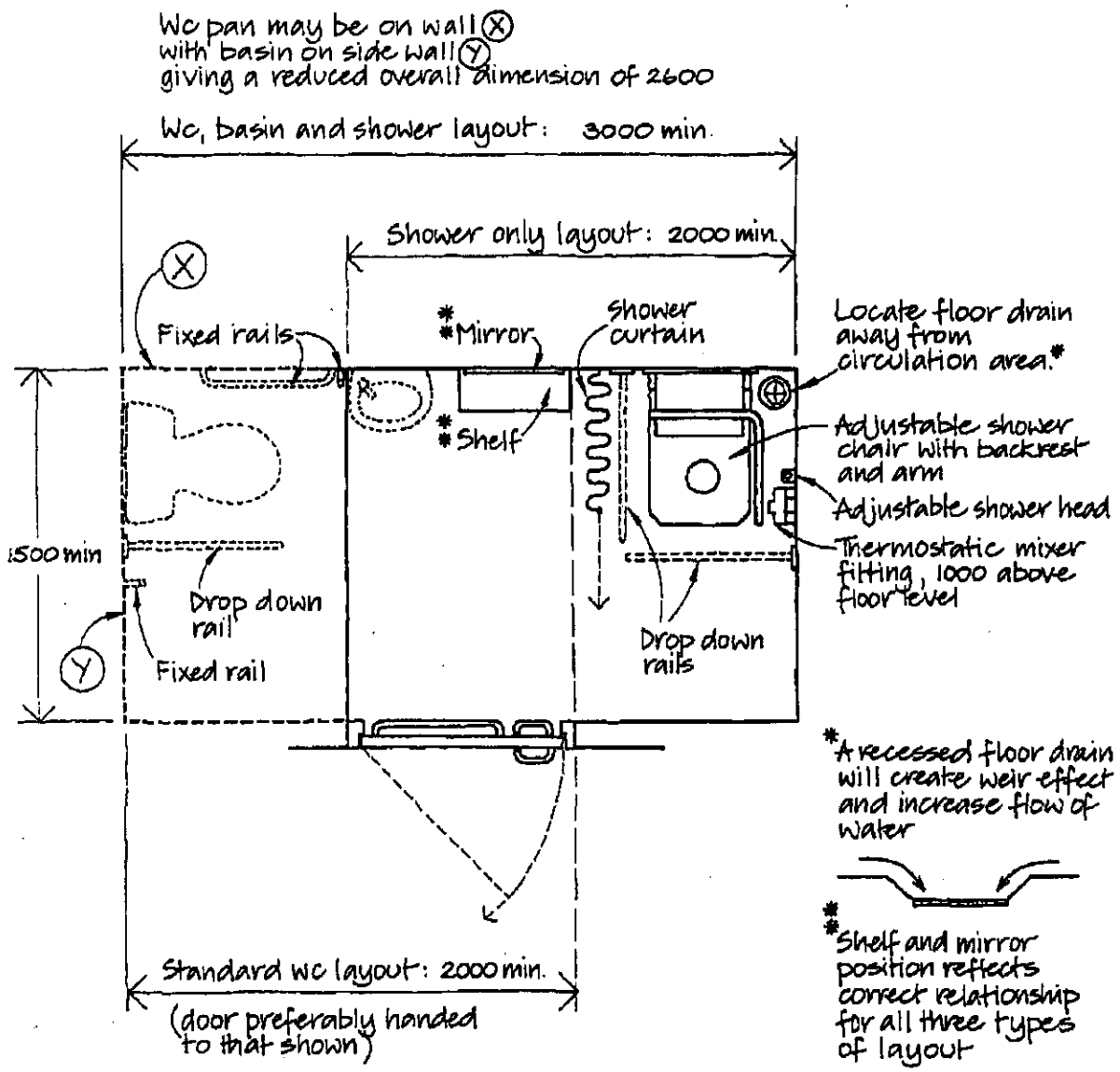
Your observations are required in respect of this application within **7 days** of the above date.

I have no statutory Powers to comment on conversion But as good work practice it may be worth giving the applicant the attached. which shows space required for wheelchair accom to wc's/shower compartments/dressing space, if they need further advice do not hesitate to give them my direct line 0118 974 6379

Regards

D C Garrett.

- Any shower should be level, with no lip or rim, incorporate a seat at transfer level, a handset shower with lever operation, and thermostatic control with water temperature outlet not exceeding 43°C. For some pupils with disabilities, different facilities may be necessary - see DfEE Building Bulletin 77 **Designing for Pupils with Special Educational Needs, Special Schools.**



Sources

- *DfEE Constructional Standards*
- *Building Regulations 1992, Part M Approved Document*
- *'Designing for Accessibility' (CAE)*
- *'Buildings for All to Use' (CIRIA)*
- *BS CP 5810: 1979*
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Barbour Index Construction Expert 08 Nov 2000 10:36 91 Access for disabled people to school buildings - management and design guide Page 35

Hotel and motel bedrooms

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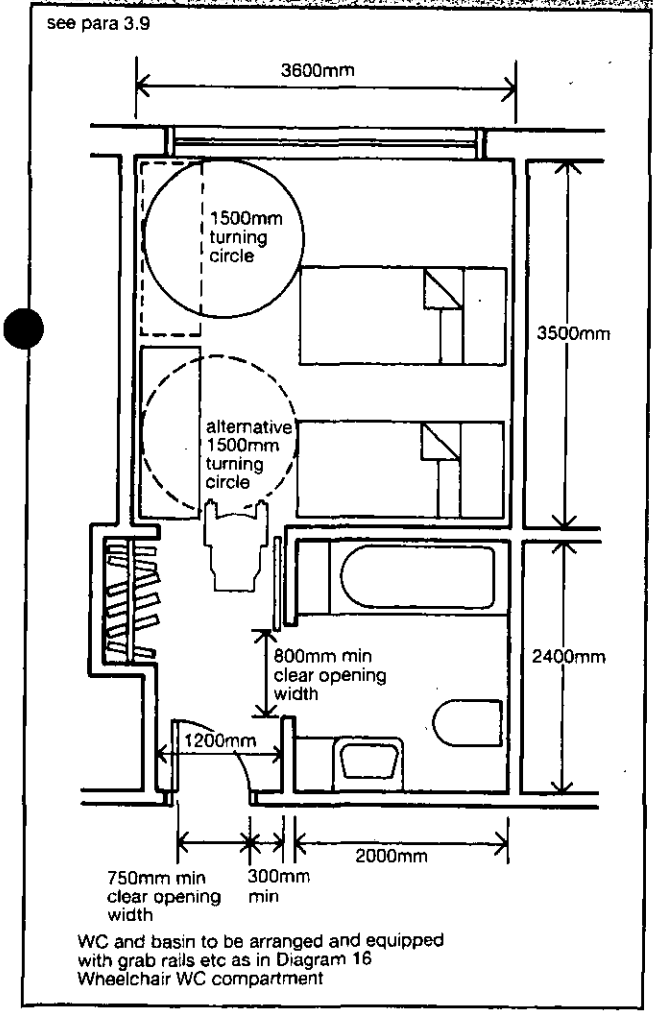
a. one guest bedroom out of every twenty or part thereof of guest bedrooms, is suitable in terms of size, layout and facilities for use by a person who uses a wheelchair;

b. the entrance door to a guest bedroom which is designed for use by a person in a wheelchair complies with the guidance in paragraph 2.4(a) and (b); and

c. the entrance door to any other guest bedroom has a clear opening width of 750mm but with the option to dispense with the 300mm space at the side of the door.

Diagram 13 is a single example of an accessible hotel bedroom.

Diagram 13 One example of an accessible hotel bedroom and en suite bathroom



Changing facilities

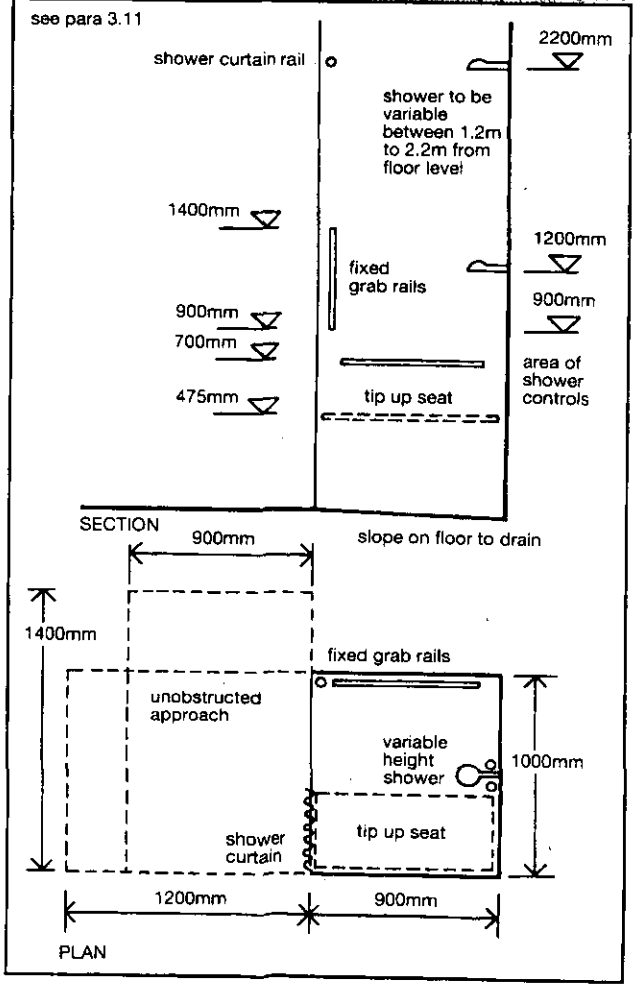
Design considerations

3.10 One of the features which militates against people with disabilities taking part in recreational activities is the absence of suitable changing facilities. The provision of manoeuvring space for a wheelchair, for transfer onto a seat, and of seats, taps, shower heads, mirrors and clothes hooks mounted at suitable heights, are all critical issues.

Provisions

3.11 Requirement M2 will be satisfied if changing rooms in swimming pools and other recreational buildings contain the facilities shown in Diagrams 14 and 15.

Diagram 14 Shower compartment



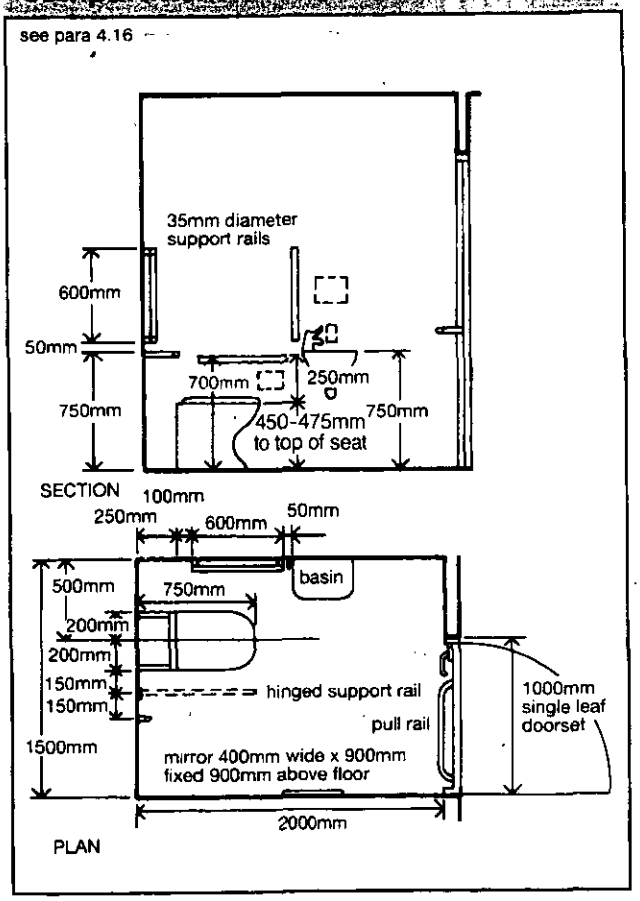
unrestricted access.

4.15 In a building which has stair access only, suitable sanitary accommodation for wheelchair users should be provided in the principal entrance storey unless that storey contains only the principal entrance and vertical circulation areas.

4.16 A WC suitable for wheelchair users should have at least the dimensions, equipment and fittings shown in Diagram 16.

4.17 If a building contains more than one WC compartment for wheelchair users, the opportunity should be taken of providing both left-hand and right-hand transfer layouts.

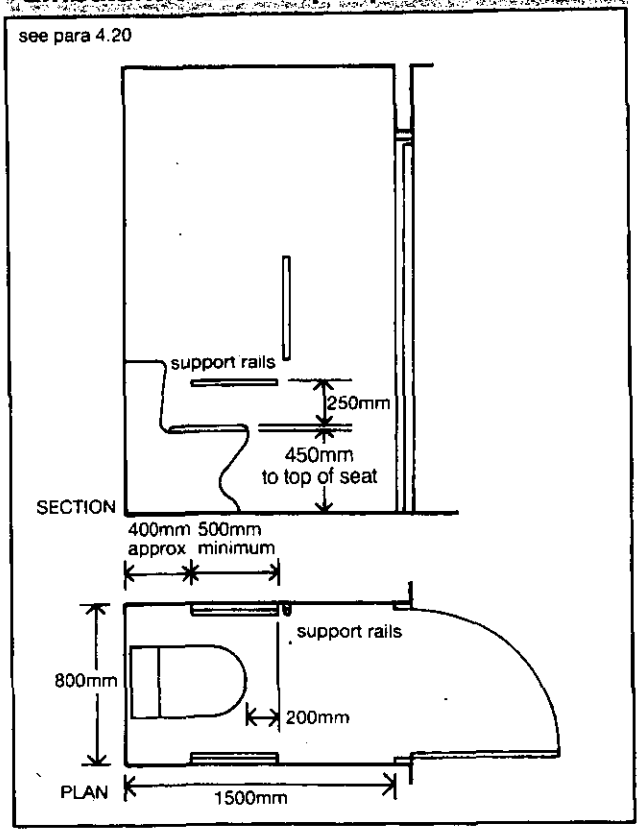
Diagram 16 Wheelchair WC compartment



not designed to be accessible to wheelchair users. This is in addition to provision included under paragraph 4.15.

4.20 Diagram 17 illustrates a WC for ambulant disabled people.

Diagram 17 WC compartment for ambulant disabled people



850 etc christmas
scooter etc
ideal
2M x 2M.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 11 December 2000

Application Number: F/2000/2936

Proposal: Proposed conversion of part of garage to shower room.

Parish: WOKINGHAM TOWN

Site Address:
95c, Waterloo Road, , Wokingham.

Applicant:
Mr & Mrs Purchase C/O Homecare.

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) C12Z, R12Z.

(2) Please ensure driveway is of minimum width of 4.8 metres.

NOT

Signed: _____ **Print name:** Adam Coggins

18/12/00.

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

Tel: 0118 974 6482

Date: **11 December 2000**

My ref: F/2000/2936

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2936
95c, Waterloo Road, , Wokingham.
Proposed conversion of part of garage to shower 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2936**
95c, Waterloo Road, , Wokingham.
Proposed conversion of part of garage to shower room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6482

Date: **11 December 2000**

My ref: F/2000/2936

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2936**
95c, Waterloo Road, , Wokingham.
Proposed conversion of part of garage to shower room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/2936

Proposal:
Proposed conversion of part of garage to shower room.

Location:
95c, Waterloo Road, , 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 04/01/2001. 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

11 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2000	Map No. 76.. Site ...005.....
Officer: FH | Application No. F/2000/2936	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 95 C WATERLOO ROAD

Parish: WOKINGHAM Ward: Wescott
11.12.2000 YB

Applicant: MR/MRS PURCHASE
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	Parking?	11.12.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Not to scale		
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 : 11.12.2000 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 ✓ .....
Access officer Disabled ✓

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:

SLN + 95b, 95d, 66, 68 Waterloo Road, Wokingham
77, 79, 81 Waterloo Crescent

NOTICE OF CONSENT

29 NOV 2000 2936

WOKINGHAM DISTRICT COUNCIL

PJM/HI

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr R Kidd
c/o Mr D R Foster-Key
"Walnut Mead"
16A Pardown
Oakley, Hampshire

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BH

Application No. 20645 (F)

Proposal: Single storey side and front extension to provide porch, garage and new living room -
95c Waterloo Road, Wokingham.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON. This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON. To ensure that the materials are in keeping with those existing. (6)

3. The garage hereby permitted shall be used as a domestic garage only and it 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 garage is retained for use in accordance with the District Planning Authority's parking standards. (64)

Date 25 JAN 1984

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

ADDRESS 95c. WATERLOO ROAD PARISH NORWICH.

PLOT No. 30, Waterloo Close (re-numbered) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BB/4/59	John Clark	31 house & garage	16/9/59	App
BR 21868	MR. R. KIDD	GARAGE & LIVING ROOM	9.12.63	App N/A
20645	"	"	9.2.84	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
29.NOV.2000* 2936

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 V Purchase 95c Waterloo Road Wokingham
2	Agent's Name Address and postcode Phone number	Homecare 1 Ladbroke Close Woodley Reading RG5 4DT 0118 9696404.
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 in 1
4	Give brief details of the proposal for example, two storey side extension. About the application	Internal garage area conversion.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber	N/A.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: —
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.		
Condition 3 on consent 20645 restricts use of garage + application is for works to improve the accomodation for disabled person.			
	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: J. Richmond

on behalf of MRS. V Purchase

Date 21-11-00

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

29 NOV 2000 2936



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Development Control Section, Environmental Services, Wokingham District Council.
7 December 2000 Scale: 1 : 1250

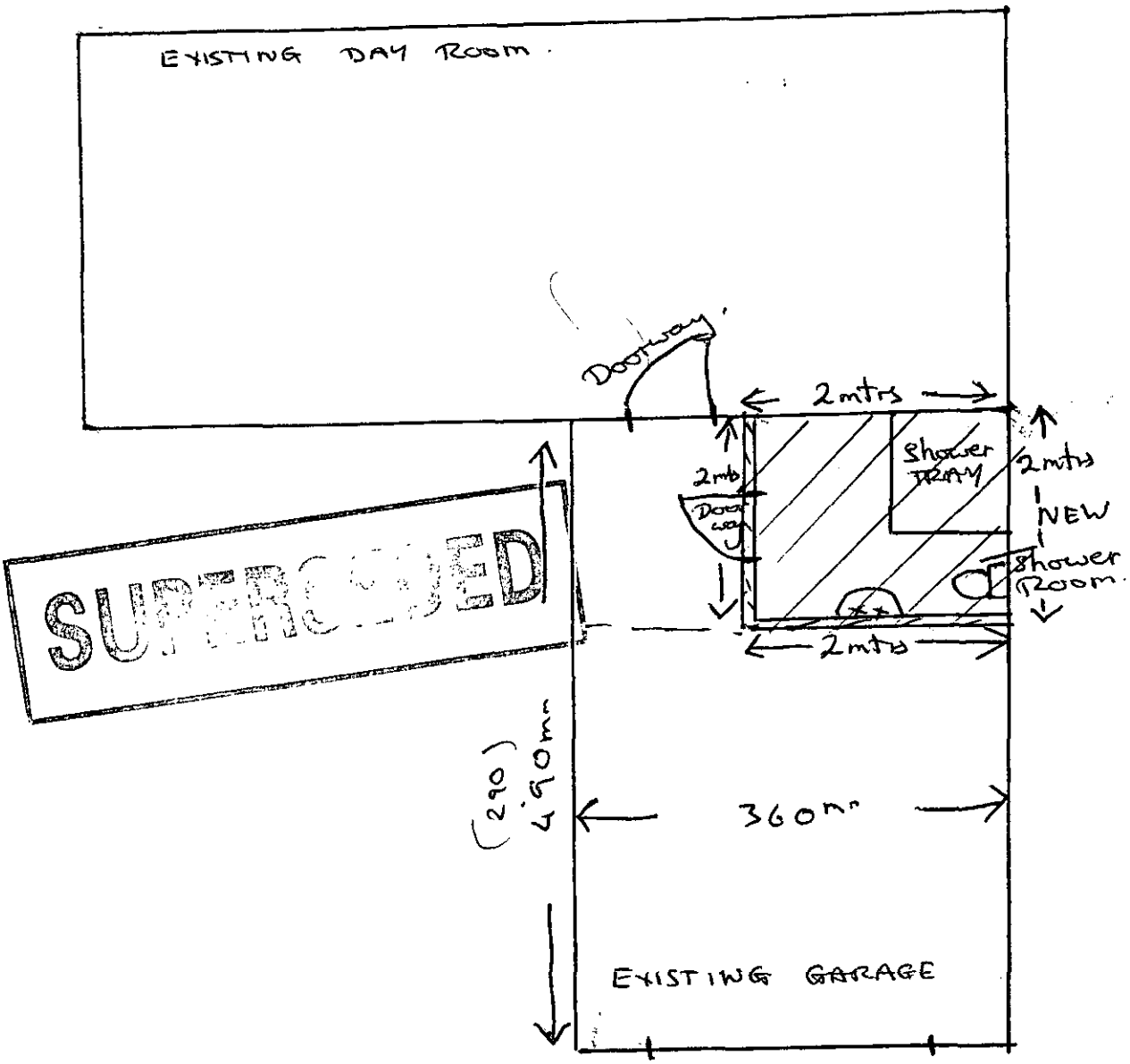
N W E S

RE: 95c Waterloo Rd. Wokingham.

29.NOV.2000* 2936

Existing garage part change of use.

The disabled person use's the day room all the time, therefor needs to be able to shower & use toilet on ground floor.



Builder to contact is R. A. RICHMOND
on 0118 9696404.

29 NOV 2000 2936



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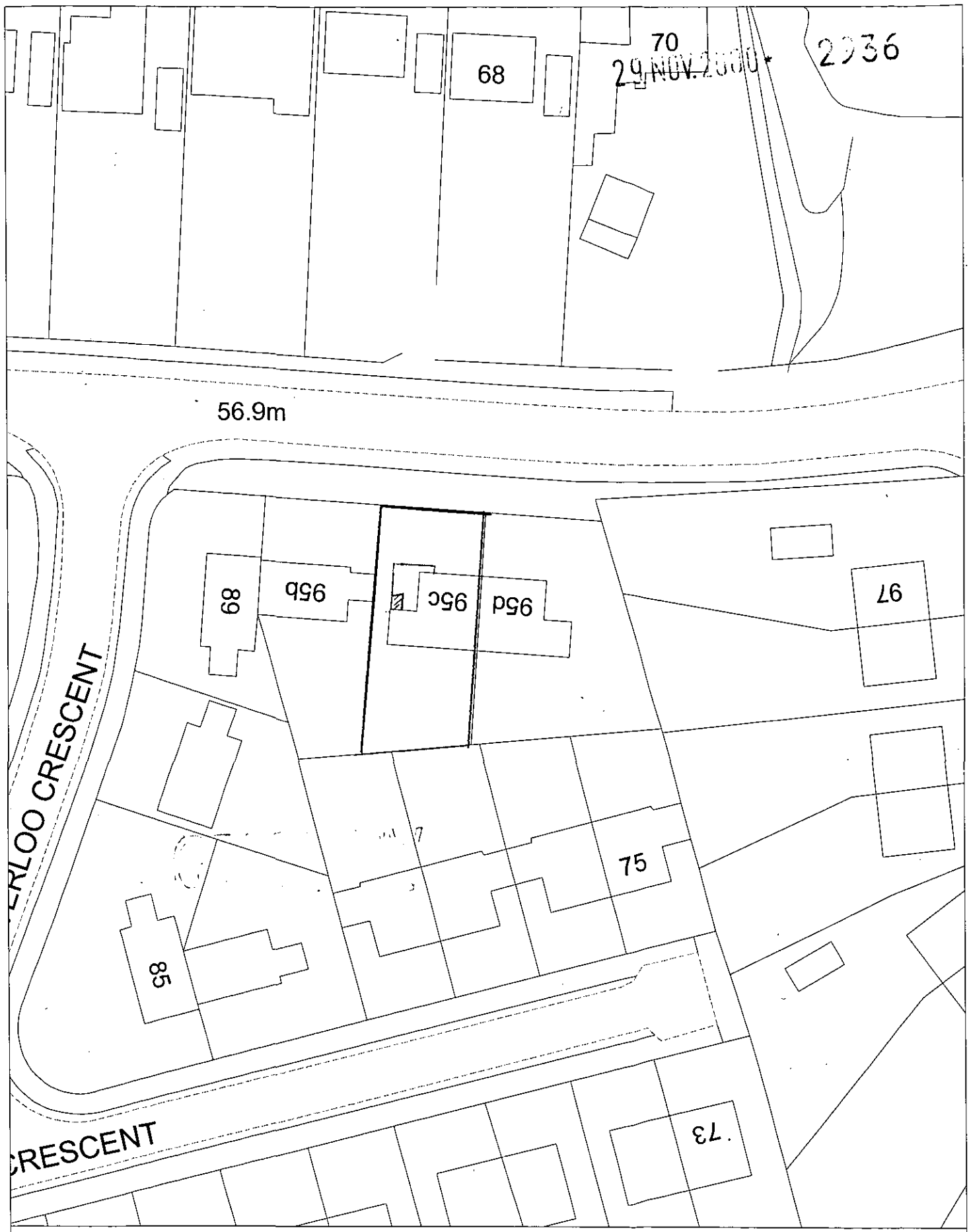
Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 21 November 2000

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Site Plan, Scale: 1 to 2500

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Date: 21 November 2000

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