APPLICATION NO:
F/2000/2850

LOCATION:
10 Somerton Gardens, Earley Reading.

APPLICANT:
Mr F Hogan

PROPOSAL:
Proposed conversion of part of garage to study and utility room.

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

APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F Hogan
10, Somerton Gardens
Earley
Reading
RG6 5XG

Application Number: F/2000/2850

Parish: **EARLEY**

Location: **10, Somerton Gardens, Earley, Reading.**

Proposal: **Proposed conversion of part of garage to study and utility 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. 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.

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.

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 Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 10/01/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2850	FH
BUILDING CONTROL NUMBER	BN 2000/1032	Alan
~~APPLICANT~~/AGENT	Mr N. J. Paul	
ADDRESS OF SITE	10. Somerton Gardens EARLEY	
DESCRIPTION OF PROPOSED WORK	Garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 20/11/00	recd 20/11/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/1/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2850

Applicant : Mr F Hogan .

Location : 10, Somerton Gardens, Earley, Reading.
Proposal : Proposed conversion of part of garage to study and utility room.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 20/12/00

Date Registered : 20/11/2000

Earliest Date for Decision : 22/12/2000

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

This application <u>will have expired on</u>: <u>15/01/2001.</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 :

EARLEY TOWN COUNCIL - No objection
HIGHWAYS - Approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES AND THE WIDER AREA.
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/2850

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES AND THE WIDER AREA.

The app. being considered is prop. conversion of part of garage to study and utility room. The property has an existing double garage on site. The conversion of part of the garage proposes the dimensions to remain the same but new brickwork and an additional two front facing windows to be added.

Many of the properties along Somerton Gardens have a similar design of an attached double garage set back approx. 5 metres from the front elevation of the property. However this proposal does not significantly alter the character of the property. The garage is set back and at a lower level to that of the highway. Therefore it is not considered that the prop. dev will have an adverse impact upon the residential amenity of neighbouring properties or the character of the area.

IMPACT UPON HIGHWAY SAFETY

The Highway Authority are satisfied that the proposal meets the standards of highway safety, subject to the existing garage being retained as such and parking and turning area to be provided.

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

Application Number F/2000/2850
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	

RECORD OF SITE VISIT

SITE ADDRESS: 10 Somerton Gardens Earley Reading.

APPLICATION NUMBER: F/2000/2850

OFFICER: Farah Humayun

DATE OF SITE VISIT: 20/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT GARAGE

2. DESCRIPTION OF SURROUNDINGS

RES

3. DESCRIPTION OF SITE/BUILDING

SEMI DET WITH ATT GARAGE - DOUBLE -

4. RELATIONSHIP TO ADJOINING PROPERTIES

NARROW DRIVEWAY. SIMILAR DOUBLE GARAGE TO NO 11
2 HIGH CONIFERS TO NO 11. SIMILAR DESIGN OF DOUBLE GARAGE TO SURROUNDING PROPERTIES.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 SPACES IN DRIVEWAY

LEVELS HIGHER ON NO 10 TO 11.

BOUNDARY TREATMENT OPEN PLAN TO FRONT.

OTHERS

FROM: Farah Humayun

DATE: 28 November 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2850

Proposal: Proposed conversion of part of garage to study and utility room.

Site Address: 10, Somerton Gardens, Earley, Reading.

Applicant: Mr F Hogan .

Your observations are required in respect of this application **by 22/12/2000** .

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2850

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/2000/2850
10, Somerton Gardens, Earley, Reading.
Proposed conversion of part of garage to study and utility 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/2000/2850**
10, Somerton Gardens, Earley, Reading.
Proposed conversion of part of garage to study and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2850

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2000/2850**
10, Somerton Gardens, Earley, Reading.
Proposed conversion of part of garage to study and utility room.
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 6482

Date: **28 November 2000**

My ref: F/2000/2850

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

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Yours faithfully,

John Mitchell

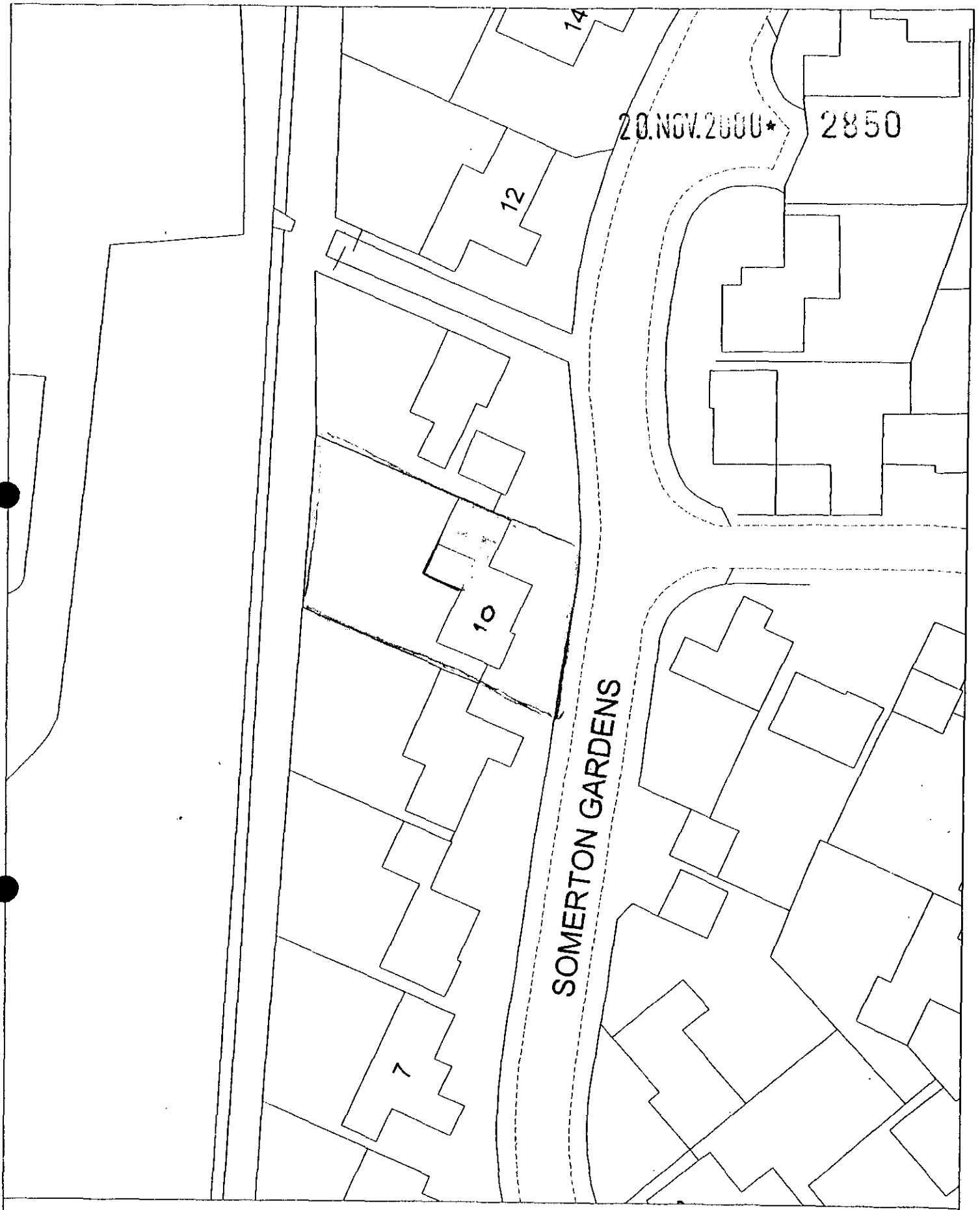
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2850**
10, Somerton Gardens, Earley, Reading.
Proposed conversion of part of garage to study and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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



Site Plan, Scale: 1 to 500

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Date: 4 October 2000

N
W E
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Received by Wokingham District Council

Application No: F/2000/2850

PROPOSAL:
Proposed conversion of part of garage to study and utility room.

LOCATION:
10, Somerton Gardens, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

28 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 NOV 2000
Officer: PH	Application No. F/2000/2850

Map No 58 Site 005

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:

(F) PROPOSED CONVERSION OF PART OF GARAGE TO STUDY & UTILITY ROOM

Location: 10 SOMERTON GARDENS

Parish: EARLEY Ward: Redhatch 27-11-2000

Applicant: MR F HOGAN

PD rights removed.

Fee Received ~~25.00~~ Required 00-00 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.	27.11 Rec.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 27.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS:

S/N + 9, 11, 26, 33 Somerton Gardens
Sibly Hall Redhatch Drive

ADDRESS 10 SOMERTON GARDENS PARISH LARKEY

PLOT No. 25 ORD. SHEET No. SU. 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	NEW HOMES PROJECT LTD.	O/APP. RES. DEV.	13.6.74	N/A REF
01945	PYE LTD. & OTHERS	" 830 ACRES	APP. ACCORDING TO AMENDED
04557	BOOTS HOMES S.E. LTD.	" & CONST. DEV.	10.6.76	N/A REF
01235	"	LOWER ENERGY ROAD DISTRIBUTION	24.11.77	N/A CLA
01295	"	ELECTRICITY "	15.12.77	N/A CLA
07561	"	DETACHED HOUSE & GARAGE	16.2.78	N/A CLA
BR 7976	"	"	3.5.78	APP. N/A
FP98/7644	Mr. F. Hogan	S/St/R Ext.	29.5.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

20.NOV.2000* 2850

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 F. HOGAN
	Address and postcode	10, SOMERTON GARDENS EARLEY READING RG6 5EG
	Phone number	9867380
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.	10, SOMERTON GARDENS EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF ONE GARAGE TO STUDY & UTILITY ROOM
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.	RED BRICK TO MATCH EXISTING HOUSE BRICKWORK.
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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	NO FEE	
	CONDITION 07541		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 19/11/2000

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2850**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

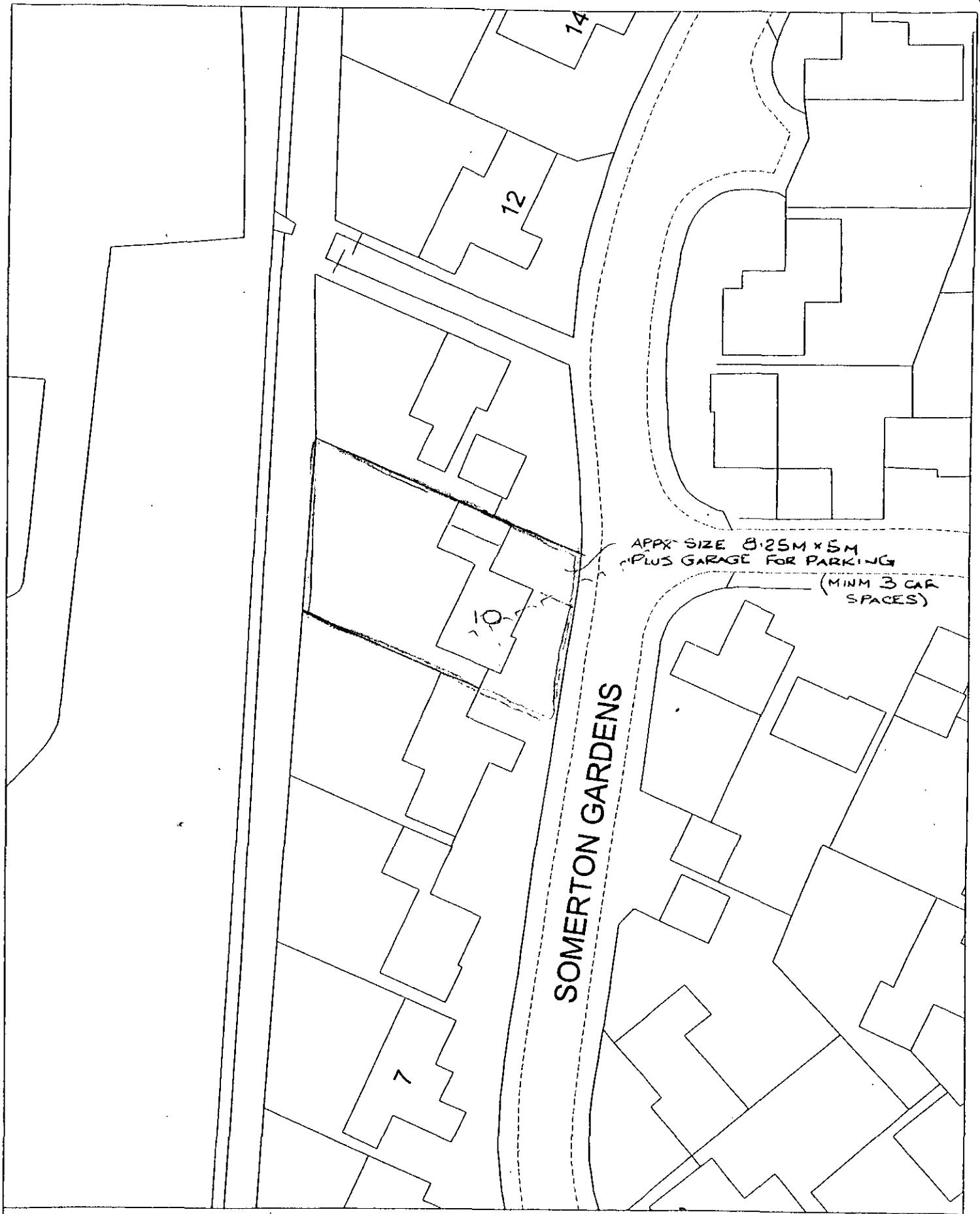
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
24 November 2000 Scale: 1 : 1250

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Site Plan, Scale: 1 to 500

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REF 10, SOMERTON GDS

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Date: 4 October 2000

N
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PLANNING APPN N° S/2000/2850

COPIES TO:
ACK:
FILE: