APPLICATION NO:
F/2001/3167

LOCATION:
2 Wield Court, Lower Earley Reading.

APPLICANT:
Mr & Mrs Wright

PROPOSAL:
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Karen Wildsmith**

RAILEX
Marbleboard

FACSIMILE FRT

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wright
2, Wield Court
Lower Earley
Reading
RG6 3TF

Application Number: F/2001/3167

Parish: **EARLEY**

Location: **2, Wield Court, Lower Earley, Reading.**

Proposal: **Proposed change of use of part of garage to utility room and fill in between garage and dwelling.**

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. 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
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 for 3 vehicles and turning space shall be permanently maintained and used for no other purposes.

Condition
4. 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.

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

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

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 that the external appearance of the building is satisfactory.

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:

Loddon Area Local Plan Policies LBE1 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3/67	KW
BUILDING CONTROL NUMBER.	FP2001/1739 Martin	
APPLICANT/~~AGENT~~	Mr + Mrs K. Wright	
ADDRESS OF SITE	2. Weld Court Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	part garage conversion to utility room + infill between garage + house	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	location
ELEVATIONS	9947/2	9947/1
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/5/01	

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	

Received by Wokingham District Council

Application No: F/2001/3167

PROPOSAL:
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.

LOCATION:
2, Wield Court, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2001. 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 of Planning and Transportation

17 January 2001

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

Tel: 0118 974 6502

Date: **17 January 2001**

My ref: F/2001/3167

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/3167
2, Wield Court, Lower Earley, Reading.
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.

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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3167**
2, Wield Court, Lower Earley, Reading.
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6502

Date: **17 January 2001**

My ref: F/2001/3167

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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: **Karen Wildsmith** Application Number: **F/2001/3167**
2, Wield Court, Lower Earley, Reading.
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6502

Date: **17 January 2001**

My ref: F/2001/3167

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/3167
2, Wield Court, Lower Earley, Reading.
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.

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If you have any questions please do not hesitate to contact **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3167**
2, Wield Court, Lower Earley, Reading.
Proposed change of use of part of garage to utility room and fill in between garage and dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Applicationo	Name & Address
F/2000/3167	M Eckett 5 Wield Court Lower Earley RG6 3TF

App. F/2000/3167
Letters sent
13-03-01.

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2001/3167

Applicant : Mr & Mrs Wright .

Location : 2, Wield Court, Lower Earley, Reading.
Proposal : Proposed change of use of part of garage to utility room and fill in between garage and dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23-01-01

Date of Neighbour Notifications : .....

Date of Site Visit : 26-1-01

Date Registered : 12/01/2001

Earliest Date for Decision : 10/02/2001

Latest Consultation Date/Site Notice Expiry Date : 10/02/2001

This application will have expired on: 09/03/2001. 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 :

Early Town Council : No objection

Neighbour objection: Reduction in parking space - increasing number of cars parking on the road, not enabling emergency services to gain access to other properties

Planning Issues :

Parking

Application Number: F/2001/3167

Appraisal :

The proposal is to convert part of a garage to a utility room and fill in between the house and the garage.

The proposal is within the identified settlement of Earby

Although the proposed removes one parking space for the property, it does not add any more bedrooms. There is still space for 3 vehicles to be parked at the property. We have not received an objection from the highways officer about this proposal, so I see no reason to refuse it.

The proposal will not cause overlooking to any neighbouring property, nor will it be out of character in the streetscene, or be obtrusive in any way.

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

Application Number F/2001/3167
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C049	R049	
	C122	R122	INSERT -- "vehicle parking for
			3 vehicles, and ..."
	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 2 Wield Court Lower Earley Reading.

APPLICATION NUMBER: F/2001/3167

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 26/2/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS The property is in a residential area

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES The proposal should not affect any neighbouring properties as it will not increase the size/scale of the house. No overlooking problems

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING garage + 2 spaces

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Karen Wildsmith

DATE: 17 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3167

Proposal: Proposed change of use of part of garage to utility room and fill in between garage and dwelling..

Site Address: 2, Wield Court, Lower Earley, Reading.

Applicant: Mr & Mrs Wright .

TREANNING SERVICES	HPT
IRDL	TLS
IDC	ENG
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 10/02/2001** .

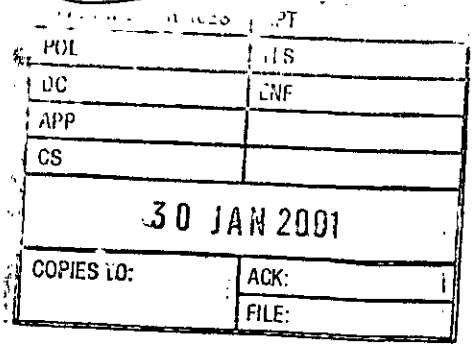
NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

K W for file.

POL	TS
DC	ENF
APP	
CS	
30 JAN 2001	
COPIES TO:	ACK:
	FILE:



JANET & KEITH WRIGHT
2 WIELD COURT
LOWER EARLEY
BERKSHIRE RG6 3TF

Phone/Fax 0118 9669485

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

25 January 2001

Dear Sir/Madam,

Re : Planning Application Ref F/2001/3167
Proposed Utility Room, 2 Wield Court, Lower Earley

We refer to your note which accompanied acknowledgement of the above mentioned application and would respond as follows:-

- The location and block plans are to scales of 1:500 and 1:1000
- The location of the development was indicated on the block plan, and its relationship with the existing house and garage is clearly shown on the floor plans.
- Full details of the existing and proposed parking was included in our letter which accompanied this application. We would have thought it obvious that two parking spaced would still be available in front of the garage, plus one space in the garage. A 'parking plan' should not, therefore, be necessary.

Yours faithfully,

Keith A.Wright

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 17 January 2001

Application Number: F/2001/3167

Proposal: Proposed change of use of part of garage to utility room and fill in between garage and dwelling.

Parish: EARLEY TOWN

Site Address:
2, Wield Court, Lower Earley, Reading.

Applicant:
Mr & Mrs Wright .

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

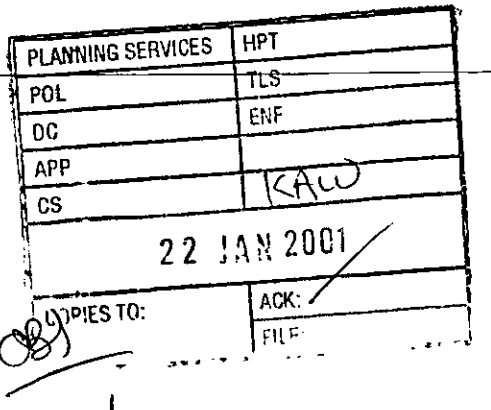
✓ below as applicable;

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).

C049, R049.
C122 (INSERT :- vehicle parking, for 3 vehicles, and ..."), R122

Signed: _____ **Print name:** Adam Coggins 23/01/01

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 22 January 2001 10:00
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: f/2001/3167
Correspondent_FullName: M.Eckett
Correspondent_StreetAddress: 5, Wield Court
Correspondent_Address2: Lower Earley
Correspondent_Town: Reading
Correspondent_County: Berrks
Correspondent_PostCode: RG6 3TF
Correspondent_Telephone: 0118 9663397
Correspondent_Email: bob.eckett@icl.com

2000/3167

KW

Comments:

I feel I must object for the following reasons.
My primary objection is car parking.
The immediate area is already inundated with cars, with all vistors having to park on the road. Reduction of any parking space especially a garage means that there is even less possibility of the cars being garaged increasing the number of cars having to park on the road. As the road at this point is of a perculiar shape there have been many occasions when emergency services could not have gained access to other properties in the close due to the number and the way cars were parked.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JAN 2001
Officer: KW	Application No. F/2001/3167

Map No. 59 Site 004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF PART OF GARAGE TO UTILITY ROOM AND FILL IN BETWEEN GARAGE & DWELLING

Location: 2 WILD COURT

Parish: EARLEY Ward: L. Hungerford 17.01.01 D

Applicant: MR/MRS WRIGHT
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	Scale ?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale ? Parking plan mark on plan where extn is.		
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 : 17-01-03 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 r see map ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

1.4-86

ADDRESS 2 WIELD COURT

PARISH ~~Woodley~~ BARLEY

PLOT No. 13

ORD. SHEET No. SU 7670 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15854	MARTIN GRANT HOMES	DET. HOUSE & GARAGE	30.7.81	N/A O/A
AR 18409	"	"	[illegible]	AAP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

12 JAN 2001 * 3167

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS K. WRIGHT
	ADDRESS	2 WIELD COURT
		LOWER EARLEY
		BERKS
	POST CODE	RG6 3TF Tel. No. 01189 669485 04686 611156
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS (1) ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	NEW 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. Indicate any which are to be felled.	~~YES~~ / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED	BRICKWORK + ROOF TILES TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS 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. SEE COVER LETTER DATED 10/1/01	YES / ~~NO~~
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓

SEE ATTACHED LETTER DATED 10/1/01

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
✓
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

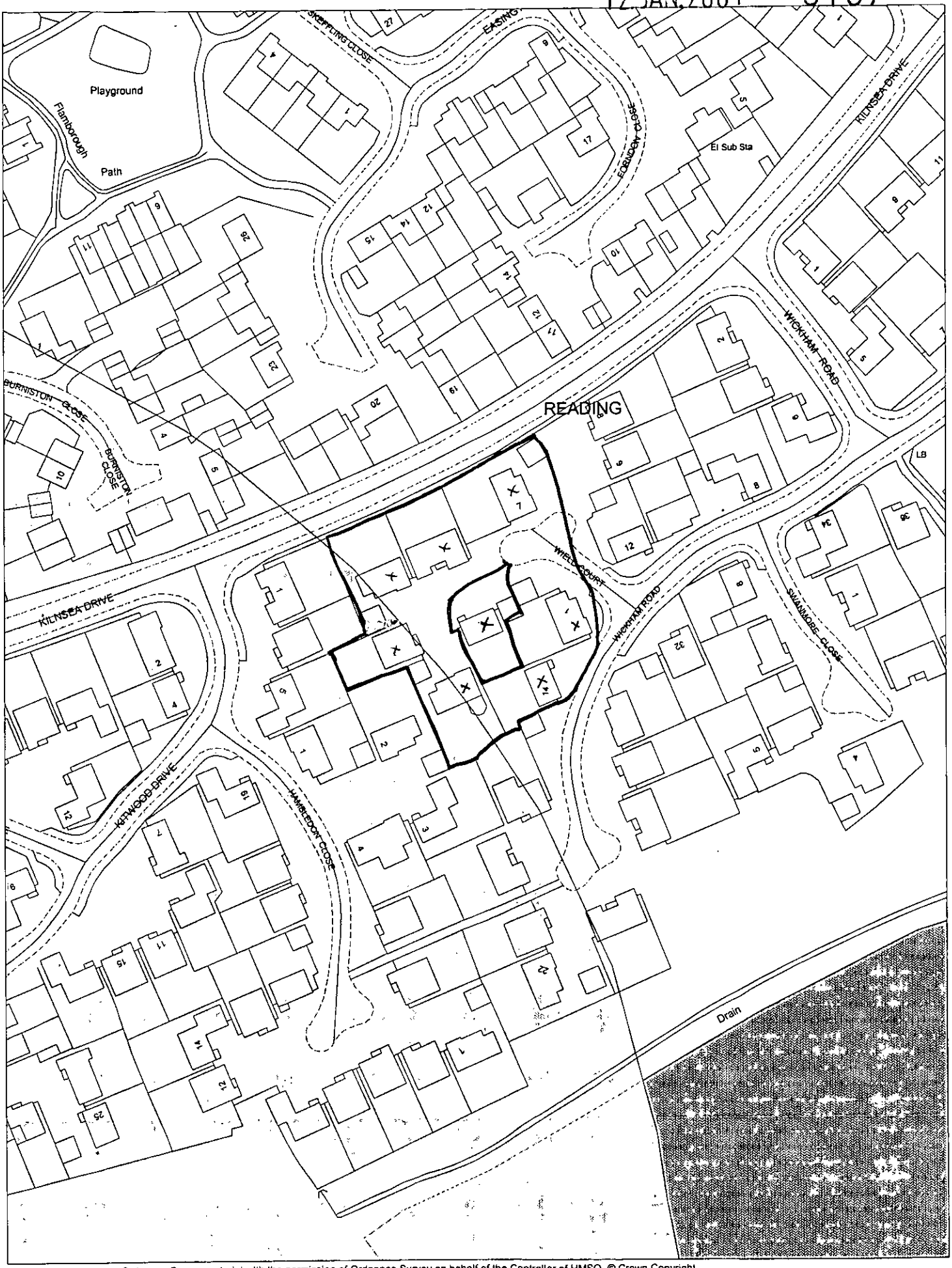
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF

DATE 10/01/01

12 JAN 2001 ★ 3167



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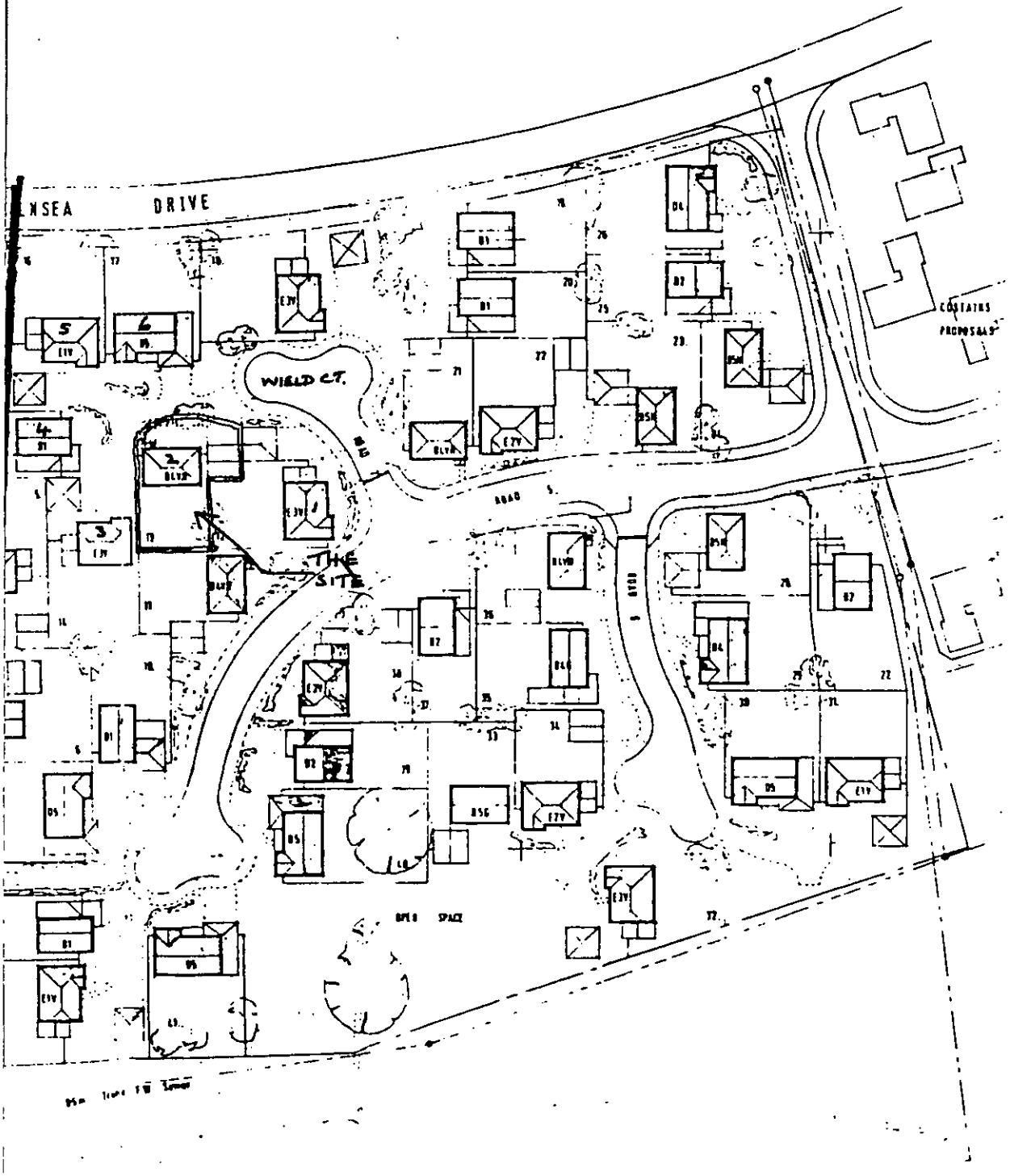
Development Control Section, Environmental Services, Wokingham District Council.
16 January 2001

Scale: 1 : 1250

N
W E
S

12.JAN.2001* 3167



12. JAN. 2001 * 3167

