APPLICATION NO:
F/2002/5606

LOCATION:
1 Conygree Close, Lower Earley Reading.

APPLICANT:
Mr J Singh

PROPOSAL: RETROSPECTIVE
Proposed conversion of garage to living accommodation.

EARLIEST DATE FOR DECISION: **08/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2002

Listing Exp - 12/02/02

CASE OFFICER: **Louise Smith**

718

00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Singh
1 Conygree Close
Earley
Reading
Berks
RG6 4XE

Application Number: F/2002/5606

Parish: **EARLEY**

Location: **1, Conygree Close, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to living accommodation. (Retrospective)**

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. Within 3 months of the date of this permission the entire area as indicated on the drawings for car parking shall be converted to hardstanding, and the crossing extended accordingly.

Condition
2. 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. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
2. 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 Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

2. 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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.

REVISED PLAN

5606

PLANNING SERVICES	HPT 52700
POL	TLS
DC LS	ENF
APP	
CS	
05 FEB 2002	
COPIES TO:	ACK:
	FILE:

Mr Jasvir Singh
1 Conygree Close
Lower Earley
Reading
RG6 4XE

30 January, 2002

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham, RG40 1BR

To Whom It May Concern:

Re: F/2002/5606

Sorry for the delay in sending the drawing to you but please find a revised parking to the front of 1 Conygree Close

Sincerely,

Mr Jasvir Singh

Date: 06 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5606

Location: 1, Conygree Close, Lower Earley, Reading.

Proposal: Proposed conversion of garage to living accommodation.

Applicant: Mr J Singh.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 16/02/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2002 (Planaps) / S606 (Ludhouse) Date Rec. 5/2/2

Location: 1 Conygree Close

Parish Earley.

Applicant: Mr J Singh

Description of attached plans Car Parking Layout.

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐

_____ 2. NK (Env. Design) _____ ☐

_____ 3. XA (Highways) _____ ✓

_____ 4. NF (Building Control) _____ ☐

5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As originally consulted + objectors.

_____ Date for Responses 10 Days

FURTHER ACTION

Re-advertise App. ~~Y~~/N (Delete as required)

Redate Application ~~Y~~/N From _____

New Site Notice ~~Y~~/N

New Description _____

CASE OFFICER LS.

Consultations Sent by Admin. on 06.02.15

Yellow - Part One Copy
Green - Officer's Copy

Applicationo	Name & Addres
F/2002/5606	Clive & Nicky Jones 5 Conygree Close LOWER EARLEY RG6
F/2002/5606	Simon Roberts 3 Conygree Close LOWER EARLEY RG6
Application Approved	Letters sent 07.03.02



WOKINGHAM UNITARY

Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5606

Applicant : Mr J Singh .

Location : 1, Conygree Close, Lower Earley, Reading.
Proposal : Proposed conversion of garage to living accommodation. RETROSPECTIVE

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 21/1/2

Date Registered : 04/01/2002

Earliest Date for Decision : 08/02/2002

Latest Consultation Date/Site Notice Expiry Date : 08/02/2002

This application will have expired on: 01/03/2002. 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.

Neighbour No 3 - concern over car parking

Neighbour - " " "

Parish Council - refuse - parking issues

Planning Issues :

Impact on Streetscene.

Parking.

Identified Settlement

Application Number: F/2002/1 Conygree Close

Appraisal:
Development

The site is a two storey detached dwelling, situated within the identified settlement of Earley.

The application is a retrospective one for the conversion of the garage to living space.

- Impact upon the character of the area
  The two front elevation windows in the garage are in keeping with those above and the garage doors remain. No adverse effects are felt on the surrounding street scene.

- Impact upon highway safety (parking provision)
  Several neighbours have voiced concerns over parking issues.

  As the garage has been converted, the 4-car parking space requirement of this 5-bedroom property needs to be facilitated on the driveway. After receiving revised car parking layout plans, highways confirm that the requirement would be met, and condition that the area is converted to hardstanding and the crossing extended accordingly.

Approval: **Refusal:**

✓

Application Number F/2002/5606
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		R122 A	~~Within 3 months of the date of this permission~~ The entire area as indicated on the drawings for car parking shall be converted to hardstanding, and the crossing extended accordingly.
2	C122	R122	

Informative for approvals

N16 N07

LODDON AREA LOCAL PLAN POLICIES: ~~LBE1~~ LB LBE2, LT6, LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3, WT6 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RB MT

(Development Control Manager)

Date: 26.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Conygree Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/5606

OFFICER: Louise Smith

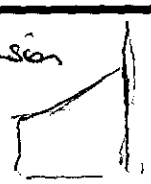
DATE OF SITE VISIT: 21/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential estate - similar style houses - 2 storey - detached. Red brick.
open plan front. grey roof tile

3. DESCRIPTION OF SITE/BUILDING
Boundary: 2m high brick wall fence
garage door still in place.

side extension



4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m c/b fence.
Rear 2m brick wall fence

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - Check with Aden - they claim their pavement is their property within their deeds.

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2002/5606

PROPOSAL:
Proposed conversion of garage to living accommodation.

LOCATION:
1, Conygree Close, 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 and 1.00pm - 4.00pm Sunday. (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/2002/5606 to enable the library staff to locate the correct information.
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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2002. 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.

Head of Planning and Transportation

15 January 2002

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

Tel: (0118) 974 6463

Date: **15 January 2002**

My ref: F/2002/5606

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/5606
1, Conygree Close, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5606**
1, Conygree Close, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6463

Date: **15 January 2002**

My ref: F/2002/5606

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5606
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Proposed conversion of garage to living accommodation.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5606**
1, Conygree Close, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.
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 6463

Date: **15 January 2002**

My ref: F/2002/5606

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5606
1, Conygree Close, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

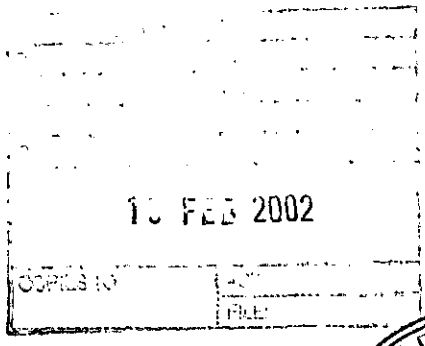
LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5606**
1, Conygree Close, Lower Earley, Reading.
Proposed conversion of garage to living accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

To: from
Property Dept
Peter Anderson
to
From: Louise Smith



Date: 18 February 2002



Application Number: F/2002/5680

Proposal: Proposed single storey side extension to dwelling..

Site Address:
10, Harts Close, Arborfield, Reading.

Applicant:
Mr J Y Axley C/O ARD Chartered Architect.

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

Louise,

I have looked at the attached plans and they do not touch the brickwork of connected garages which had been my concern. Therefore this section has no objection to the proposed plans.

Peter Anderson.
Technical Assistant

Louise Smith

From: Simon Roberts [redacted]
Sent: 04 February 2002 09:16
To: Louise.smith@wokingham.gov.uk
Subject: F/2002/5606



planning application at 1 cony...

Please acknowledge receipt of this e-mail.

PLANNING SERVICES	HPT
DVL	TLG
DC	ENF
APP	
CS	
0 6 FEB 2002	
COPIES TO:	ACK: ✓ 7/2
	FILE:

Please find attached comments. We do not want our telephone number or e-mail address disclosed.

I discover from a colleague of yours that you have not notified the residents at nos. 7, 8, 43 & 44, these houses are affected by the parking situation and should be given adequate opportunity to make their comments. Since composing this letter on 3rd Feb (yesterday) an orange notice has been displayed; not in a location where anyone can read it without walking on the premises and not visible from the above mentioned properties.

PLANNING SERVICES	HPT
PCL	TLS
DC LS	EC
APP	
CS	
04 FEB 2002	
COPIES TO:	ACK: ✓ 7/2
	FILE:

083

LS

3 Conygree Close
Lower Earley
Reading
[redacted]

Dear Ms Smith

Planning Application F/2002/5606 - 1 Conygree Close

Thank you for your notification of this planning application which is retrospective the work having been completed some months ago. I know that you have notified other residents in no. 2-6, but hope that the residents of numbers 7,8,42,43,44 have been similarly informed because the parking situation is currently affecting them. **The orange planning notice does not appear to be displayed to inform them.**

I wish to express my opposition to the above mentioned planning application for the following reasons:

1. This is a large property (5 bedrooms, 3 bathrooms, 4 reception before this application) and as such ought to have adequate parking provision within the boundaries of the property. I believe that the council's own directive is one parking place per bedroom. There are 5 bedrooms and only two spaces under this proposal.
2. Such a large property with a further reception room could become a multi-occupancy property with even more parking problems created.
3. The owners of the houses within the small close (i.e. No 1-6) have eight children below secondary school age and in addition there are a further six similarly aged children in the immediate vicinity. These children regularly play in the small close because it is safe and there is little traffic. This safety will be compromised if there are a number of cars parked in the road.
4. There have already been parking problems with vehicles blocking other residents drives, parking on footpaths and the gardens of other houses in the close. When there are cars parked on the footpath on the corner of No.1, this causes difficulties of access into the close, lack of vision into the close and significant potential danger to children playing in the close.
5. Currently the majority of cars are parked by their owners and visitors within the current garages and driveways. The close follows a modern design where there are few other places where cars will not be a danger or obstruction.
6. This is the **second** restrospective planning application for this property.

Yours sincerely

Simon Roberts

FROM: Louise Smith

DATE: 15 January 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5606

Proposal: Proposed conversion of garage to living accommodation..

Site Address: 1, Conygree Close, Lower Earley, Reading.

Applicant: Mr J Singh .

Your observations are required in respect of this application **by 08/02/2002** .

Members of the Planning Committee felt that this application should be refused, since it was felt that there was inadequate parking on the site, and that vehicles would park in the road rather than try to park on site as detailed in the parking layout accompanying the application. It is understood that there are already parking problems in this area and, to allow this application will only worsen the situation.

Councillors therefore requested that it should be refused.

POL
CC
APP
CS
18 FEB 2002
COPIES TO

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

Louise Smith

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 6 FEB 2002	
COPIES TO:	ACK: ✓ 7/2

From: Nicky Jones [cnhm_jones@lineone.net]
Sent: 04 February 2002 16:56
To: Louise.Smith@Wokingham.gov.uk
Subject: Planning Application F/2002/5606

Dear Ms Smith

Thank you for your letter of 15th January 2002 regarding the planning application F/2002/5606 at 1 Conygree Close, Lower Earley, Reading, for the proposed conversion of the double garage to living accommodation.

Firstly, I would have thought that the planning application should have been a retrospective planning application as the work was completed in the autumn of 2001. This is the second retrospective planning application at this property in the last 15 months.

All through the summer and autumn several cars have been parked outside this house rather than on the driveway or in the garage which is an integral part of the property. It is only since the time that the planning application was sent to the council that cars stopped being parked on the roadside outside of the property.

Previously this part of Conygree Close had been a safe area for children to play as the majority of residents parked their vehicles either in their driveways or in their garages, this included visitors to properties.

In the immediate vicinity of no. 1, Conygree Close, there are 10 primary school children.

Vehicles being parked on the roadside around number 1 Conygree on a regular basis, especially as the property is on the corner, obviously creates a potential danger to these young children that did not previously exist.

I understand that the minimum number of parking spaces required at a property is determined by the number of bedrooms at the property, this property has 5 bedrooms on the upper floor, 3 vehicles can now just be squeezed onto the driveway.

Considering the above we object to the 'proposed' development.

Yours faithfully

Clive & Nicky Jones

5 Conygree Close

Date: 06 February 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5606

Location: 1, Conygree Close, Lower Earley, Reading.

Proposal: Proposed conversion of garage to living accommodation.

Applicant: Mr J Singh.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 16/02/2002.

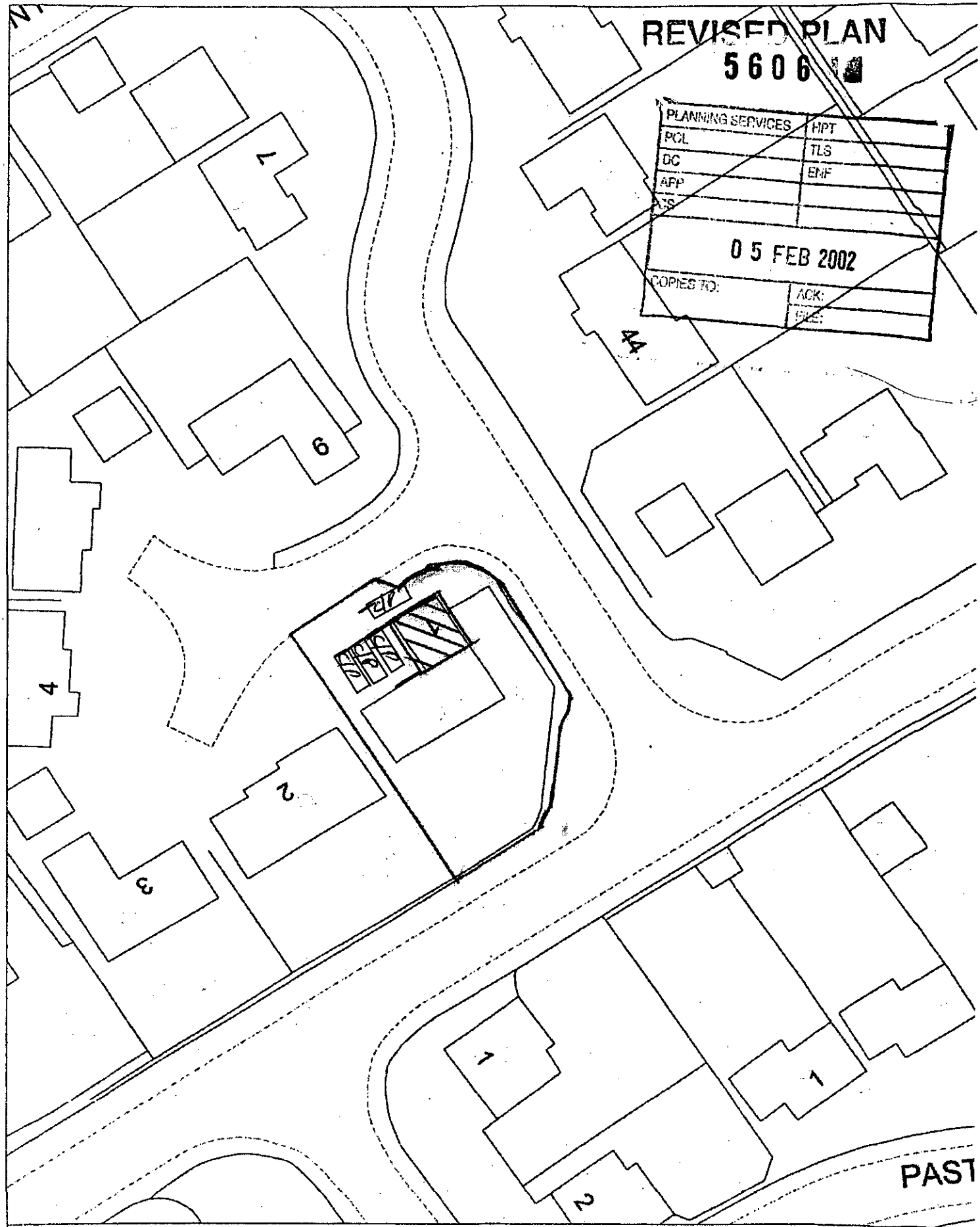
Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

1/ The entire area as indicated on the drawings for car parking shall be converted to hardstanding, and the crossing extended accordingly.

2/ C122, R122.

NOT.

ADAM 7/2/02



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 August 2001

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 15 January 2002

Application Number: F/2002/5606

Proposal: Proposed conversion of garage to living accommodation.

Parish: EARLEY TOWN

Site Address:
1, Conygree Close, Lower Earley, Reading.

Applicant:
Mr J Singh .

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).

Deeds part of property.

Comment.

Highways request a revised plan showing the 4th space relocated as in the position shown it will encroach onto the adopted public highway.

Signed: _____ **Print name:** ADAM 17/01/02

ADDRESS 1 CONVGREE CLOSE PARISH EARLEY

PLOT No. 6 ORD. SHEET No. SU. 7570 58

BUILDER 01945 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29643	MR & MRS S. THOMSON	O/L.	13.4.88	C/A CA
31021	GRACON BLDRS & DEVS.	DET. HOUSE & GARAGE	6.7.88	C/A
BRA 6122	"	"	9.11.88	APP
FP/93/1202	T.A. FISHER	"	5.3.93	Ref
F/2001/4010	Mrs. Sethi	S/st side ext to dwell to form conservatory (Retro)	02.7.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 62 PD Enq - Garage con. - Kularia - 7/8/01 (4)

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 04.JAN.2002* 5036

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	JASVIR SINGH 1 CONYGREE CLOSE LOWER EARLEY READING RG6 4XE 0118 9311113
	Agent's Name Address and postcode Phone number	N/A
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.	1 CONYGREE CLOSE LOWER EARLEY READING RG6 4XE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE INTO LIVING ACCOMMADATION
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9 How many bedrooms does the property have?	Existing: 5	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.		
A CHANGE TO THE EXISTING PLANS.		
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.

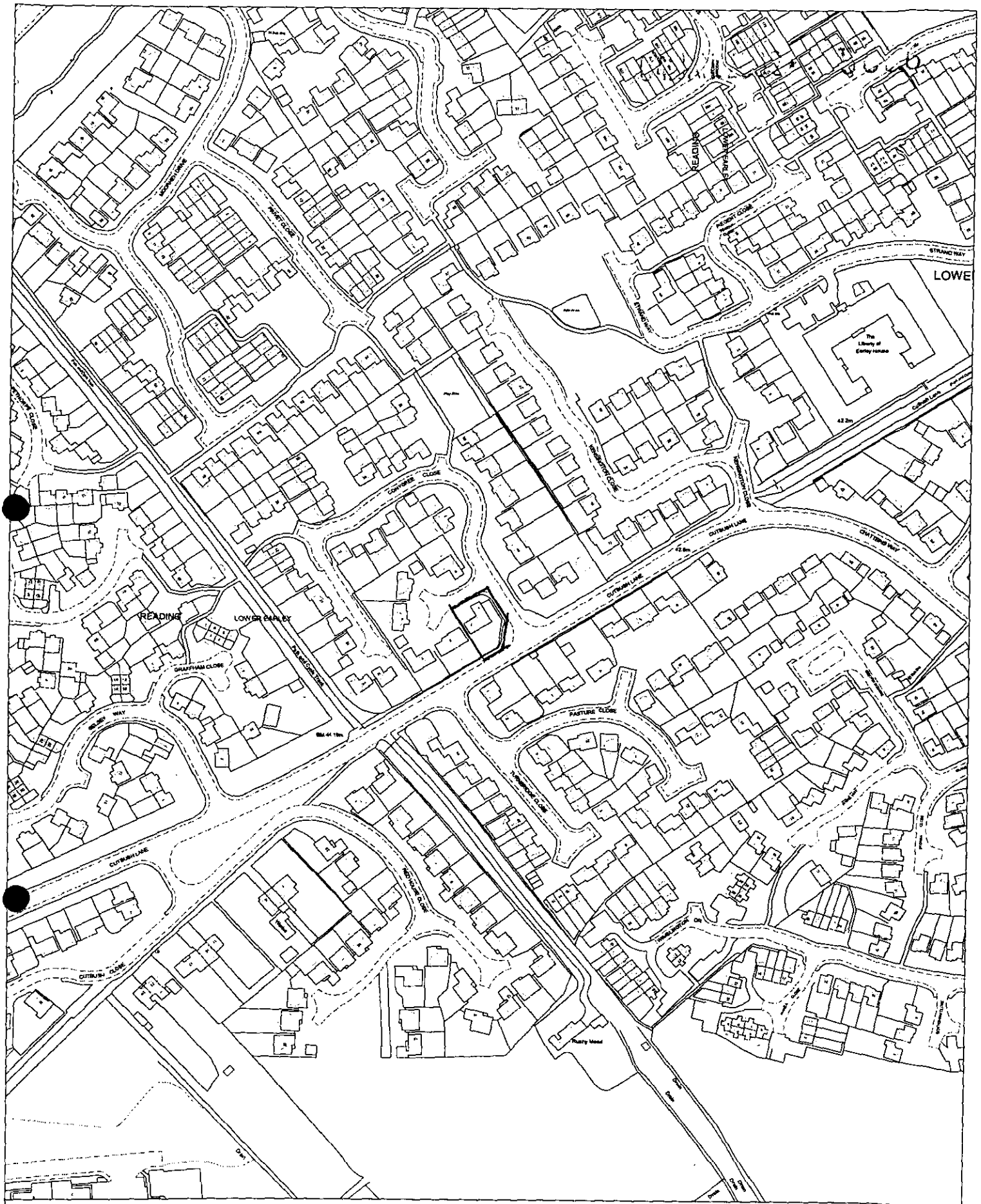
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: _____ on behalf of _____

Date 11 02

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



Site Plan, Scale: 1 to 2500

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Date: 24 August 2001

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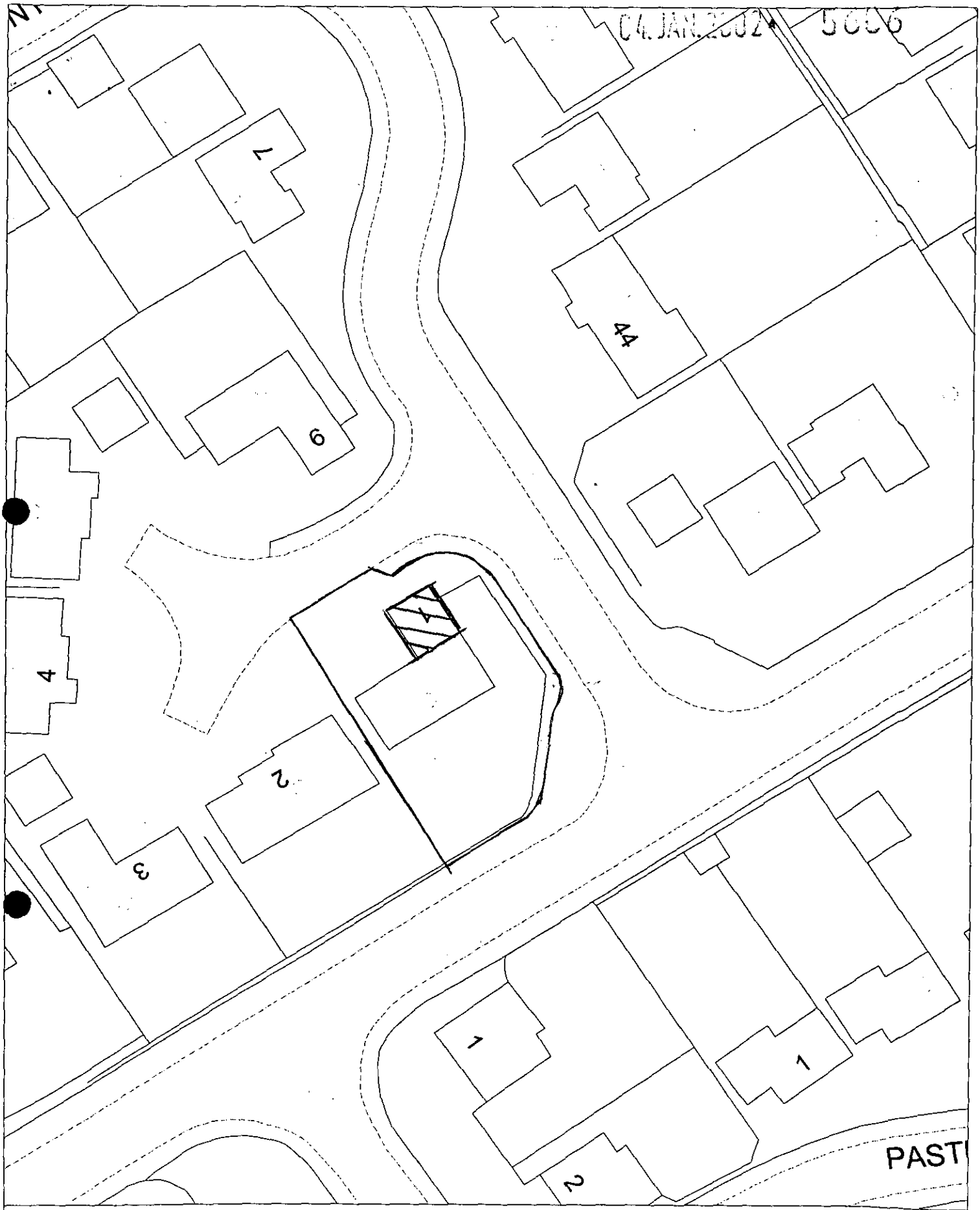

Site Plan, Scale: 1 to 500

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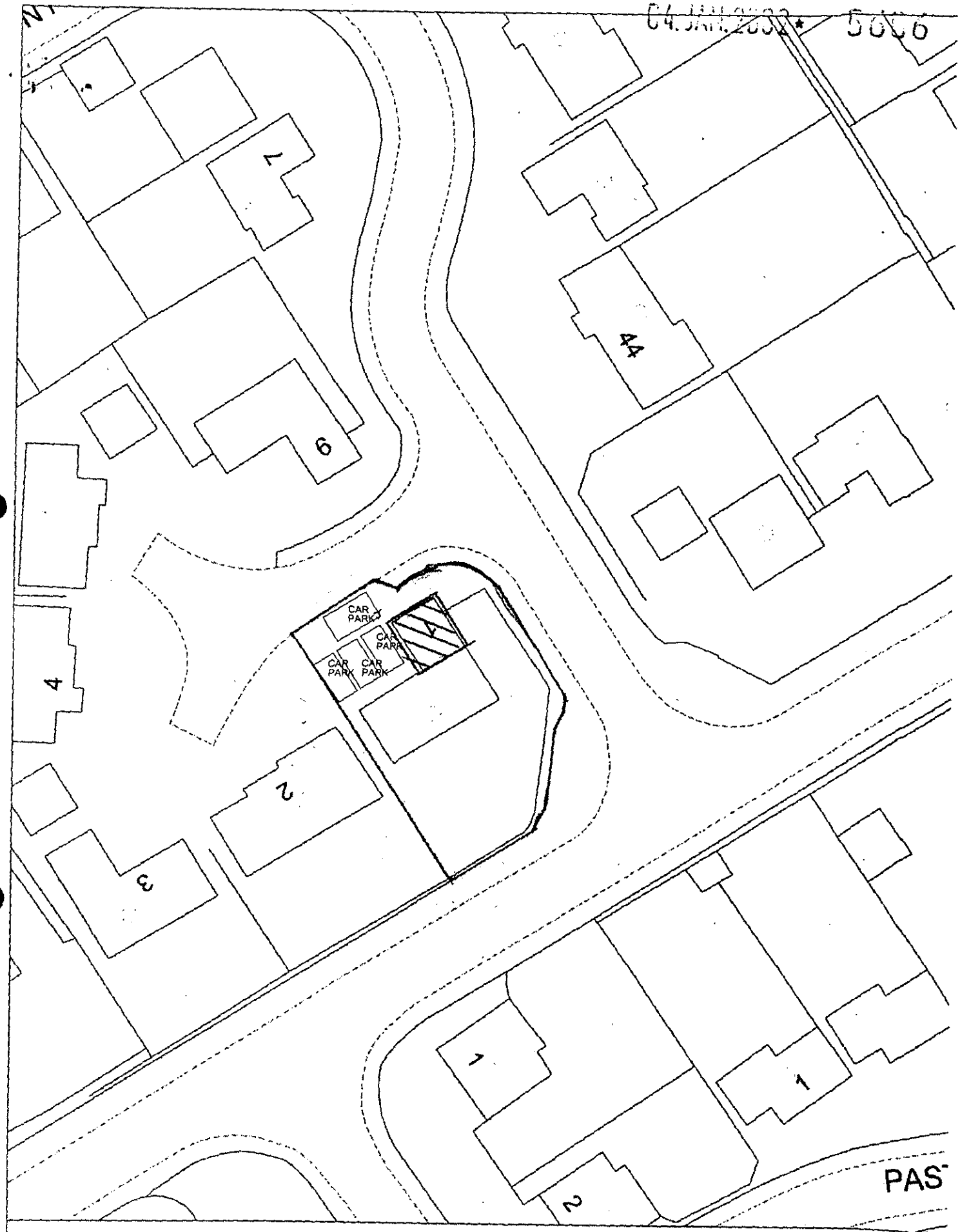

Site Plan, Scale: 1 to 500

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Date: 24 August 2001

Application Number : F/2002/5606	Map No : 58
Case Officer : LS	Site Area : 0.05
Valid Date : 4/01/02	Received Date: 04/01/2002

Level : Delegated Application

Description : Proposed conversion of garage to living accommodation.

Location : 1, Conygree Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr J Singh .

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			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	any alterations?	phoned 15/1	
FLOOR PLANS	No changes at all.		
NO SCALE OR SCALE IS IMPERIAL	Just lining walls.		
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

S/N + see map

+ address list attached ✓

OTHERS

No pre-apps

04 JAN 2002 5006

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4010	Clive Jones 5 Conygree Close Lower Earley Reading Berkshire RG6 4XE
Application Approved	Letter sent: 10/07/01

5606

Environmental Services

For office use only.
Application number: 04.JAN.2002* 5606

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	JASVIR SINGH 1 CONYGREE CLOSE LOWER EARLEY READING RG6 4XE 0118 9311 112 07774 800800
2	Agent's Name Address and postcode Phone number	N/A
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.	1 CONYGREE CLOSE LOWER EARLEY READING RG6 4XE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE INTO LIVING ACCOMMODATION
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: 5	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.		
	A CHANGE TO THE EXISTING PLANS		
	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: _____ on behalf of _____

Date 1 10 2

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

ADDRESS 1 CONYGREE CROSS PARISH LARLEY

PLOT No. 6

BUILDER 01945 ORD. SHEET No. SU 7570 SE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29643	MR & MRS S. THOMSON	O/L.	13.6.88	C/A C/A
31021	GRACON BUILDERS & ORS.	DET. HOUSE & GARAGE	6.7.88	C/A
BRA 6122	"	"	9.11.88	APP
KP/93/1202	T.A. FISHER	"	5.3.93	REF
F/2001/4010	Mrs. Sethi	S/St side ext to dwell to form conservatory (Retro)	02.7.01	C/A

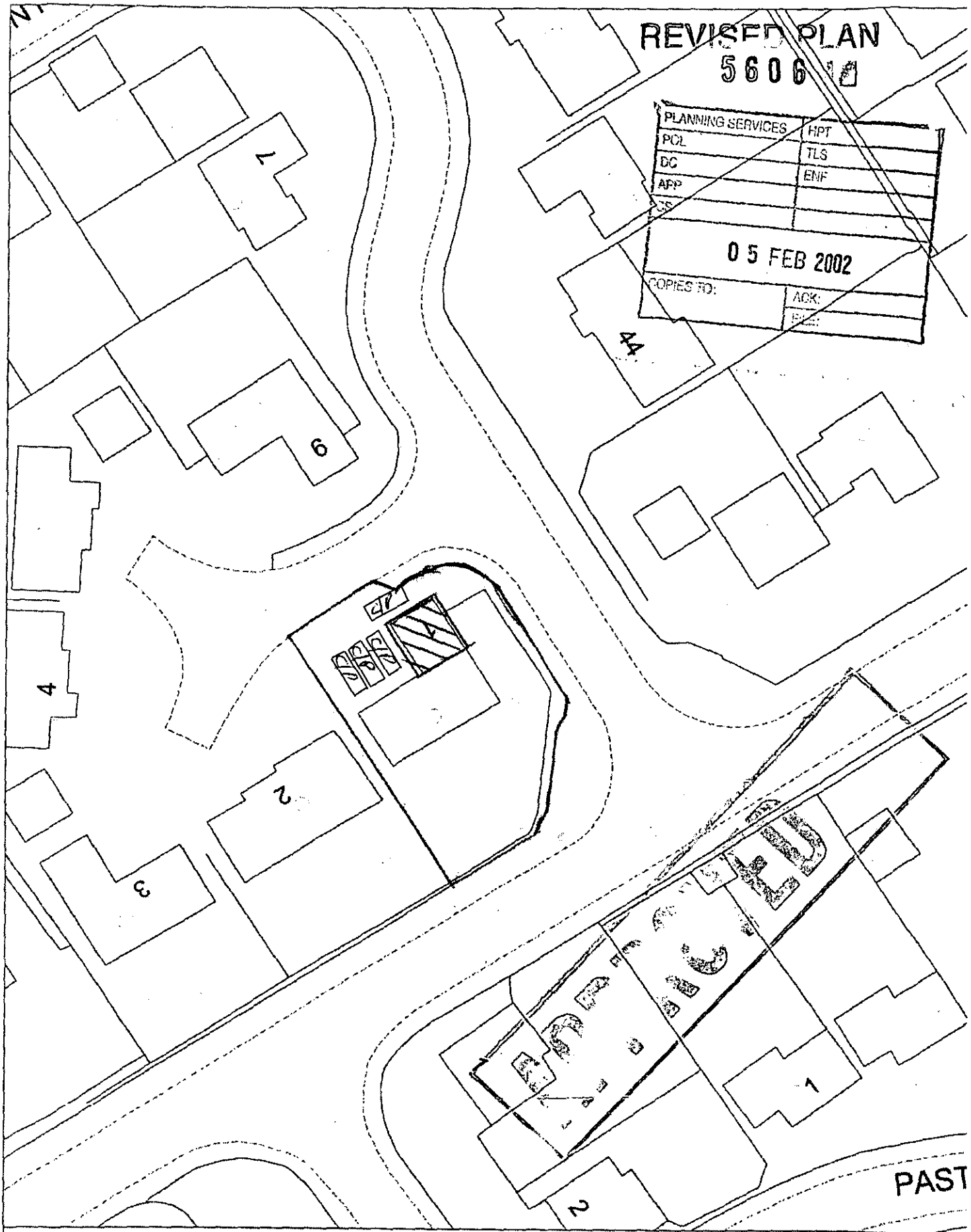
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 62 PD Eng - Garage con. - Kulasia - 7/8/01 (4)

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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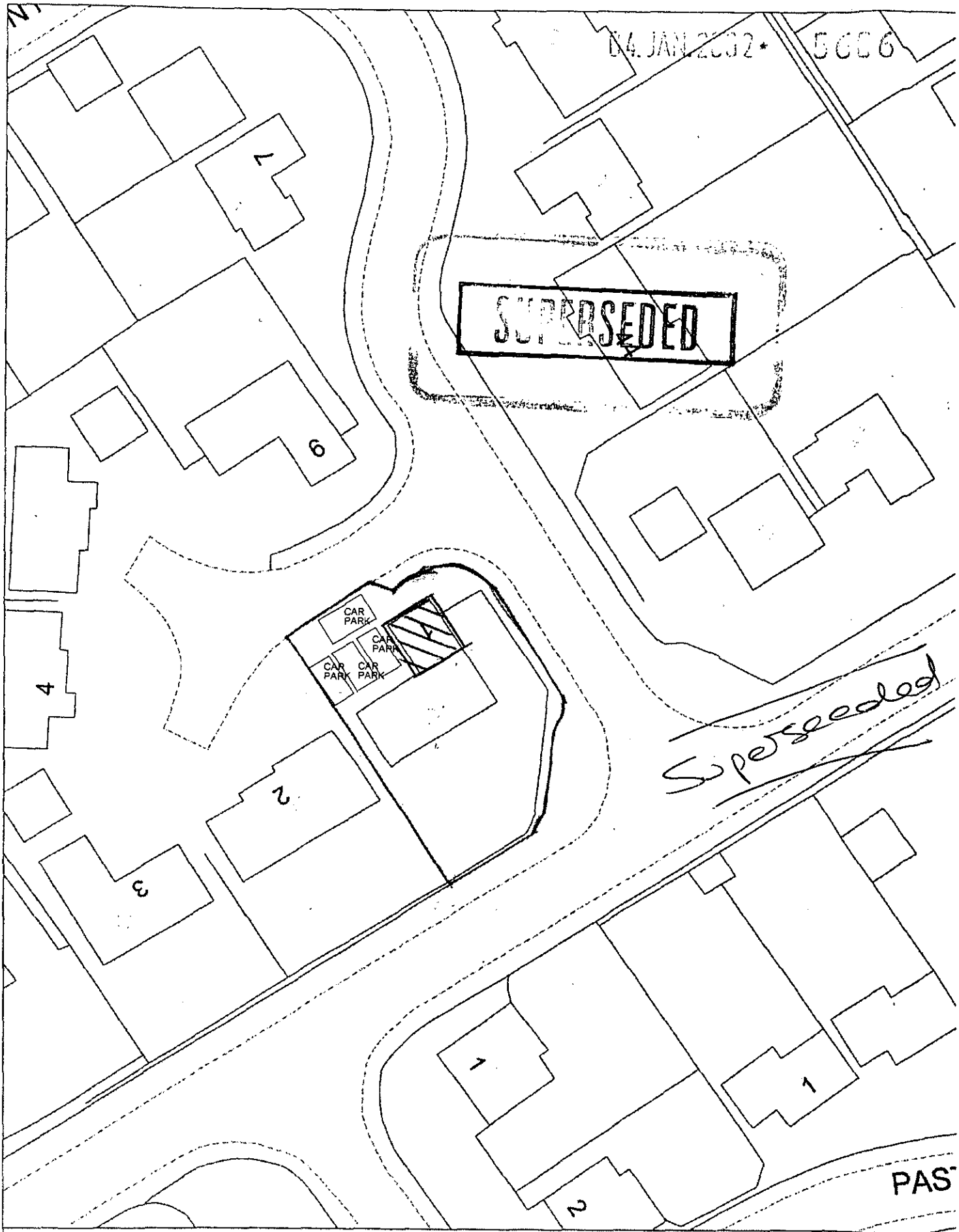

Site Plan, Scale: 1 to 500

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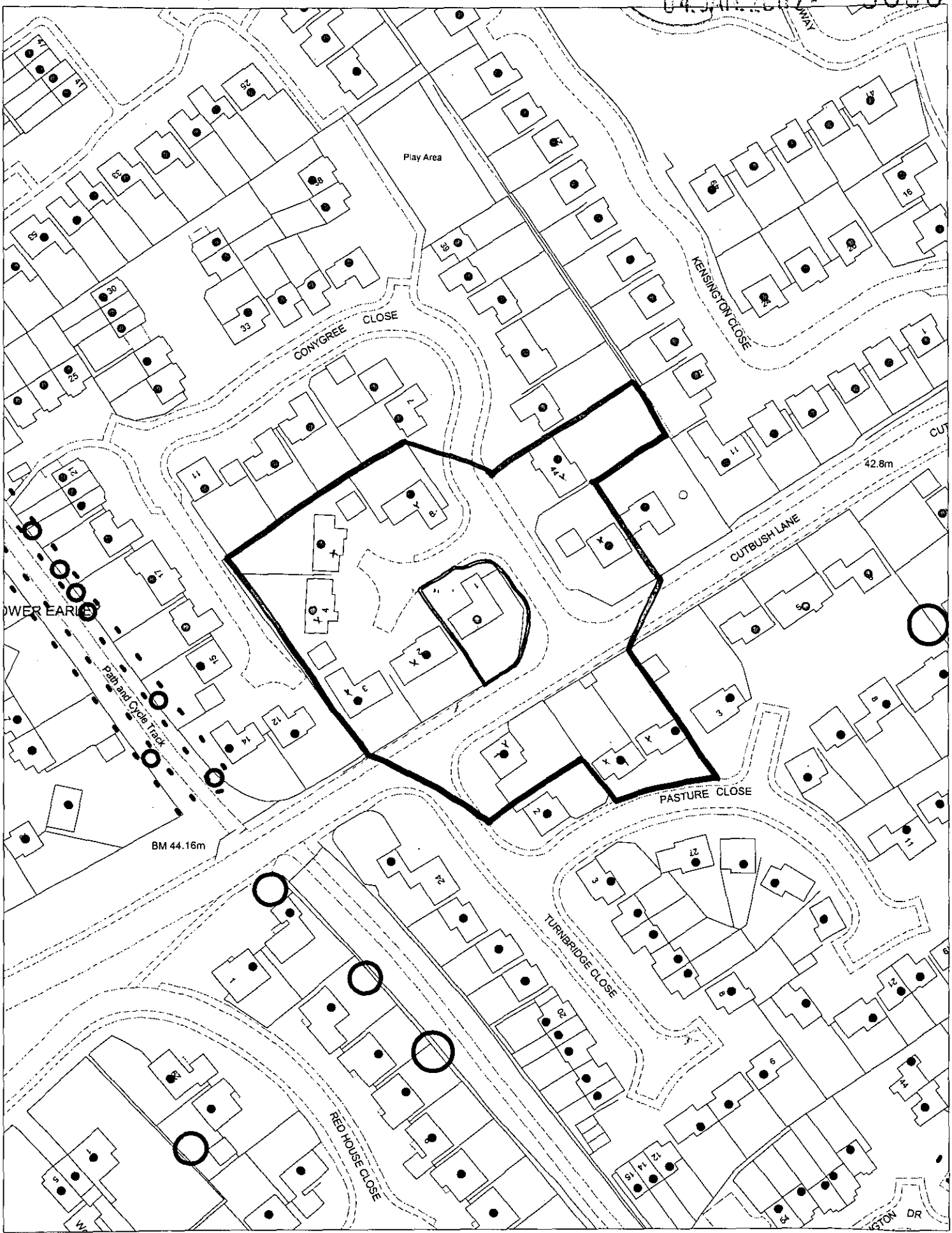
04 JAN 2002 5606



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Development Control Section, Environmental Services, Wokingham District Council.
9 January 2002 Scale: 1 : 1250