APPLICATION NO:
F/2001/5305

LOCATION:
52 Chilcombe Way, Lower Earley Reading.

APPLICANT:
Mrs Harrison C/O Peter H Watkins

PROPOSAL: Lstg letter expires 24/12/01
Proposed conversion of garage to dining room.

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED
No 068 10/01/02 SV

419
01

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5305

Parish: **EARLEY**

Location: **52, Chilcombe Way, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to dining 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.

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

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

Reason
3. 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 Policies EN1 and LD3.
Loddon Area Local Plan Policies LBE1, LBE2 and LT1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT7/6.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

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

Tel: (0118) 974 6444

Date: **26 November 2001**

My ref: F/2001/5305

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

Dear Councillor

Application Number: F/2001/5305
52, Chilcombe Way, Lower Earley, Reading.
Proposed conversion of garage to dining 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5305**
52, Chilcombe Way, Lower Earley, Reading.
Proposed conversion of garage to dining room.
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 6444

Date: **26 November 2001**

My ref: F/2001/5305

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/2001/5305
52, Chilcombe Way, Lower Earley, Reading.
Proposed conversion of garage to dining 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5305**
52, Chilcombe Way, Lower Earley, Reading.
Proposed conversion of garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6444

Date: **26 November 2001**

My ref: F/2001/5305

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/2001/5305
52, Chilcombe Way, Lower Earley, Reading.
Proposed conversion of garage to dining 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5305**
52, Chilcombe Way, Lower Earley, Reading.
Proposed conversion of garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 26 November 2001

Application Number: F/2001/5305

Proposal: Proposed conversion of garage to dining room.

Parish: EARLEY TOWN

Site Address:
52, Chilcombe Way, Lower Earley, Reading.

Applicant:
Mrs Harrison C/O Peter H Watkins.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1, The entire area to the front of the dwelling shall be converted to hardstanding and the associated crossing extended to accommodate this.

R: 1 HS&C.

2, C122, R122.

NOT.

Signed: _____ **Print name:** AC 28/11/01

FROM: Phillip Taylor

DATE: 26 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5305

Proposal: Proposed conversion of garage to dining room..

Site Address: 52, Chilcombe Way, Lower Earley, Reading.

Applicant: Mrs Harrison C/O Peter H Watkins.

Your observations are required in respect of this application **by 20/12/2001** .

Members of the Planning Committee felt that this application should be refused, as it was felt that insufficient parking would remain on the site.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Phillip Taylor

FROM: Environmental Design

DATE: 19 December 2001

Location:	52 Chilcombe Way, Lower Earley
Proposal:	Proposed conversion of garage to dining room.
Application Number:	F/2001/5305

In response to your consultation dated 26 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals or the removal of the silver birch in the front garden to accommodate additional parking area. The tree will eventually get too large for the space available and has been reduced in the past.

Catherine Brimble

Catherine Brimble
Landscape Architect

To:
Trees

From: Phillip Taylor

Date: 26 November 2001 28 NOV 2001

Application Number: F/2001/5305

Proposal: Proposed conversion of garage to dining room..

Site Address:
52, Chilcombe Way, Lower Earley, Reading.

Applicant:
Mrs Harrison C/O Peter H Watkins.

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

Received by Wokingham District Council

Application No: F/2001/5305

PROPOSAL:
Proposed conversion of garage to dining room.

LOCATION:
52, Chilcombe Way, 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/2001/5305 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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 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

26 November 2001

Received

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5305	Phillip Taylor
BUILDING CONTROL NUMBER	BN 2002/1279 South	
~~APPLICANT~~/AGENT	G. Brooker.	
ADDRESS OF SITE	52 Chilcombe Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion (to dining room)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	13/3/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5305

Applicant : Mrs Harrison C/O Peter H Watkins.

Location : 52, Chilcombe Way, Lower Earley, Reading.
Proposal : Proposed conversion of garage to dining room.

Site Notice Displayed ? :

YES	NO	DATE
✓		26th Nov 2001

Date of Neighbour Notifications : .....

Date of Site Visit : 27th November 2001

Date Registered : 19/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 14/01/2002. 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 - Entire area to the front of the dwelling shall be converted to hardstanding + associated crossing to accomodate this

Earley Town Council - Shold be refused, as it was felt that insufficient parking would remain on site.

Environmental Design (Trees) - No objection to felling of the birch tree.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon character of the area
3) Impact upon highway safety (parking)

Application Number: F/2001/5305 52. Chilcombe Way, Earley

Appraisal

Development

For a conversion of a garage to a dining room, with a window on the front elevation.

The site is a two-storey end of terrace property with an integral side garage, located within the identified settlement of Earley. The cul-de-sac consists of other terraced dwellings each with integral side garages, some of which have been converted into habitable rooms (No. 57, 59 & 64).

1. Impact upon neighbouring properties

The impact of the conversion would be negligible. There is no proposed increase in volume of the dwelling and only a single window is planned for the front of the dining room.

2. Impact upon the character of the area

The conversion itself will not negatively impact upon the character of the area. However in order to comply with Council parking standards a further off road parking space is required. The proposed solution is to put hard surfacing across the front of the dwelling. Unfortunately there is a birch tree in the front garden which would have to be felled.

Other dwellings in the immediate locality have converted their garages and laid down the hard surfacing. There fore the impact of this proposal is mitigated by the many other examples.

Materials are to match existing.

3.Impact on highway safety (Parking provision)

The conversion of the garage to living space, required an extra off road car parking space. This standard would be met with an extension to the existing hard standing area.

☑ Approval ☐ Refusal

Application Number F/2001/5305 52 Chilcombe Way, L. Ealey
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	FULL PERMISSION WITHIN 5 YEARS.
2	C014	R014	External materials to match - windows
			bricks - colours
3	C122	R122	Parking + turning area before occupation
			- Parking space provided first hardsurfaced
			across front of the dwelling + associated
			crossing extended to accomodate this.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ~~WOS2~~, WBE1, WOS3, WT7/6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, LD3

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. [signature]
(Development Control Manager)

Date: 8.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 52 Chilcombe Way Lower Earley Reading. APPLICATION NUMBER: F/2001/5305	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING ~~foot~~ 2 storey end of terrace property

4. RELATIONSHIP TO ADJOINING PROPERTIES No 57 Garage converted with two parking spaces - identical.
64 & → almost entire area paved over!
57 + 59 have had garage conversions hard to refuse!

5. SITE CONSTRAINTS

TREES - Birch shame to be removed

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 NOV 2001
Officer: PT	Application No. F/2001/5305

Map No. 58. Site ...002....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO DINING ROOM

Location: 52 CHILCOMBE WAY

Parish: EARLEY Ward: L. Hunsford
26.11.01

Applicant: MRS HARRISON
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	ONLY 1 COPY		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 26.11.01.73 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees REMOVAL OF TREE ✓ .....
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-appn .....
.....
.....

NEIGHBOURS:

S/N + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 52-56 Chillcombe Way
53 55

PARISH ~~Woodley~~ Earley 1.4.86 E

PLOT No. 112, 111, 110, 109, 108, AREA K - LOWER EARLEY

ORD. SHEET No. SU.7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 18334	PYE	TERR. HOUSES & GARAGES	24.3.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

19.NOV.2001 WOKINGHAM 5305

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	MRS. HARRISON 52 CHILCOMBE WAY LOWER EARLEY 9263331
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST. RG30 6AL 9423696
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	52 CHILCOMBE WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE TO DINING 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.	BRICK TO MATCH
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 English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	EXEMPT	
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.

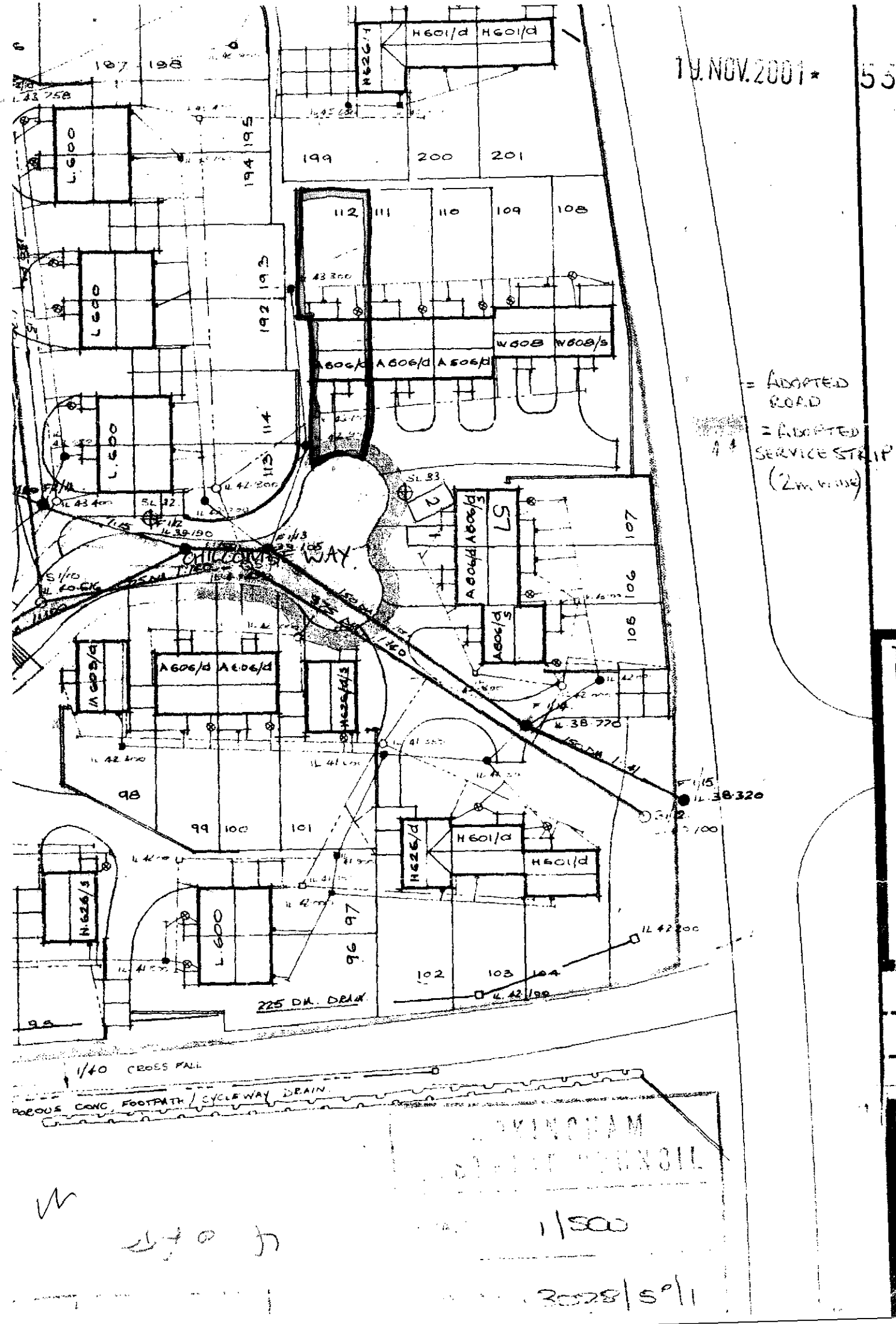
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

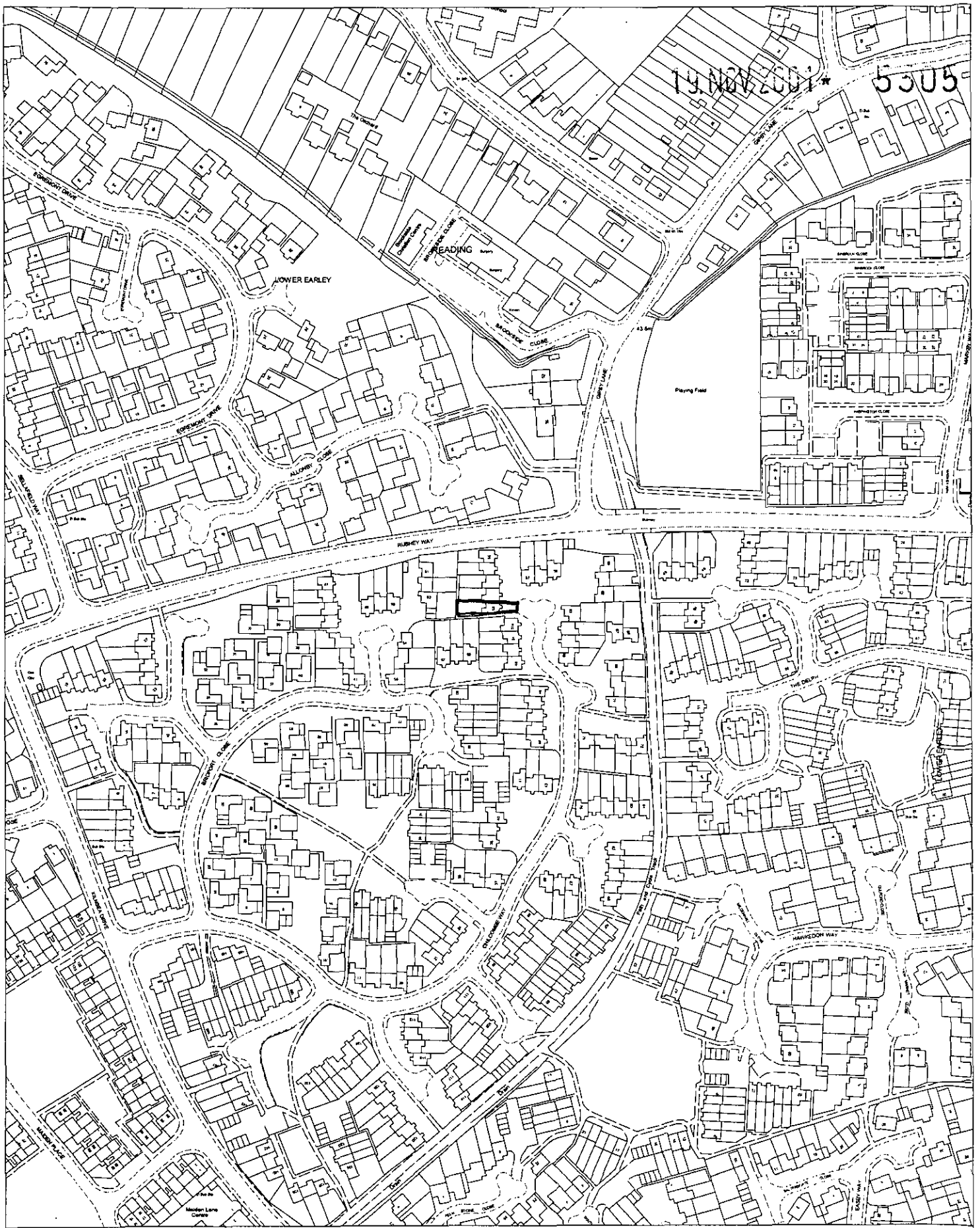
Your signature: [signature] on behalf of MRS. HARRISON

Date 15-11-2001

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



19.NOV.2001*
5305
H601/d
H601/d
H626/d
L600
L600
L600
L600
A606/d
A606/d
A606/d
W608
W608/s
A606/d
A606/d
A606/d
A606/d
A606/d
A606/d
A606/d
A606/d
H626/d/s
H626/d
H601/d
H601/d
H626/s
CHILCOMBE WAY
225 DIA. DRAIN
1/40 CROSS FALL
POROUS CONC. FOOTPATH / CYCLEWAY DRAIN
= ADOPTED ROAD
= ADOPTED SERVICE STRIP (2m wide)
WHERE
SERVI
BY DE
ROME
DRAI
WHERE
PIPE
THE
22.5/
THICK
THE
SHAL
CLE
HIGH
CIRC
OPE
Title
Scale :-
Date :-
Drawn
1/500
3028/5°/1



Site Plan, Scale: 1 to 2500

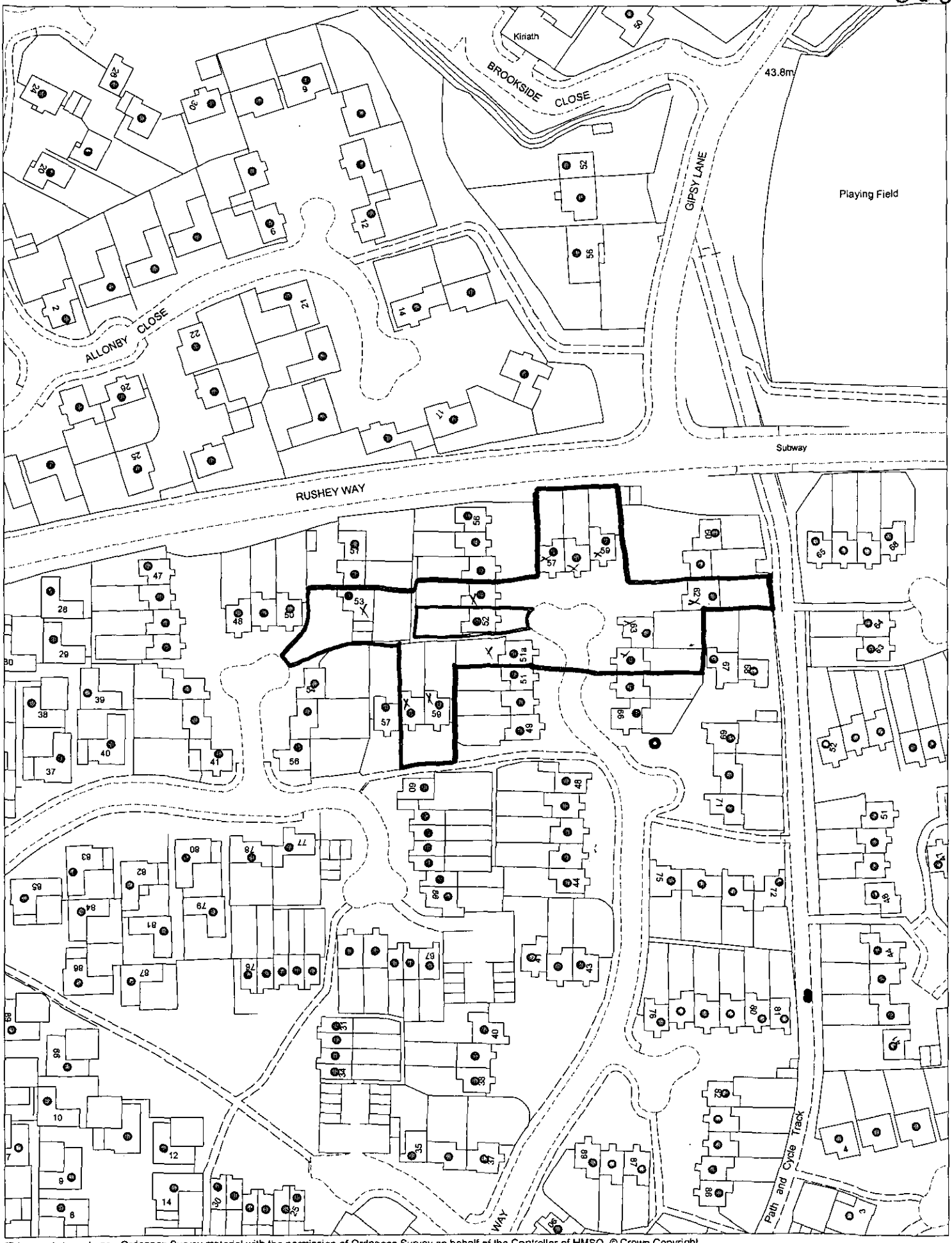
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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: 19 November 2001

N
W E
S

19.NOV.2001 * 5505



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

Development Control Section, Environmental Services, Wokingham District Council.
23 November 2001 Scale: 1 : 1250

N
W E
S