EX SYSTEMS LTD

APPLICATION NO:
F/2000/0921

LOCATION:
84 Beech Lane, Earley Reading.

APPLICANT:
Mr P Durrant

PROPOSAL:
Proposed conversion of garage to additional living space.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Durrant
84 Beech Lane
Earley
Reading
Berks
RG6 5QE

Application Number: F/2000/0921

Parish: **EARLEY**

Location: **84, Beech Lane, Earley, Reading.**

Proposal: **Proposed conversion of garage to additional living space.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 20 April 2000

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 19 June, 2000
My ref. BC/DC/2000/0921

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) 977 8909
DX: 33506 – Wokingham

Mr P Durrant
84 Beech Lane
Earley
Reading
RG6 5QE

Dear Sirs

PLANNING PERMISSION 2000/0921
SITE: 84 BEECH LANE, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0921 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Andrew Thorley
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0921 AT
BUILDING CONTROL NUMBER	FP2000/0713 Alan.
APPLICANT/~~AGENT~~	Mr P. Durant
ADDRESS OF SITE	8a Beech Lane. EARLEY.
DESCRIPTION OF PROPOSED WORK	garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 7/6/00	rec'd 13/3/00
FLOOR PLANS	— "	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/6/00.	

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 after decision was made AJT. 25/04/00.

FROM: Andrew Thorley

DATE: 22 March 2000

PLANNING SERVICES	HDC 28659
PCL	
DC	
APP	
CS	
25 APR 2000	
COPIES TO:	

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0921

Proposal: Proposed conversion of garage to additional living space..

Site Address: 84, Beech Lane, Earley, Reading.

Applicant: Mr P Durrant .

Your observations are required in respect of this application **by 15/04/2000** .

It was felt that this application should be refused, as insufficient parking would remain on the site.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

Application Number F/2000/0921
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.	SC23	SR06	"PARKING"

RECORD OF SITE VISIT

SITE ADDRESS: 84 Beech Lane Earley Reading.

APPLICATION NUMBER: F/2000/0921

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence near driveway entrance

2. DESCRIPTION OF SURROUNDINGS 2 storey residential, modern, detached houses on partly open plan estate, with integral garages + drive ways, medium

3. DESCRIPTION OF SITE/BUILDING A modern 2 storey detached house with integral garage + parking for 2 cars at front, turning head. Grey ~~coloured~~/brown coloured brick, wood stained dark brown windows + doors, + pantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan, access off Beech Lane.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — Pedestrian access from Beech Lane. Shared access with No 82 + 86, Parking as existing, (room for 2 cars at front at present), + garage.

LEVELS — No 82, 0.5m higher.

BOUNDARY TREATMENT

OTHERS — No 82, 1.8m fence covered with a approx 4m shrubbery along boundary at front + side.
No 86, open plan boundary at front.
No 1 + No 3, Stock Bury Close, 1.8m fence.

Nb. Proposal in keeping with existing property
No overlooking or visual intrusion.

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

Tel:

Date: **22 March 2000**

My ref: F/2000/0921

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/2000/0921
84, Beech Lane, Earley, Reading.
Proposed conversion of garage to additional living space.

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0921**
84, Beech Lane, Earley, Reading.
Proposed conversion of garage to additional living space.
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:

Date: **22 March 2000**

My ref: F/2000/0921

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
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Yours faithfully

Head of Planning and Transportation

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Case officer: **Andrew Thorley** Application Number: **F/2000/0921**
84, Beech Lane, Earley, Reading.
Proposed conversion of garage to additional living space.
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:

Date: **22 March 2000**

My ref: F/2000/0921

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/2000/0921
84, Beech Lane, Earley, Reading.
Proposed conversion of garage to additional living space.

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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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0921**
84, Beech Lane, Earley, Reading.
Proposed conversion of garage to additional living space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0921

Applicant : Mr P Durrant .

Location : 84, Beech Lane, Earley, Reading.
Proposal : Proposed conversion of garage to additional living space.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 11/4/2000

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :

Parish Council : None received
Highways : Approval with conditions
Neighbours : see letter re : retaining wildlife etc
not applicable / + won't be
~~[illegible]~~
affected by proposal.

Planning Issues : (identified settlement)

) impact on amenities of neighbouring properties
) Impact on street scene
3) Highways

Other Rolls?

Application Number: F/2000/0921

Appraisal :

1) Impact on streetscene / visual amenity

The proposal is to convert the integral garage into additional living space and for the insertion of a new window in the front elevation. Considered acceptable, ~~[illegible]~~ materials proposed and window design will match existing i.e. no detrimental impact to the streetscene.

2) Impact upon neighbouring properties

No 82 and No 86 Beech Lane due to the position and distance away the occupiers of these properties will not be overlooked.

3) Highways

Approval with conditions
(Adequate parking for 2 cars at present)

John Thurlow 20/4/00

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

Applicationo	Name & Address
F/2000/0921	Mrs J Towell 1 Stockbury Close Lower Earley Reading Berks
App approved, letter sent 27/04/00	

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0921**

84, Beech Lane, Earley, Reading.

Proposed conversion of garage to additional living space.

~~I wish this application to be listed~~ should the officers recommendation be for refusal and ~~my reason~~(s) are please contact me

Signed: [signature]

Councillor Rolls

Date: 12/4/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2000	Map No. ..... Site ..OAK...
Officer: AT | Application No. F/2000/0921	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF GARAGE TO ADDITIONAL LIVING SPACE

Location: 84 BEECH LANE

Parish: EARLEY Ward: Redhatch 0213

Applicant: MR P DURRANT

PD rights removed.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 22/3..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: 22/3

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS.

NEIGHBOURS: S/N + 86 + 82 Beech Lane 22/3

7, 1, 3 + 5 STOCKBURY CLOSE

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 22 March 2000

Application Number: F/2000/0921

Proposal: Proposed conversion of garage to additional living space.

Site Address:
84, Beech Lane, Earley, Reading.

Applicant:
Mr P Durrant .

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).

Sc 23 - PARKING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

4-4-00

84 Beech Lane
Earley
Reading
Berkshire
RG6 5QE

9 March 2000

Dear Sir

Planning Application: 84 Beech Lane, Earley

I enclose an application for permission to convert an integral garage into additional living space at the above address.

May I make the following points by way of amplification:

Question 8: the proposal eliminates garage provision on the site. However, there is ample space for car parking in the area edged in green on the 1:500 site plan.

Question 10: a public right of way runs along the southern edge of the site. There is no access to this from the property and it is not affected in any way by the proposal.

Yours faithfully

P. Durrant

Peter Durrant

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 30/3/00 Time 8-45

WHILE YOU WERE OUT

Name MRS TOWELL

Of

Phone No. 9868171 Ext.

Phoned		Please call back	✓ After 3.00pm
Called to see you		Will call back	
Wants to see you		Urgent	

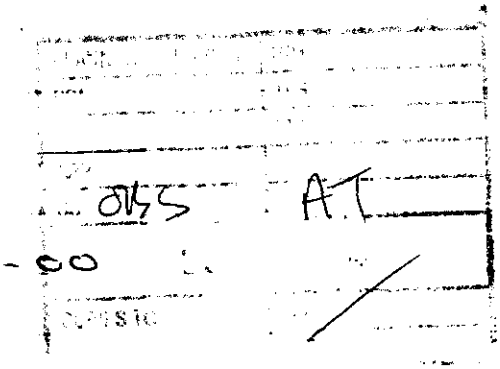
MESSAGE Ref F/2000/0921 ?

Concerned about loss of Skylarks, ?

wildlife because of new garage.

Check this on site

Signed



MRS. J. TOWELL
1, STOCKBURY CLOSE
LOWER EARLEY
READING BERKS.

28-3-00

REF.: F/2000/0921

ANDREW THORLEY.

Dear Sirs,

Re planning permission for 84 Beech Lane, after carefully viewing the plans at your offices in Wokingham and my telephone conversation with your colleague of this afternoon, I am writing to let you know that I have no objections to this particular building plans going ahead, but as I explained I do not wish for any of the shrubs at the bottom of my garden, that were planted by Miller Homes that hang over to my side of my fence, including any trees to be disturbed or uprooted due to the wild-life that inhabit that area. e.g. Squirrels, Doves.

Yours Truly

J Towell

MRS. J. TOWELL.

ADDRESS 84 BEECH LANE PARISH EARLEY

PLOT No. DOR 303 - (AREA U - OAKWOOD VI) ORD. SHEET No. SU.7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	MR BUNCE	O/L RES. DEV.	23.7.56	N/A REF.
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDING TO MINUTES	
04530	GOUGH COOPER	O/L RES. DEV.	10.6.75	N/A REF
07235/95	BOWLS	B.F.K.L.T.Y. - DISTR. ROADS TO ALL PHASES	24.11.77 15.12.77	N/A CLA
09936	GOUGH COOPER	O/L RES. DEV.	15.3.79	N/A CLA
12343	"	DETACHED HOUSE & GARAGE	17.1.80	N/A CLA
BR 13180	"	"	3.9.80	APP. N/A
15839	J. MILLER & PARTNERS	"	25.6.81	N/A CLA
BR 17365	"	"	1.9.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

By hand 10.3.00

13.MAR2000* 0921

84 Beech Lane
Earley
Reading
Berkshire
RG6 5QE

9 March 2000

Dear Sir

Planning Application: 84 Beech Lane, Earley

I enclose an application for permission to convert an integral garage into additional living space at the above address.

May I make the following points by way of amplification:

Question 8: the proposal eliminates garage provision on the site. However, there is ample space for car parking in the area edged in green on the 1:500 site plan.

Question 10: a public right of way runs along the southern edge of the site. There is no access to this from the property and it is not affected in any way by the proposal.

Yours faithfully

P. Durrant

Peter Durrant

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Environmental Services

For office use only.
Application number: 13.MAR2000* 0921

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	PETER BURRANT
	Address and postcode	84 BEECH LANE EARLEY READING BERKSHIRE RG6 5QE
	Phone number	0118 986 6410
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.	84 BEECH LANE EARLEY READING BERKSHIRE RG6 5QE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE INTO ADDITIONAL LIVING SPACE
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.	GREY BRICK TO MATCH EXISTING BRICK AND DARK STAINED TIMBER
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: 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.		
	NORMAL PERMITTED DEVELOPMENT RIGHTS HAVE BEEN WITHDRAWN		
	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: P. Durrant

on behalf of P. DURRANT ie. Self.

Date 9.3.2000

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: 6 March 2000

N
W E
S



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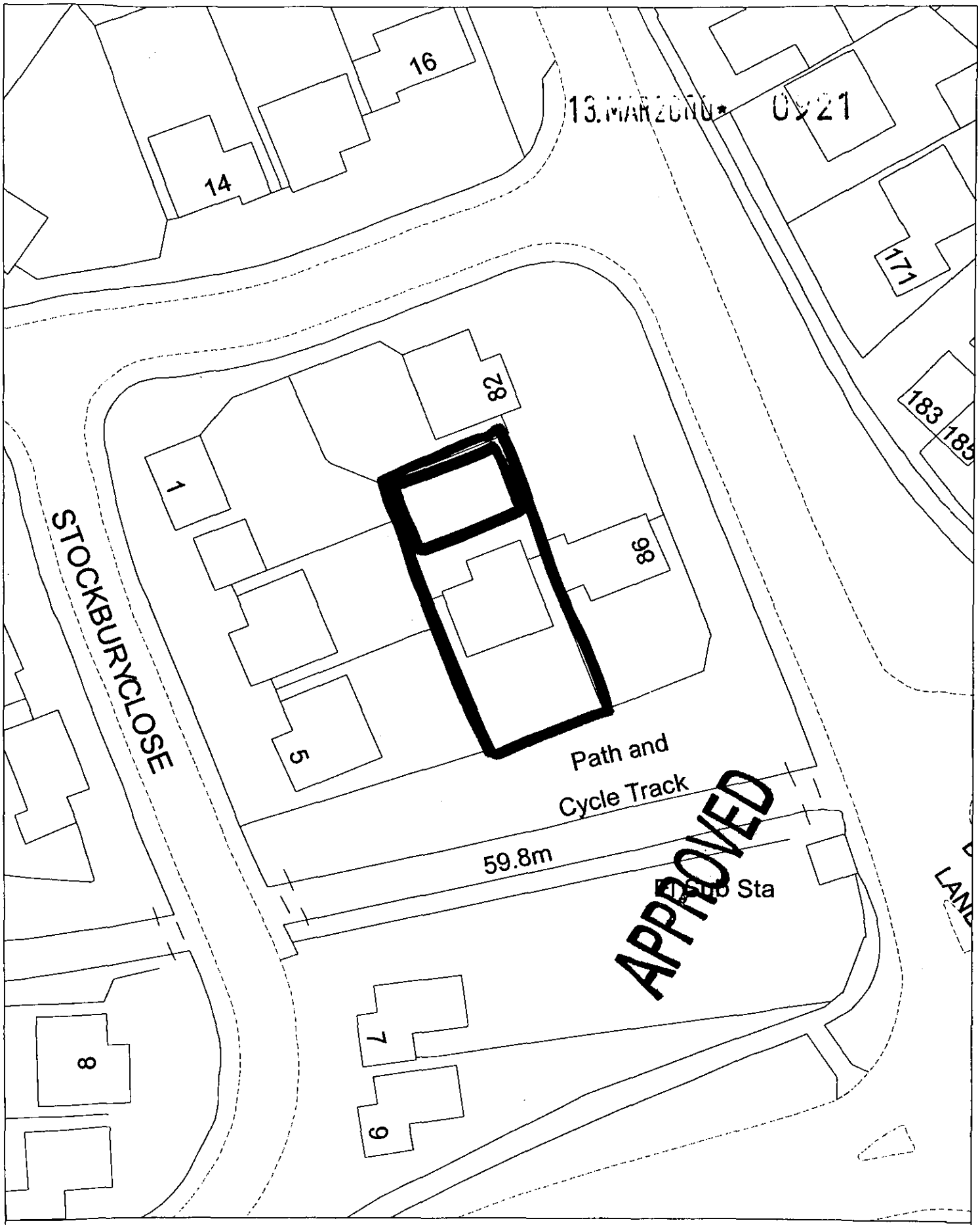
Development Control Section, Environmental Services, Wokingham District Council.

17 March 2000

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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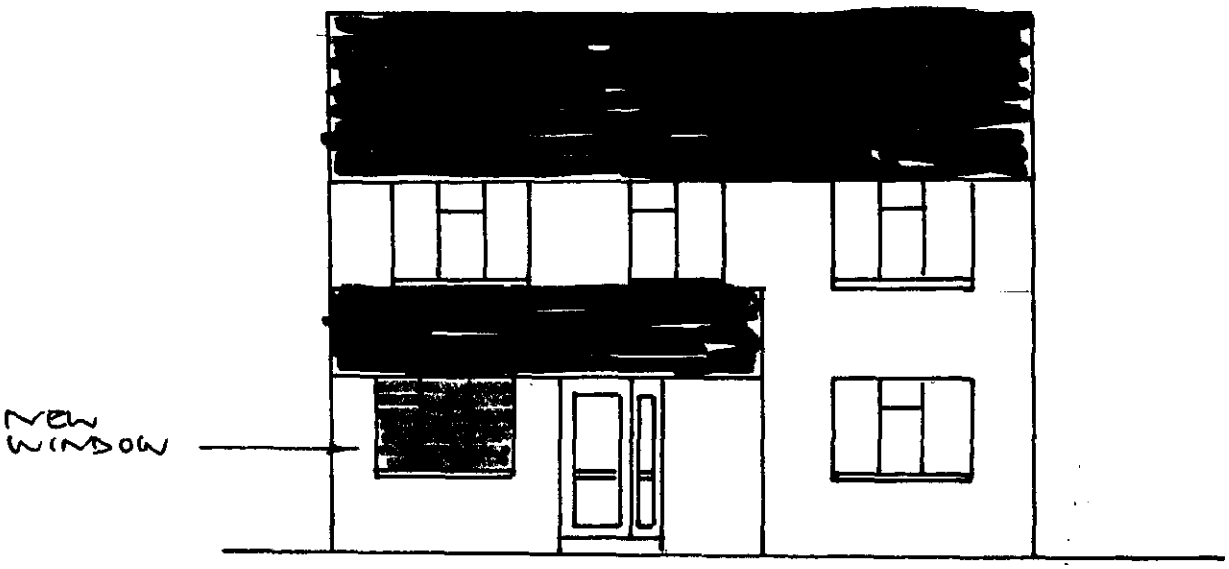
Date: 6 March 2000

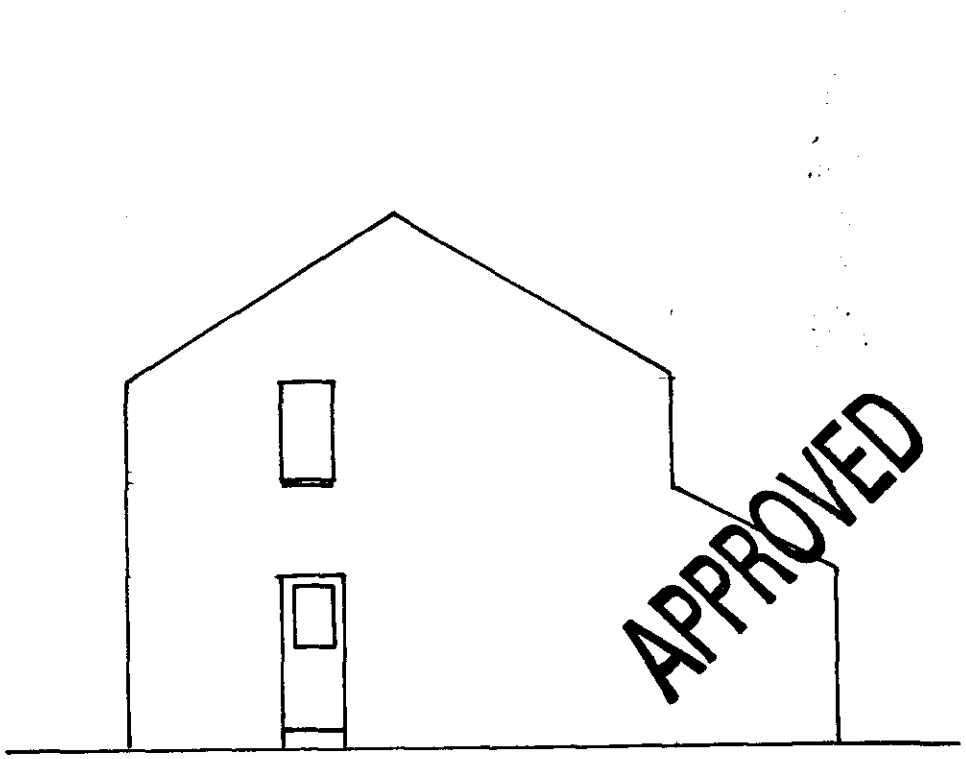
N
W E
S

13.MAR2000* 0921

84 BEECH LANE, EARLEY



NORTH ELEVATION 1:100

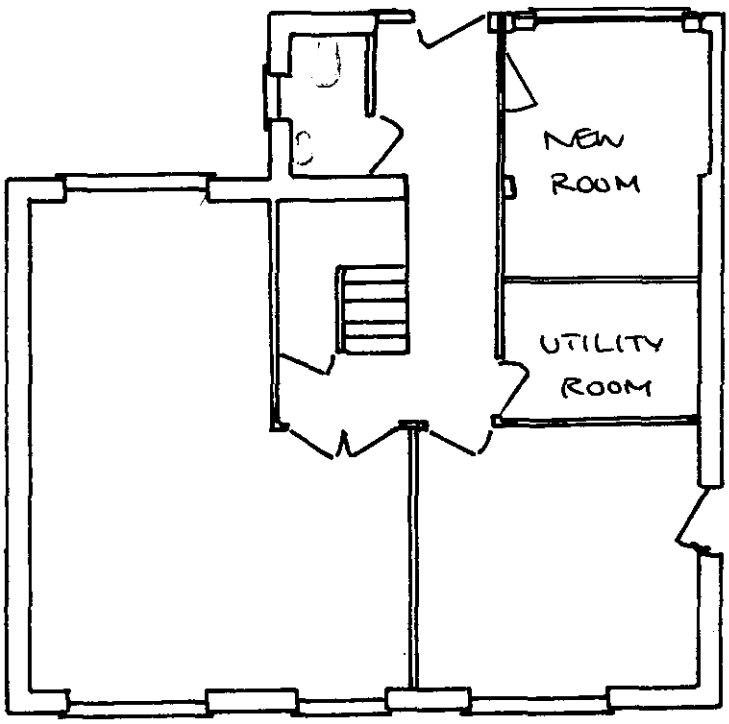


EAST ELEVATION 1:100

7/6/00

1:100

13.MAR2000* 0921



84 BEECH LANE, EARLEY

GROUND FLOOR PLAN 1:100

(proposed alterations shown in red)

APPROVED

7/6/00