APPLICATION NO:
F/2000/0499

LOCATION:
5 Harrison Close, Twyford Reading.

APPLICANT:
Mr D Allum C/O D J Porter Frics

PROPOSAL:
Proposed conversion of part of garage to playroom.

EARLIEST DATE FOR DECISION: **05/03/2000**

APPLICATION EXPIRY DATE: **31/03/2000**

CASE OFFICER: **Nicola Lake**

20 March 2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Allum
C/O D J Porter Frics
Castle Hill House
12 Castle Hill
WINDSOR
Berkshire
SL4 1PD

Application Number: F/2000/0499

Parish: **TWYFORD**

Location: **5 Harrison Close, Twyford, Reading**

Proposal: **Proposed conversion of part of garage to playroom**

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. The area shown on the permitted drawings for vehicle parking and garaging 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.

Condition
3. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

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

Reason
3. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 22 March 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.

Received by Wokingham District Council

Application No: F/2000/0499

Proposal:
Proposed conversion of part of garage to playroom.

Location:
8, Harrison Close, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 10 May, 2000
My ref. BC/DC/2000/0499
Your ref.

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 D Allum
C/o D J Porter FRICS
Castle Hill House
12 Castle Hill
WINDSOR
Berkshire
SL4 1PD

Dear Sir

PLANNING PERMISSION 2000/0499
SITE: 5 HARRISON CLOSE, TWYFORD

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 2000/0499 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 your client 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

NICOLA LAKE
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0499. NLC.
BUILDING CONTROL NUMBER.	FP 2000/0544 Andy
APPLICANT/AGENT	D J Porter.
ADDRESS OF SITE	5. Harrison Close TW4 FORD.
DESCRIPTION OF PROPOSED WORK	part garage Conversion.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	—
ELEVATIONS	2000/102/1	2000/102/1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/4/00	

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	

Application Number F/2000/0499
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC23	SR06	Parking + Garaging
3	SC53	SR12	Brick work ·

RECORD OF SITE VISIT

SITE ADDRESS: 8 Harrison Close
Twyford Reading.

APPLICATION NUMBER: F/2000/0499

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No .

2. DESCRIPTION OF SURROUNDINGS

Residential .

3. DESCRIPTION OF SITE/BUILDING

mid - terrace property.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Conversion of rear of Garage
Check with Highways . No overlooking
Garden slopes up to the rear where there is a 6ft
fence (also to the sides.)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0499

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0499
5, Harrison Close, Twyford, Reading.
Proposed conversion of part of garage to playroom.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20 March 2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0499**
5, Harrison Close, Twyford, Reading.
Proposed conversion of part of garage to playroom.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0499

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

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

Application Number: F/2000/0499
5 [redacted], Harrison Close, Twyford, Reading.
Proposed conversion of part of garage to playroom..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0499

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0499
5, Harrison Close, Twyford, Reading.
Proposed conversion of part of garage to playroom..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0499

Applicant : Mr D Allum C/O D J Porter Frics.

Location : 8, Harrison Close, Twyford, Reading.
Proposal : Proposed conversion of part of garage to playroom.

Site Notice Displayed ? :	YES	NO	DATE
		✓	17.2.2000
	✓		18.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....17.2.2000.....

Date Registered : 04/02/2000

Earliest Date for Decision : 05/03/2000

Latest Consultation Date/Site Notice Expiry Date : 05/03/2000

Application Expiry Date: 31/03/2000

Consultation Responses :

Twyford P.C - 'No comment'
Highways - No objection subject to conditions

Planning Issues :

Site Designation - within the identified settlement.

1.) Impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the street scene.

Application Number: F/2000/0499

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for the conversion of the rear half of the existing ~~garden~~ Garage. The proposal would change an existing single doorway to a set of patio doors.

There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character of the Street Scene

The proposed development would result in the loss of one possible parking space. However, the highway Authority is satisfied that the proposed development would not be detrimental to highway safety.

As such, there will be no detrimental impact upon the character of the surrounding area.

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

FROM: Nicola Lake

DATE: 10 February 2000

DELEGATED

COPIES TO: ACK: FILE:

Twyford Parish Council Consultation Sheet

Application Number: F/2000/0499

Proposal: Proposed conversion of part of garage to playroom..

Site Address: 5, Harrison Close, Twyford, Reading.

Applicant: Mr D Allum C/O D J Porter Frics.

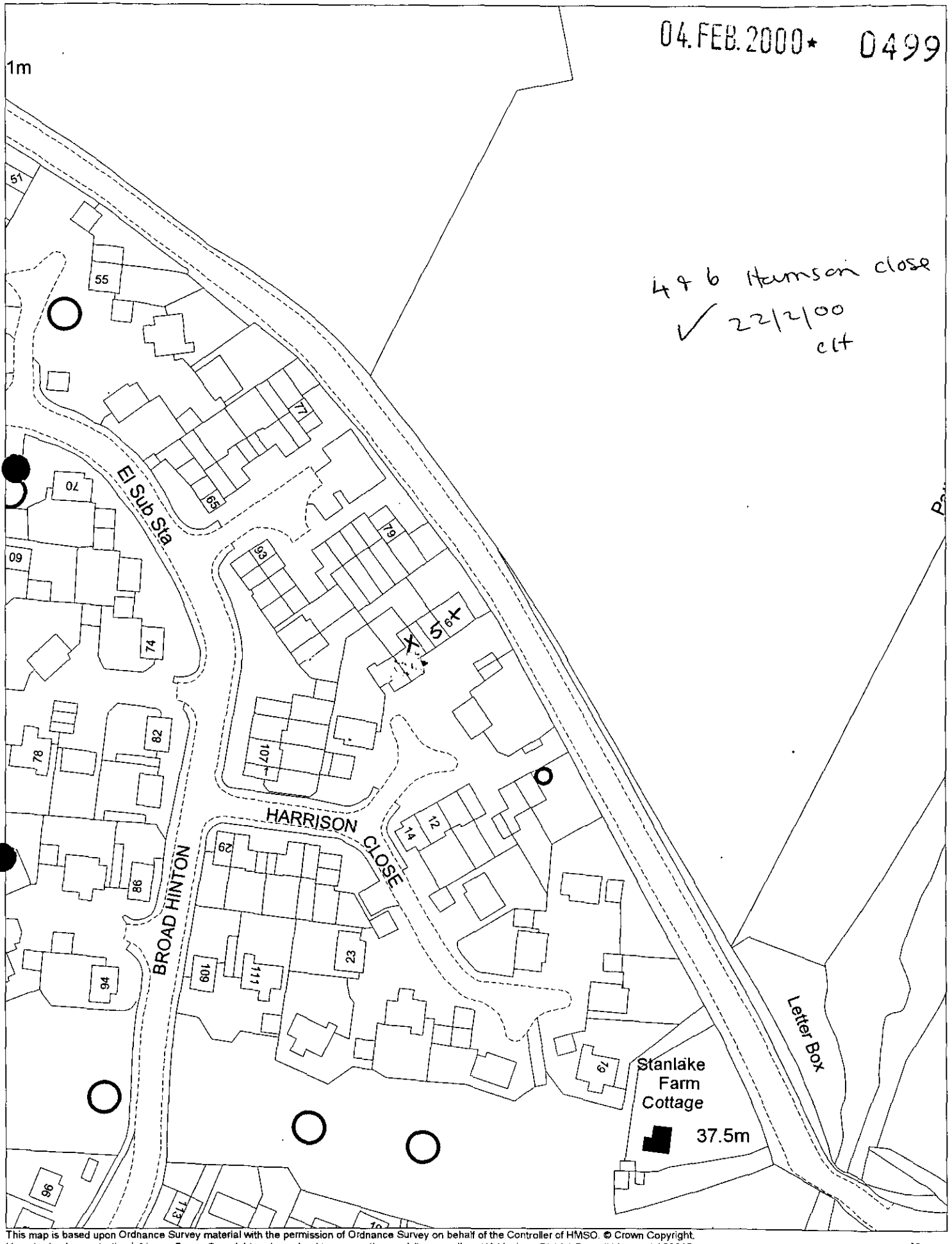
Your observations are required in respect of this application **by 05/03/2000** .

No Comment.

SIGNED: C B Jacobs

DATE: 22-00

CLERK TO Twyford Parish Council



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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2000 Scale: 1 : 1250

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 10 February 2000

Application Number: F/2000/0499

Proposal: Proposed conversion of part of garage to playroom..

Site Address:
5, Harrison Close, Twyford, Reading.

Applicant:
Mr D Allum C/O D J Porter Frics.

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

15-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 FEB 2000
Officer: NL	Application No. F/2000/0499

Map No. 33.. **Site** ..0.03....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED CONVERSION OF PART OF GARAGE TO PLAYROOM

Location: 5 HARRISON CLOSE

Parish: TWYFORD Ward: Twyford & Ruscombe
10.2.2000

Applicant: MR D ALLUM

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 10.2.2000 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:) .....

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:

.....

.....

.....

NEIGHBOURS:

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Byhand 4/2.

04.FEB.2000* 0499

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

4th February, 2000.

Dear Sir or Madam,

Re: 5, Harrison Close, Twyford, Berks.

I enclose 6 copies of a completed Householder application form, 6 copies of drg. no. 2000/102/1, 6 copies of a block plan at a scale of 1:2500, 6 copies of a site plan at a scale of 1:500 and a cheque for £95 in support of my application, on behalf of the owner, for planning permission to alter part of the garage to a playroom.

Please note that the garage will still accommodate a small car and the front drive is long enough to accommodate two normal cars. Therefore the parking provision for a three bedroomed house can still be met.

I await your comments or approval.

Yours faithfully,

D. J. Porter.

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

ADDRESS 3/4/5/6 HARRISON CLOSE PARISH TWYFORD

PLOT No. 100/99/98/97 P.H. I ORD. SHEET No. SU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAINE	O/L RES. DEV.	8.5.81	REF
20857	"	"	8.3.84	C/A
24937	"	S/DET. HOUSES & GARAGES	6.2.86	C/A
AT - 003				
31546	MR. R. SPENCER No. 6	S/ST. HT.	9.9.88	C/A
BRA 5792	" "	"	1.9.88	APP 1

DATE OF COMPLETION

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS TPO 212/82 370/88 PD Enq - Part Garage to Playroom - 23/11/99

DRAINAGE

091074

By hand 4/2.

Environmental Services

For office use only.
Application number:
04.FEB.2000* 0499

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on *0118 974 6428 or 0118 974 6429.*

1	Your name	MR. D. ALLUM.
	Address and postcode	5, HARRISON CLOSE TWYFORD BERKS RG10 0LL
	Phone number	0118 934 9576
2	Agent's Name	D. J PORTER F.R.I.C.S.
	Address and postcode	CASTLE HILL HOUSE, 12 CASTLE HILL, WINDSOR BERKS SL4 1PD
	Phone number	01753 833360
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.	5. HARRISON CLOSE, TWYFORD, BERKS
4	Give brief details of the proposal for *example, two storey side extension.* About the application	CONVERSION OF REAR PART OF GARAGE TO FORM PLAY 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.	FACINGS BRICKS TO MATCH EXISTING STAINED TIMBER TO NEW DOORS.
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 ☐

3844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NO CHANGE
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.		
	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

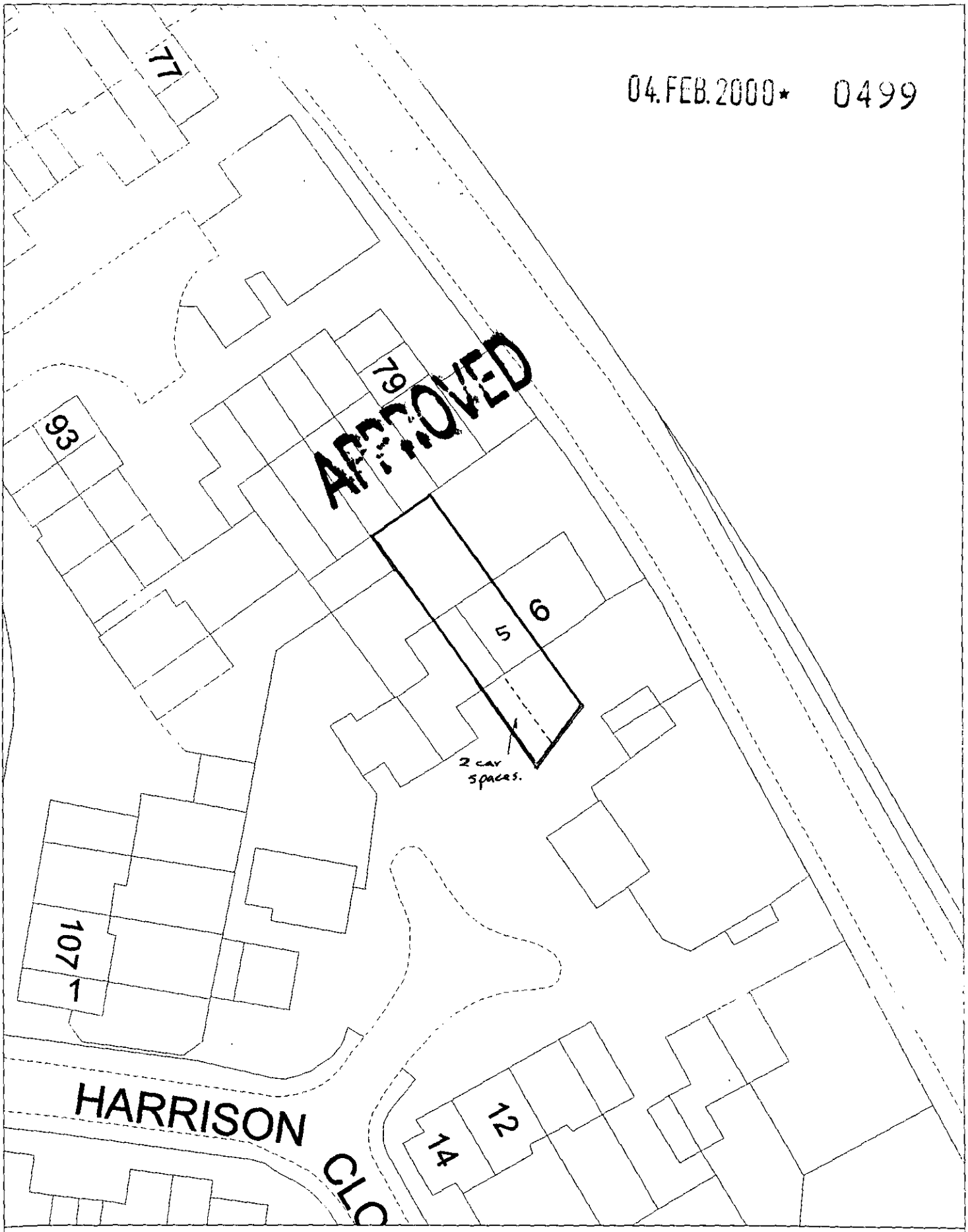
None of the land forms part of an agricultural holding.

Your signature: D.J. Potter F.R.I.C.S.

on behalf of MR. D. ALLUM.

Date 04.02.00

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



Site Plan, Scale: 1 to 500

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Date: 31 January 2000

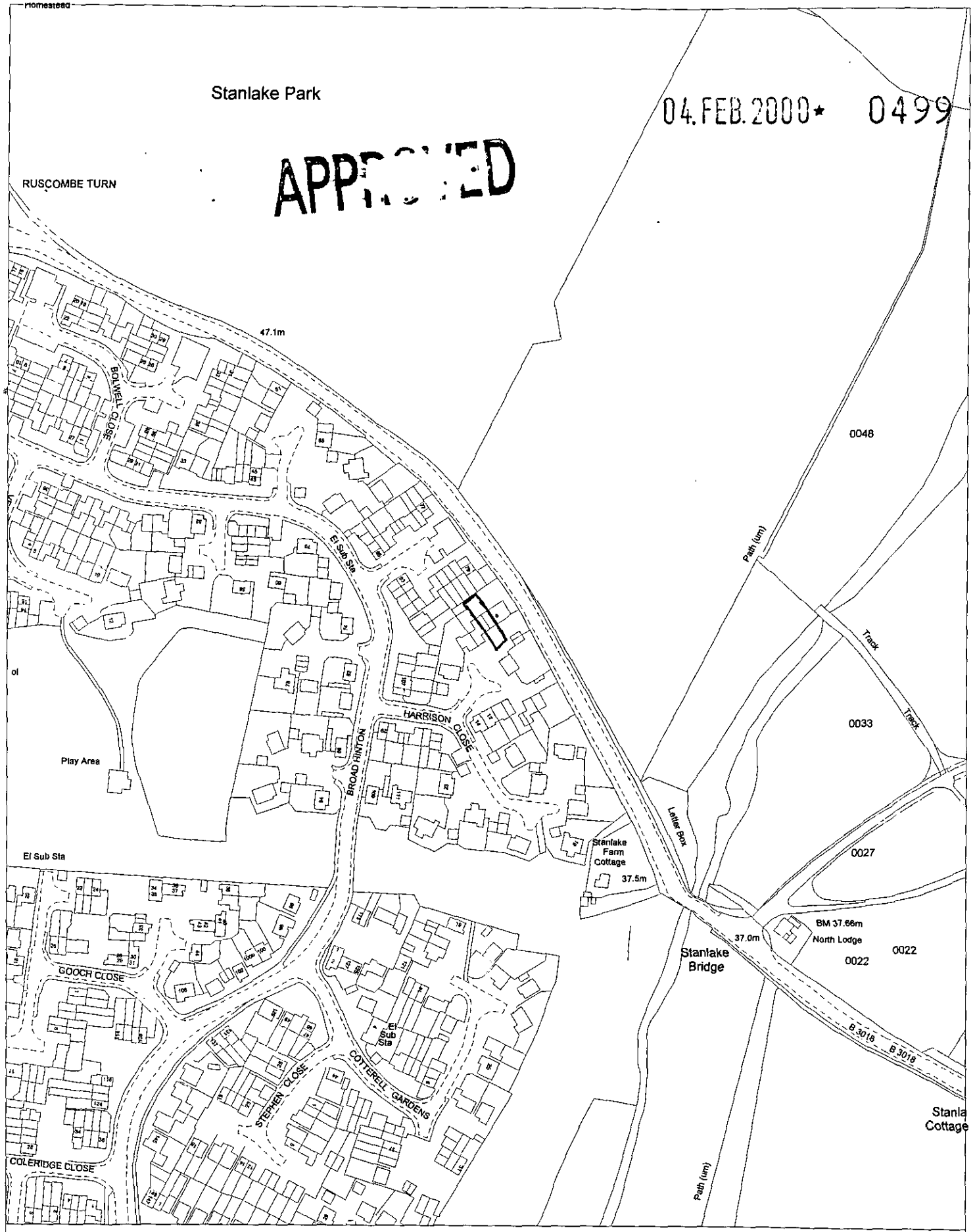
Homestead

Stanlake Park

04.FEB.2000★ 0499

APPROVED

RUSCOMBE TURN



Site Plan, Scale: 1 to 2500

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Date: 31 January 2000

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W E
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