13/1

APPLICATION NO:
F/2002/8125

LOCATION:
1 Finstock Close, Lower Earley Reading.

APPLICANT:
Mr J Westmoreland

PROPOSAL:
Proposed conversion of garage to study & utility room

EARLIEST DATE FOR DECISION: **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/02/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Westmoreland
1 Finstock Close
Earley
Reading
Berks
RG6 4JX

Application Number: F/2002/8125

Parish: **EARLEY**

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

Proposal: **Proposed conversion of garage to study & utility 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.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

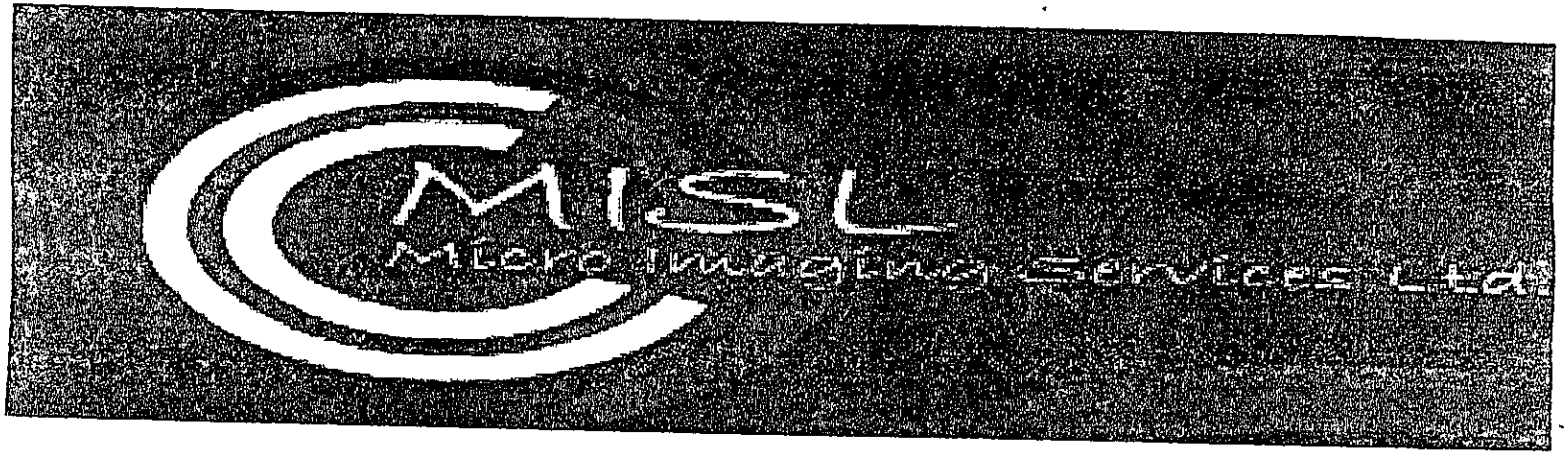
T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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.

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

finalis

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8125 DH
BUILDING CONTROL NUMBER	BN 2002/1451 Howard
APPLICANT/~~AGENT~~	J. R. Westmoreland.
ADDRESS OF SITE	1. Finstock Close Lower GARDEN
DESCRIPTION OF PROPOSED WORK	garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	Recd 7/11/02	Recd 16/12/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		22/1/03.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	14/11/02	22/1/03

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	14/11/02	4/12/02	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8125

Applicant : Mr J Westmoreland .

Location : 1, Finstock Close, Lower Earley, Reading.
Proposal : Proposed conversion of garage to study & utility room

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....7/1/03.....

Date Registered : 16/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application will have expired on: 10/02/2003. 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 :

Env. Health - no objection

Planning Issues :

I/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8125

Appraisal:

Development
The proposed is for a garage conversion to a study and utility room. The site is a detached dwelling located within the identified settlement of Earley. The proposed conversion would involve the removal of the garage door and replacing it with brick wall and a window. There would be a window in the side elevation of the garage, though this already exists.

1) Impact upon the neighbours
The property faces directly down Finstock Close and would have indirect views of the neighbouring properties. The front of the property is laid to lawn with hard standing to the garage and front door. The existing side window faces a 1.8m wall. It is considered that there would be no adverse impact in terms of overlooking.

2) Impact upon the character of the street scene
The hard standing to the front can accommodate at least 3 cars, which complies with the Council's parking standards for this four bedroom house. There are other garage conversions within the surrounding area. The materials and window design would match the existing property. There would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8125
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Finstock Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/8125

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 7/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, tree to front

2. DESCRIPTION OF SURROUNDINGS

houses, open plan

3. DESCRIPTION OF SITE/BUILDING

2 st house, integral garage, hardstanding to front
existing side window to garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 5 converted garage, built double detached at front
No 4 ? garage conv, 1st floor over + o/st/s as garage

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING at least 3 spaces on drive

LEVELS

BOUNDARY TREATMENT grass + tree in front garden

OTHERS 1.8m fence / wall to side (rear of 15)

Dawn Hancocks

From: John Mullaney
Sent: 19 December 2002 17:40
To: Dawn Hancocks
Subject: f/2002/8125 1 Finstock Close, Lower Earley READING, Berkshire

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number : F/2002/8125	**Map No :** 58
Case Officer : OSH.	**Site Area :** 0.03
Valid Date : 16 DEC 2002	**Received Date: 04/12/2002**

Level : Delegated Application

Description : Proposed conversion of garage to study & utility room

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

Parish : EA **Ward : RED**

Applicant : Mr J Westmoreland .

Fee Required: £0 **Fee Received: £0** Not required

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	no side or rear elevations	10/12/02	16 DEC 2002
FLOOR PLANS	floor plan	10/12/02.	16 DEC 2002
NO SCALE OR SCALE IS IMPERIAL			
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 — Landfill consult area (R3)

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6480

Date: 16 December 2002

My ref: F/2002/8125

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8125
1, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to study & utility room

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8125**
1, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to study & utility room
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

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

Tel: (0118) 974 6480

Date: 16 December 2002

My ref: F/2002/8125

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F 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/2002/8125
1, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to study & utility room

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8125**
1, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to study & utility room
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6480

Date: 16 December 2002

My ref: F/2002/8125

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8125
1, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to study & utility room

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8125**
1, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to study & utility room
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

Received by Wokingham District Council

Application No: F/2002/8125

PROPOSAL:
Proposed conversion of garage to study & utility room

LOCATION:
1, Finstock 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/2002/8125 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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.

Trevor Watson
Development Control Manager
16 December 2002

Organisation_Name	Building_Name	address1	Postcode
		1FINSTOCK CLOSEREADING	RG6 4JX
		18FINSTOCK CLOSEREADING	RG6 4JX
		19FINSTOCK CLOSEREADING	RG6 4JX
		2FINSTOCK CLOSEREADING	RG6 4JX
		4FINSTOCK CLOSEREADING	RG6 4JX
		11ADWELL DRIVEREADING	RG6 4JY
		15ADWELL DRIVEREADING	RG6 4JY
		3ADWELL DRIVEREADING	RG6 4JY
		5ADWELL DRIVEREADING	RG6 4JY
		9ADWELL DRIVEREADING	RG6 4JY

Neighbours list F/2002/8125

16.12.2002 8:25

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8125

Mr J Westmoreland
1
Finstock Close
Earley
Reading, Berks
RG6 4JX

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2002/8125

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

Proposal: Proposed conversion of garage to study & utility room

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit side and rear elevations of the proposed, plus floor plan of proposed.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

16 DEC 2002 8125

Environmental Services

For office use only.
Application number:

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.

WOKINGHAM UNITARY
Aiming for Excellence

04 DEC 2002

8125

1	Your name Address and postcode Phone number	J.R. WESTMORELAND 1 FINSTOCK CLOSE LOWER EARLEY RG6 4JX 0118 9210703
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 FINSTOCK CLOSE LOWER EARLEY READING BERKS RG6 4JX
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO SNUG & UTILITY ROOM.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. 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.	1 WINDOW TO MATCH EXISTING BRICK TO MATCH EXISTING
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.		
	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

Date 28-11-02

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

ADDRESS 1 FINSTOCK CLOSE PARISH EARLEY

PLOT No. 8 PART AREA MM - ADJ. N+O ORD. SHEET No. SU 7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
72983 -	McLEAN HOMES	DET. HOUSE & GARAGE	22.5.85	CIA
BR24340	"	"	28.5.85	APP
F/2002/8125	Mr Westmorland	Conv of garage to study/utility Rm.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pdevg - garConv · Mr+Mrs Westmorland 12/11/02 - ppreq

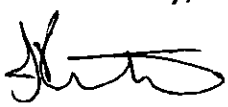
DRAINAGE

I understand that full planning permission is not required but building regulations are. The estimated costs are £1500. Below is a list of materials required for the proposed conversion.

2 x Windows (Double glazed to meet new regulations)
2 x Concrete lintels
2 x Internal doors
Stud walling (4" x 2")
Cavity insulation
Stud walling insulation & ceiling
Bricks
Plasterboard
DPC membrane (Bricks & floor)
Flooring
Floor Joists
Electric's
Plumbing
Sundries

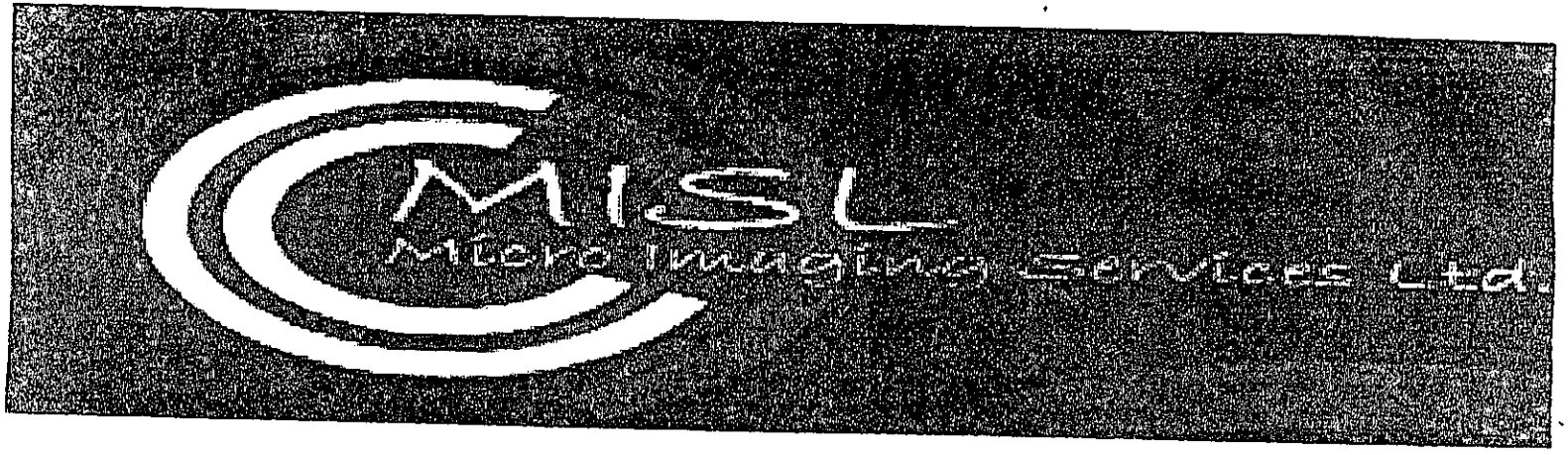
Please advise us of our next step and how long will it take you to complete these formalities.

Yours faithfully,



Mr & Mrs J.R & J.A Westmoreland

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

16..20.2002 8:25

1 Finstock Close
Lower Earley
Reading
Berkshire
RG6 4JX
0118 921 0703



Existing Property Showing
Parking space for 4 Vehicles.