5/6/2000 - SN to be re-posted.
✓ done

APPLICATION NO:
F/2000/1487

LOCATION:
44 Dorset Way, Wokingham.

APPLICANT:
Mr Mrs Gatfield C/O A C Young & Sons

PROPOSAL:
Proposed conversion of part of garage to playroom

EARLIEST DATE FOR DECISION: **17/06/2000**
28 day member exp: 21/06/2000
APPLICATION EXPIRY DATE: **06/07/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Gatfield
C/O A C Young & Sons
96 Norreys Avenue
WOKINGHAM
Berkshire

Application Number: F/2000/1487

Parish: **WOKINGHAM**

Location: **44 Dorset Way, Wokingham**

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. 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.

John Mitchell
Development Control Manager
Date: 21/06/2000

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.

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1487

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1487
44, Dorset Way, , Wokingham.
Proposed conversion of part of garage to playroom

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1487**
44, Dorset Way, , Wokingham.
Proposed conversion of part of garage to playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1487

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/1487**
44, Dorset Way, , Wokingham.
Proposed conversion of part of garage to playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1487

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1487**
44, Dorset Way, , Wokingham.
Proposed conversion of part of garage to playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/1487

Proposal:
Proposed conversion of part of garage to playroom

Location:
44, Dorset Way, , Wokingham.

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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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

24 May 2000

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/1487

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 & Mrs Gatfield
c/o A C Young & Son Builders
96 Norreys Avenue
Wokingham
Berkshire
RG40 1UG

Dear Sirs

PLANNING PERMISSION 2000/1487
SITE: 44 DORSET WAY, WOKINGHAM

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 2000/1487 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

Natalie Brown
Planning Assistant

Faxed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1487	NB.
BUILDING CONTROL NUMBER.	P/2000/0803	Paul.
~~APPLICANT~~/AGENT	A-C. Young.	
ADDRESS OF SITE	44. Dorset Way Woosehill WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	~	~
ELEVATIONS	recd. 7/7/00	recd 11/5/00
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nil	
IF YES, WHAT ARE THE DIFFERENCES ?	~	
DATE	7/7/00.	

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	

2816.
Received after decision notice issued.
MB.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 24 May 2000

Application Number: F/2000/1487

Proposal: Proposed conversion of part of garage to playroom

Parish: WOKINGHAM TOWN

Site Address:
44, Dorset Way, , Wokingham.

Applicant:
Mr Mrs Gatfield C/O A C Young & Sons.

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).

Comments

The 1:500 site plan appears to show one of the marked spaces within the curtilage of the neighbouring property, (no. 46). An accurate 1:200 plan showing actual property boundaries, limit of the highway boundary (including 2m service strip also currently shown as inside the property boundary) as well as parking spaces for 3 vehicles (each space 2.4m x 4.8m) is required to assess the application

Signed: A. Linnell **Print name:** A. LINNELL.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1487

Applicant : Mr Mrs Gatfield C/O A C Young & Sons.

Location : 44, Dorset Way, , Wokingham.
Proposal : Proposed conversion of part of garage to playroom

Site Notice Displayed ? :

YES	NO	DATE
✓		5/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 5/6/2000

Date Registered : 11/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 06/07/2000

Consultation Responses :

WOK TC: 19/6 - no objections.

Highways: none received.

Neighbours/SN: none received.

Planning Issues : (Wd sett)

1) Impact upon neighbouring props } WBE1
2) — " — the streetscene } SBE1/2
3) — " — highway safety - WOS3.

Application Number: F/2000/1487

Appraisal :

- Development : Conversion of part of garage to playroom. The only change in appearance will be a window in the side elev for a window to the playroom -
There is 1.8m fencing between Nº44 & 42 Dorset Way. The garage is app 1 → 1.5m from the boundary with Nº42 (Dwelling of Nº44 is at angle non boundary).

1),2) Impact upon neighbouring properties/Structure.
It is considered that there will be no detrimental impact to neighbouring properties/structure as the front elev will remain unchanged & the proposed window will look onto fencing.

3) Impact upon highway safety.
There are 3 bedrooms ∴ there needs to be the provision for 2 off road parking spaces. The plans show provision for 3 ∴ no detrimental impact

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

Application Number F/2000/1487
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

John Rutter
21/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 44 Dorset Way Wokingham.

APPLICATION NUMBER: F/2000/1487

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6/2000

✓ 5/6 - repositioned while case officer there.

1 SITE/STATUTORY NOTICE DISPLAYED ? SN currently displayed on garage door - to be repositioned to a stake at front of drive

2. DESCRIPTION OF SURROUNDINGS
Detached in a cul-de-sac off of main dorset way - with integral garages driveways & open plan f. garden.

3. DESCRIPTION OF SITE/BUILDING
Will be no change to front of garage. proposed window at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - set back from all boundaries

5. SITE CONSTRAINTS

TREES n/a

ACCESS/PARKING currently garage plus 2 off-road. (proposed to be 3 ofroad).

LEVELS /

BOUNDARY TREATMENT - wall of No 42 forms RHS boundary of drive ~~[illegible]~~ fencing with No 42 (garden). ↓ window will face fencing.

OTHERS /

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 MAY 2000
Officer: NAB	Application No. F/2000/1487

Map No. 75 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: 44 DORSET WAY

Parish: WOKINGHAM Ward: Evendons 2415

Applicant: MR/MRS CLATFIELD

Fee Received 95-00 (2) 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 : 2/5 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:

no pre-apps.

NEIGHBOURS:

S/N + 40, 42, 46 + 54 Dorset Way

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

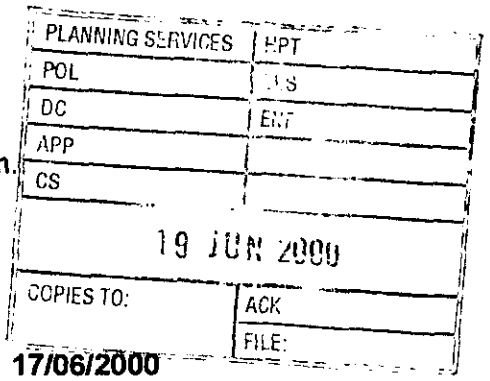
Application Number: F/2000/1487

Proposal: Proposed conversion of part of garage to playroom.

Site Address: 44 Dorset Way, Wokingham.

Applicant: Mr & Mrs Gatfield C/O A C Young & Sons

Your observations are required in respect of this application by **17/06/2000**



No objection

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

11.MAY2000* 1487

ADDRESS 44 Dorset Way PARISH Dorkingham

PLOT No. 43 AREA 10 ORD. SHEET No. SU.7968(MS)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22130 (AMEND 19722)	HERON	ACT. HOUSE & GARAGE	23.8.84	CA
BR 23491 (" BR 21654)	"	"	26.10.84	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Byhand 10.5.00

Environmental Services

For office use only.
Application number: 11.MAY2000* 1487

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 & MRS GATFIELD
	Address and postcode	44 DORSET WAY WOOSEHILL WOKINGHAM
	Phone number	—
2	Agent's Name	A.C. YOUNG & SON BUILDERS
	Address and postcode	96 NORREYS AVENUE WOKINGHAM
	Phone number	01189 780876
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.	44 DORSET WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION
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.	INTERNAL WORKS. N/A
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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.		
	£95-00		
	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: A. J. Young. on behalf of MR&MRS GATFIELD

Date 10/5/2000

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



11.MAY2000* 1487

Site Plan, Scale: 1 to 2500

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Date: 10 May 2000

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 10 May 2000

N
W E
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