06/10/02

APPLICATION NO:
F/2002/7487

LOCATION:
41 Pimento Drive, Earley Reading.

APPLICANT:
Mr D Millican

PROPOSAL:
Proposed conversion of part of garage to study

EARLIEST DATE FOR DECISION: **30/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/10/2002

CASE OFFICER: **Daniel Gigg**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Millican
41 Pimento Drive
Earley
Reading
Berks
RG6 5GZ

Application Number: F/2002/7487

Parish: **EARLEY**

Location: **41, Pimento Drive, Earley, Reading.**

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

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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WBE1 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/10/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7487	DG.
BUILDING CONTROL NUMBER.	BR 2002/1473	
APPLICANT/~~AGENT~~	David Milliken	
ADDRESS OF SITE	41 Pimento Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	part garage conversion	

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	11/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	30/1/03	

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 : Daniel Gigg

Application Number : F/2002/7487

Applicant : Mr D Millican .

Location : 41, Pimento Drive, Earley, Reading.
Proposal : Proposed conversion of part of garage to study

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/09/2002

Earliest Date for Decision : 30/09/2002

Latest Consultation Date/Site Notice Expiry Date : 30/09/2002

This application will have expired on: 28/10/2002. 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 :

Earley Town Council - recommend application be refused on grounds that there would be insufficient parking.

Planning Issues :

No detrimental impact upon the character of the area.

No detrimental impact upon neighbouring properties.

No impact in terms of loss of car parking.

Application Number: F/2002/7487

Appraisal :

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

Application Number: F/2002/7487 – 41 Pimento Drive, Earley

Appraisal:

Proposed Development

The proposed development is a conversion of part of the garage to study. A window will be inserted in the west facing elevation and a door in the north facing elevation.

The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and the Wokingham District Local Plan (deposit).

1. Impact upon neighbouring properties

There will be no adverse impact on the neighbouring properties in terms of overshadowing or overbearing given that the proposed development is for the conversion of the garage and does not involve any change in the external appearance.

There will be a window inserted in the west facing elevation and a door in the north facing elevation. There will not be any adverse impacts in terms of overlooking.

2. Impact upon the character of the area

There will be no impact on the character of the area given that the proposed is a conversion of a garage. Further, the brickwork and openings will match the existing.

3. Car parking

The conversion of the garage will mean the loss of one car parking space. However, the plans submitted show that there is space for three cars to park on the driveway. As such the proposal conforms to parking standards as set out in the Local Plans.

4. Consultation

Earley Town Council recommends refusal on the grounds that there would be insufficient parking on site as a result of the conversion of the garage. However, given comments in section 3 above, it is not felt that such an objection justifies a refusal.

Approval: ✓ ~~**Refusal:**~~

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

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	LBE1, LBE2, LT6
South East Area Local Plan	
Wokingham District Local Plan	WOS1, WOS2, WOS3, WBE1, WT6
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Application Number F/2002/7487
Conditions/Reasons for Refusal

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS2, WOS3, WBE1, WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Andrews
(Development Control Manager)

Date: 11/10/02

RECORD OF SITE VISIT

SITE ADDRESS: 41 Pimento Drive Earley Reading. APPLICATION NUMBER: F/2002/7487	OFFICER: Daniel Gigg DATE OF SITE VISIT: 19/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Wall of dwelling (front

2. DESCRIPTION OF SURROUNDINGS

Detached properties.
Brick built with concrete roof tiles.

3. DESCRIPTION OF SITE/BUILDING

As above.
- window + door already exist in side elevation of garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

- No impact on no. 47 but fence of 2.2m + shed in no 41 of 2.5m.
- No. 39 - 2.2m high closeboard fence - closeboard
- rear is a line of conifers of 2.5m in height.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING ~~[illegible]~~ Loss of 1 car parking space. Room for 3 possibly 4 cars

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7487
CASE OFFICER: Daniel Gigg

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

FROM: Daniel Gigg

DATE: 09 September 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	EXP
APP	
DS	
23 SEP 2002	
COPIES TO	

Application Number: F/2002/7487

Proposal: Proposed conversion of part of garage to study.

Site Address: 41, Pimento Drive, Earley, Reading.

Applicant: Mr D Millican .

Your observations are required in respect of this application **by 30/09/2002** .

Councillors considered that if this proposal was allowed insufficient parking would remain on the site. It is, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 20 [illegible] 2002

Clerk To Earley Parish/Town Council.

R

Application Number : F/2002/7487	**Map No :** 57
Case Officer : DG	**Site Area :** 0.03
Valid Date : 2/9/02	**Received Date: 02/09/2002**

Level : Delegated Application

Description : Proposed conversion of part of garage to study

Location : 41, Pimento Drive, Earley, Reading.

Parish : EA **Ward : RED**

Applicant : Mr D Millican .

Fee Required: £0 **Fee Received: £0** PD rights removed

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	Scale?	✓ 9/9	
FLOOR PLANS		✓ 9/9	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

41 Pimento Drive

LALD

Identified sctd

DWDLP

Identified sctd

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

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

No pre-apps.....

.....

.....

.....

.....

.....

NEIGHBOURS

S.N+ see map.....

.....

.....

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

Tel: (0118) 974 6296

Date: 09 September 2002

My ref: F/2002/7487

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/2002/7487
41, Pimento Drive, Earley, Reading.
Proposed conversion of part of garage to study

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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7487**
41, Pimento Drive, Earley, Reading.
Proposed conversion of part of garage to study
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 6296

Date: 09 September 2002

My ref: F/2002/7487

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

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Application Number: F/2002/7487
41, Pimento Drive, Earley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Daniel Gigg** Application Number: **F/2002/7487**
41, Pimento Drive, Earley, Reading.
Proposed conversion of part of garage to study
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 6296

Date: 09 September 2002

My ref: F/2002/7487

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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/2002/7487
41, Pimento Drive, Earley, Reading.
Proposed conversion of part of garage to study

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7487**
41, Pimento Drive, Earley, Reading.
Proposed conversion of part of garage to study
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/2002/7487

PROPOSAL:
Proposed conversion of part of garage to study

LOCATION:
41, Pimento Drive, 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/2002/7487 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 Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/09/2002. 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
09 September 2002

Organisation_Name	Building_Name	address1	Postcode
		24PIMENTO DRIVEREADING	RG6 5GZ
		26PIMENTO DRIVEREADING	RG6 5GZ
		39PIMENTO DRIVEREADING	RG6 5GZ
		41PIMENTO DRIVEREADING	RG6 5GZ
		43PIMENTO DRIVEREADING	RG6 5GZ
		45PIMENTO DRIVEREADING	RG6 5GZ

Neighbour consultation list F/2002/7487

Environmental Services

For office use only.
Application number: 02.SEP.2002 7487

7487

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

02 SEP 2002

1	Your name Address and postcode Phone number	DAVID MILLICAN 41 PIMENTO DRIVE EARLEY READING RG6 5GZ 0118 9313294
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.	Enclose six copies of the 1:2500 and 1:500 scale block plans, plus six copies of ground floor plan and two elevation plans.
4	Give brief details of the proposal for example, two storey side extension. About the application	Convert part of garage into study.

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.	Block work (4" blocks) to outside wall. Stud work on three internal walls in garage. Four inch timber with isulation.	
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: 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.		
	Exempt from planning application fees as stated in your letter reference RW/EARLEY/PP dated 31/7/02.		
	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 Millican

on behalf of

Date 30-8-02

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

MASTER CARD FOR

ADDRESS PIMENTO DRIVE PARISH EARLEY

PLOT No. AREA HH LOWER EARLEY ORD. SHEET No. SU. 7370 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIV. OF READING	EXPANSION OF UNIV.	16.9.64	N/A CIA
969/73	"	9½ ELEC. DEV.	22.11.73	N/A R
0/945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDING TO MINUTES	
07235/95	BOVIS	B.T.-K.L.T.V. DISTR. ROADS	24.11.77, 15.12.77	N/A CIA
19953	MILLER (EVEN NO'S).	128 HOUSES, GARAGES ETC.	25.8.83	N/A CIA
20356	MILLER	SITE COMPOUND	17.11.83	N/A CIA
21454	ROTS ONLY "	SALES/ADMINISTRATION ROTS 118, 119	31.5.84	N/A 31.5.85
21628	"	DISPLAY BOARD "	26.7.84	N/A CIA
22853	NEW IDEAL HOMES LTD	SITE COMPOUND	30.1.85	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

ADDRESS 41 PIMENTO DRIVE PARISH EARLEY

PLOT No. 57 AREA HH ORD. SHEET No. SU. 7370(5-4)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21663	NEW IDEAL HOMES	DET. HOUSE & GARAGE	28.6.84	N/A CIA
BR 23353	"	"	28.8.84	APP N/A
F/2002/7487	Mr D. Millican	Conversion of garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd enq - garage conv - Mr+Mrs Millican 31.7.02 PPreq

DRAINAGE