APPLICATION NO:
F/2000/1696

LOCATION:
1 Rainworth Close, Lower Earley Reading.

APPLICANT:
Mr C Chew

PROPOSAL:
Proposed conversion of part of garage to dining room.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/07/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Chen
1, Rainworth Close
Lower Earley
Reading
RG6 4DP

Application Number: F/2000/1696

Parish: **EARLEY**

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

Proposal: **Proposed conversion of part of garage to dining 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 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 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
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing submitted to the Local Planning Authority on 13/07/00 showing garage conversion.

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.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 25/07/2000

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/2000/1696

PROPOSAL:
Proposed conversion of part of garage to dining room.

LOCATION:
1, Rainworth 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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)

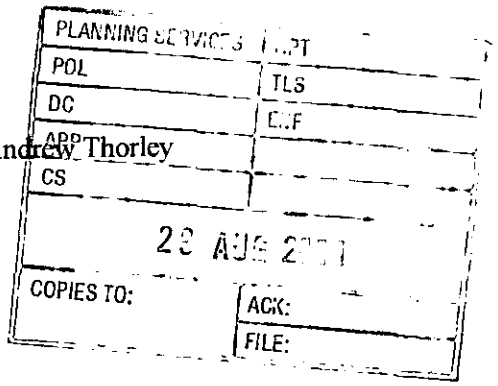
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. Written comments submitted will become available for public inspection.

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 of Planning and Transportation

19 June 2000

Received too late 25/7/00 approved



TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1696 PLANNING OFFICER: Andrew Thorley

PARISH: EARLEY

PROPOSAL: Revised drawing of garage conversion

ADDRESS: 1 Rainworth Close

APPLICANT: Mr. Chen

No Objection

SIGNED: _____ DATE: 24 AUG 2000

CLERK TO EARLEY TOWN COUNCIL

already approved 25/07/00
with conditions
AJT. received
31/07/00

Date: 17 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1696

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

Proposal: Proposed conversion of part of garage to dining room.

Applicant: Mr C Chen.

Case Officer: Andrew Thorley

The new plans show the following: Revised drawings of garage conversion.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL

Sc 23 (Parking & Garaging) SR 06

ADAM COSSINS 28/07/00

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1696

Applicant : Mr C Chew .

Location : 1, Rainworth Close, Lower Earley, Reading.
Proposal : Proposed conversion of part of garage to dining room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27/6/00

Date Registered : 31/05/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 26/07/2000. 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 :

Highways: See letter.

Earley Town Council: Consider it should be refused insufficient adequate parking would remain on site.

Councillors: Robb See return slip attached on file.

Planning Issues : (identified settlement)

1) Impact on neighbours

2) Impact on street scene

3) Highways

27/07/2000

Application Number: F/2000/1696

Appraisal:

1) Impact on neighbouring properties

The proposal is for the conversion of part of the garage to a dining room and to include the insertion of a new patio door, in the north east elevation of the garage.

No.2, to the south east, 2 storey detached neighbour, 0.7m lower, positioned 1 metre away from proposal behind a 1.8m high boundary fence. Main windows face rear garden, no windows on flank elevation. It is considered that the amenity of the occupiers of this property would not be adversely affected.
No. 15, Bradmore Way, to the north, 2 storey detached house, 0.7 m higher, positioned 10 metres away behind a 2 metre (approximately) high brick wall and fence. Main windows face rear aspect, however due to the distance away and orientation the occupants of this property would not be adversely affected

2) Impact on street scene /visual impact.

The only external alteration will be the replacement of the rear garage door to a patio door. Therefore it is considered that there will be no significant impact upon street scene or visual amenity of the area.

3) Highways

District Councillor Rolls was not happy with the proposed car parking arrangements, however I subsequently informed her that there will be no loss of parking provision on site.

This 4 bed roomed property has only 2 no. parking spaces provided when it was originally built, one in the garage and the other on the drive. The proposal will retain the garage space therefore no reduction in parking spaces.

Approval with conditions.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number F/2000/1696
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
~~3.~~	~~SC04~~	~~SR06~~	"PARKING" + "GARAGING"
3.	SC23	SR06	
4.	SC04	SR04	This permission relates to the application as amended by and shall be carried out in accordance with the revised drawing submitted to the local planning authority on 13th July 2000 showing garage conversion.

25/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Rainworth Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1696

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS 'Bovis Homes 1983'
Residential, detached houses with integral garages, open plan front gardens
Quiet cul-de-sac off feeder road

3. DESCRIPTION OF SITE/BUILDING
2 storey, detached house, integral garage
redish brick, white uPVC windows, fascia + guttering
grey concrete tiled roof, enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer site plan,

5. SITE CONSTRAINTS

TREES — None / ~~No~~ Existing house with 1½ garage spaces

ACCESS/PARKING — As existing maintaining one garage space inside the garage + one on driveway.

LEVELS — No 2, 0.7m lower, + a 1.8m close fence on rear boundary.

BOUNDARY TREATMENT

OTHERS — No 15, Bradmore Way, 0.7m higher approx, 2m high wall + fence

No No overlooking or flank windows in adj' property at No 2.

* The Existing 'Bovis' house has only 1½ garage lengths & begin with. They will send us a revised plan retaining 1 garage length + 1 driveway (parking).

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

Tel: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1696

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/2000/1696
1, Rainworth Close, Lower Earley, Reading.
Proposed conversion of part of garage to dining room.

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 **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1696**
1, Rainworth Close, Lower Earley, Reading.
Proposed conversion of part of garage to dining room.
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: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1696

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1696
1, Rainworth Close, Lower Earley, Reading.
Proposed conversion of part of garage to dining room.

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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 **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** *Application Number:* **F/2000/1696**
1, Rainworth Close, Lower Earley, Reading.
Proposed conversion of part of garage to dining room.
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: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1696

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/2000/1696
1, Rainworth Close, Lower Earley, Reading.
Proposed conversion of part of garage to dining room.

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 **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1696**
1, Rainworth Close, Lower Earley, Reading.
Proposed conversion of part of garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1696**

1, Rainworth Close, Lower Earley, Reading.

Proposed conversion of part of garage to dining room.

~~I wish this application to be listed~~ should the officers recommendation be for approval ~~and my reason(s) are~~ because contact me as I am not happy about car parking

Signed: [illegible] Date: 6/7/00

Councillor Rolls

Revised plan submitted 13/07/2000.

have spoken to District Councillor Rolls.

re: the [illegible] [illegible] the approval, to retain parking space [illegible]

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAY 2000	Map No. 66 Site 002
Officer: AT / Application No. F/2000/1696	Easting: ..... Flood Pln .....
31.MAY 2000	Northing: 690 Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF PART OF GARAGE TO DINING ROOM.

Location: 1 RAINWORTH CLOSE

Parish: EARLEY Ward: Redhatch
19.6.2000

Applicant: MR C CHEN
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	~~ELEVATIONS~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	ONLY INTENDS TO LEAVE 427cm IN GARAGE. WE USUALLY NEED 480cm FOR A PARKING SPACE?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps.....
.....
.....

NEIGHBOURS: S/N + 2, 6, 22 + 30 RAINWORTH CLOSE ✓
11 + 15 BRADMORE LOAN.

ADDRESS 1 RAINWORTH CLOSE PARISH EARLEY

PLOT No. 67 Area AA Lower Earley ORD. SHEET No. Su. 7469 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19007	BOVIS	LINKED DET. HOUSE & GARAGE	6.6.83	N/A CIA
21949	"	DET. HOUSE & GARAGE	23.8.84	N/A CIA
BR 21096	"	"	28.5.85	APP N/A

31 MAY 2000

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PO Eng. Conversion. Mr C. Chen 26/8/99

DRAINAGE

091074

1696

Tel. 0118 974 6441(Direct Line)
E-mail:
Date. 10 July, 2000
My ref. AJT/MLT/F/2000/1696
Your ref.

received 13/7/00

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 C. Chen
1, Rainworth Close,
Lower Earley,
Reading,
Berkshire,
RG6 4DP.

Dear Mr & Mrs C. Chen,

RE: PROPOSED CONVERSION OF PART OF GARAGE TO DINING ROOM – 1, RAINWORTH CLOSE, LOWER EARLEY.

I refer to your planning application received on the 31st May 2000 and subsequent meeting with Mr. Thorley on the 27th June 2000.

The length of the proposed dining room would render the existing garage space unusable. Council policies require 3 off street parking spaces for 4 bedroom dwellings. However as there were only 2 allocated for your property when it was built, then only two are required.

Therefore it is requested that you reduce the length of the proposed dining room to provide a parking space inside your garage which meets the Highway Authorities minimum parking standard of 2.5m wide x 5m long.

I suggest, that you submit a revised plan showing this requirement, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

MLTHORP
Principal Development Control Officer

Date: 17 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1696

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

Proposal: Proposed conversion of part of garage to dining room.

Applicant: Mr C Chen.

Case Officer: Andrew Thorley

The new plans show the following: Revised drawings of garage conversion.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1696 (Planaps) / (Ludhouse) Date Rec. 13/07/2000

Location: 1 Rainworth Close Lower Earley
Reading RG6 4DP Parish Lower Earley

Applicant: Mr + Mrs C. Chen

Description of attached plans Revised drawings of garage conversion

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

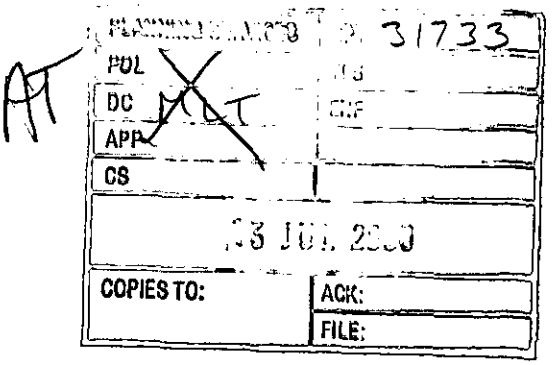
New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 17.07.B.

Yellow - Part One Copy
Green - Officer's Copy



Mr& Mrs C Chen
1 Rainworth Close
Lower Earley
Reading
Berkshire
RG6 4DP

July 11, 2000

Mr M L Thorp
Principal Development Control Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

1696

Dear Mr Thorp

Thank you for your letter of 10 July 2000. I enclose with this letter revised plans for the above property proposed garage conversation as per Mr Thorley's recommendations.

May I apologise for taking so long in responding to Mr Thorley's recommendations. I have amended the drawing to show the garage to be 5m x 2.5m and the dining room adjusted accordingly. I was unaware of the Highway Authorities minimum parking standard when submitting my original drawing.

Should you require any further information from me, please do let me know.

Kind regards.

Yours sincerely

A Chen

Mrs A E Chen

Tel. 0118 974 6441(Direct Line)
E-mail:
Date. 10 July, 2000
My ref. AJT/MLT/F/2000/1696
Your ref.

1696

REVISED PLAN

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 C. Chen
1, Rainworth Close,
Lower Earley,
Reading,
Berkshire,
RG6 4DP.

Dear Mr & Mrs C. Chen,

RE: PROPOSED CONVERSION OF PART OF GARAGE TO DINING ROOM – 1, RAINWORTH CLOSE, LOWER EARLEY.

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The length of the proposed dining room would render the existing garage space unusable. Council policies require 3 off street parking spaces for 4 bedroom dwellings. However as there were only 2 allocated for your property when it was built, then only two are required.

Therefore it is requested that you reduce the length of the proposed dining room to provide a parking space inside your garage which meets the Highway Authorities minimum parking standard of 2.5m wide x 5m long.

I suggest, that you submit a revised plan showing this requirement, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

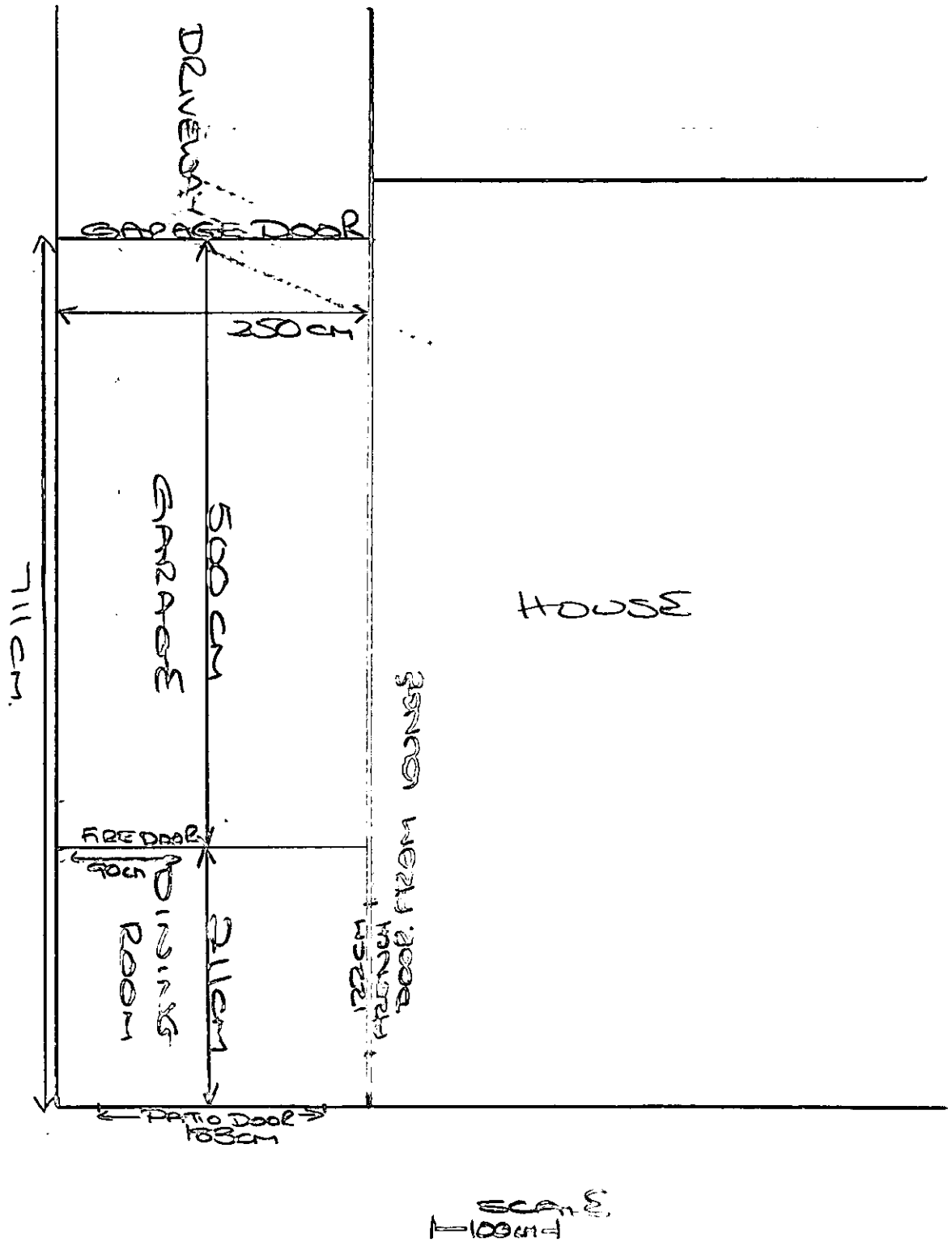
I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

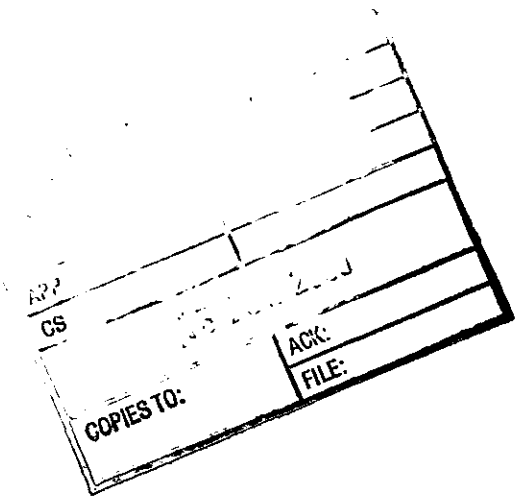
Yours sincerely,

MLTHORP
Principal Development Control Officer

1696

REVISED PLAN




APP
CS
ACK:
FILE:
COPIES TO:

FROM: Andrew Thorley

DATE: 19 June 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1696

Proposal: Proposed conversion of part of garage to dining room..

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

Applicant: Mr C Chew .

21 JUN 2000
Earley Town Council

Your observations are required in respect of this application **by 14/07/2000** .

Councillors considered that this application should be refused, since it was felt that insufficient adequate parking would remain on the site.

CS
21
COPIES TO:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 19 June 2000

Application Number: F/2000/1696

Proposal: Proposed conversion of part of garage to dining room.

Parish: EARLEY TOWN

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

Applicant:
Mr C Chew .

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).

Please could we have an additional plan showing parking arrangement for 3 vehicles ? within the curtalige of the property.
Also the applicant should be informed that the proposed ~~arrangement for~~ alterations to the garage, according to the measurements given, will not allow a ~~car~~ vehicle to be parked within, Please inform the applicant of the following:

① 2.4 x 5.5m (MIN IN FRONT of GARAGE).
② 2.4 x 4.8m (MIN ON DRIVEWAY).
③ 2.5 x 5m (MIN Internal Garage Dimensions).

Signed: _____ **Print name:** Steph Knowles.

22/06/00.

Tel: (0118) 974 6453 (Direct Line)
E-Mail: Gary.Hancox@wokingham.gov.uk
Date: 26 August 1999
My ref: GBM/MLT/Earley – 1B

31.MAY2000* 1696

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

Mr C Chen
1 Rainworth Close
Lower Earley
Reading
Berkshire
RG6 4DP

Dear Mr Chen

PROPOSED CONVERSION AT 1 RAINWORTH CLOSE

I refer to your letter received on the 24th August 1999 with reference to the above.

I can confirm that due to a condition on the original planning consent for the dwellinghouse planning permission is required for the proposed conversion of the garage. However please note that you will be exempt from any planning fees payable. Please find enclosed a set of Householder Forms enabling you to submit an application for your proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr Moir.

Yours sincerely

M L Thorp
Principal Development Control Officer

Enclosure: Householder Application Forms

cc:

Environmental Services

For office use only
Application number: 31 MAY 2000 * 1696

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 Address and postcode Phone number	CLIFFORD CHEN. 1. RAINWORTH CLOSE, LOWER EARLEY. READING BERKSHIRE. RG6 4DP 0118 9 866 06H.
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 RAINWORTH CLOSE LOWER EARLEY READING. BERKS RG6 4DP.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERT PART OF THE EXISTING GARAGE INTO A DINING 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.	NO ALTERATION TO THE EXTERNAL OF THE DWELLING EXCEPT A FRENCH DOOR WILL REPLACE THE EXISTING BACK DOOR AT THE REAR GARAGE.	
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: N/A
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 FEE AS PER YOUR LETTER OF 26/8 - REF GBM/MLT/EARL24-1B		
	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 30-5-08

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

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13 JUL 2006
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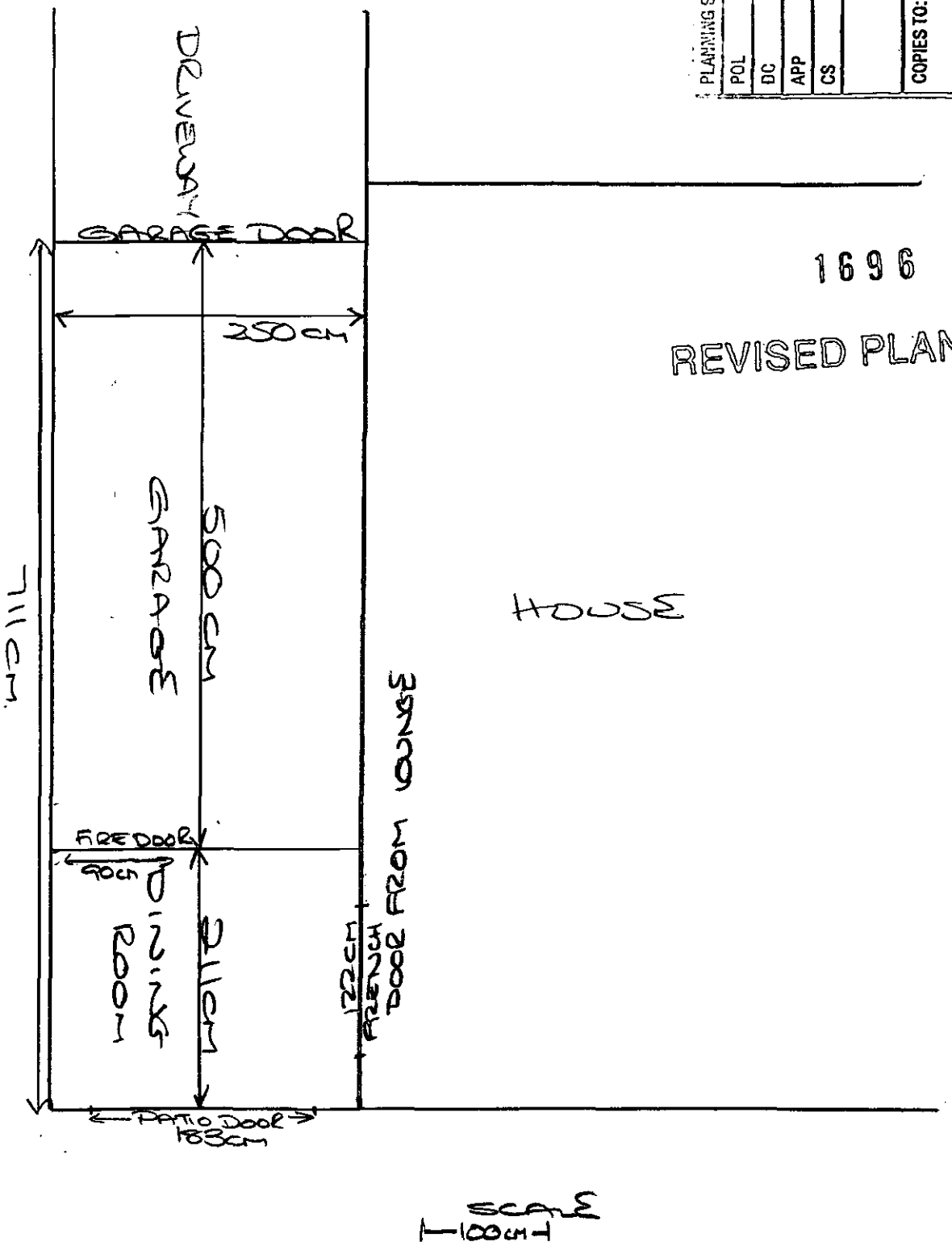
1696

REVISED PLAN

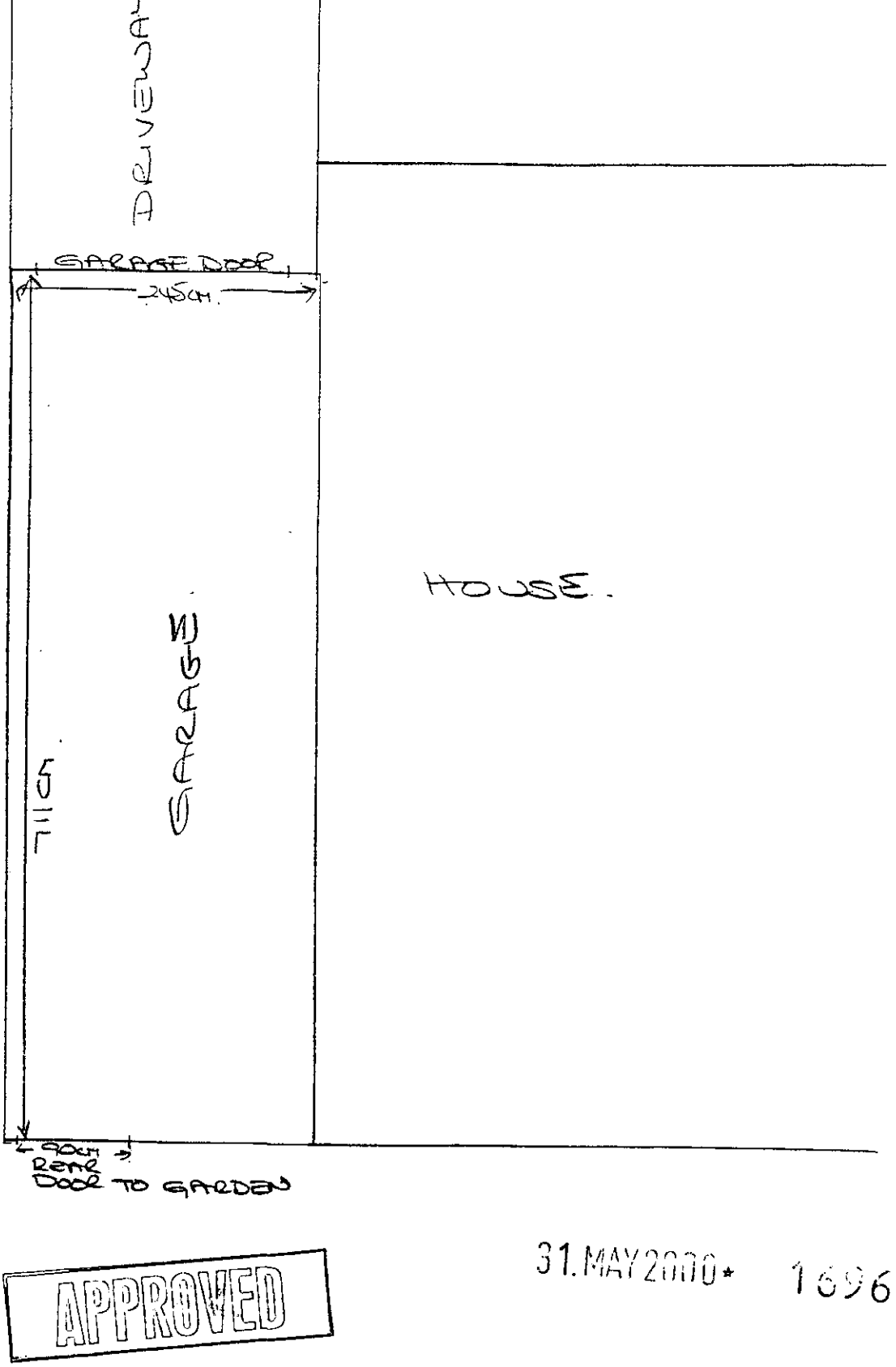


APPROVED

APPROVED

EXISTING

1 RANWORTH CLOSE
LOWER EARLEY
READING
RG6 4DP.



APPROVED

31.MAY2000* 1696

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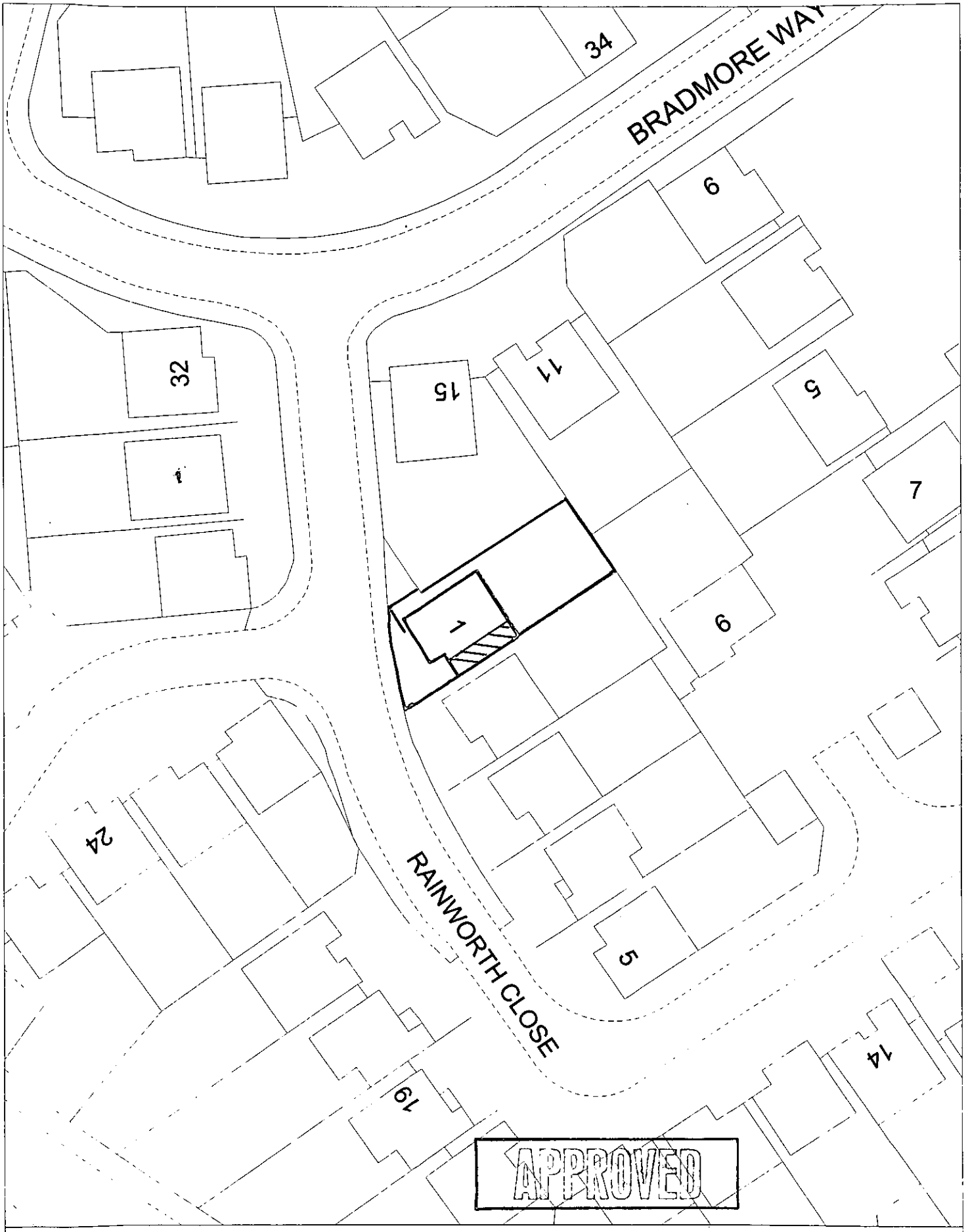

Site Plan, Scale: 1 to 500

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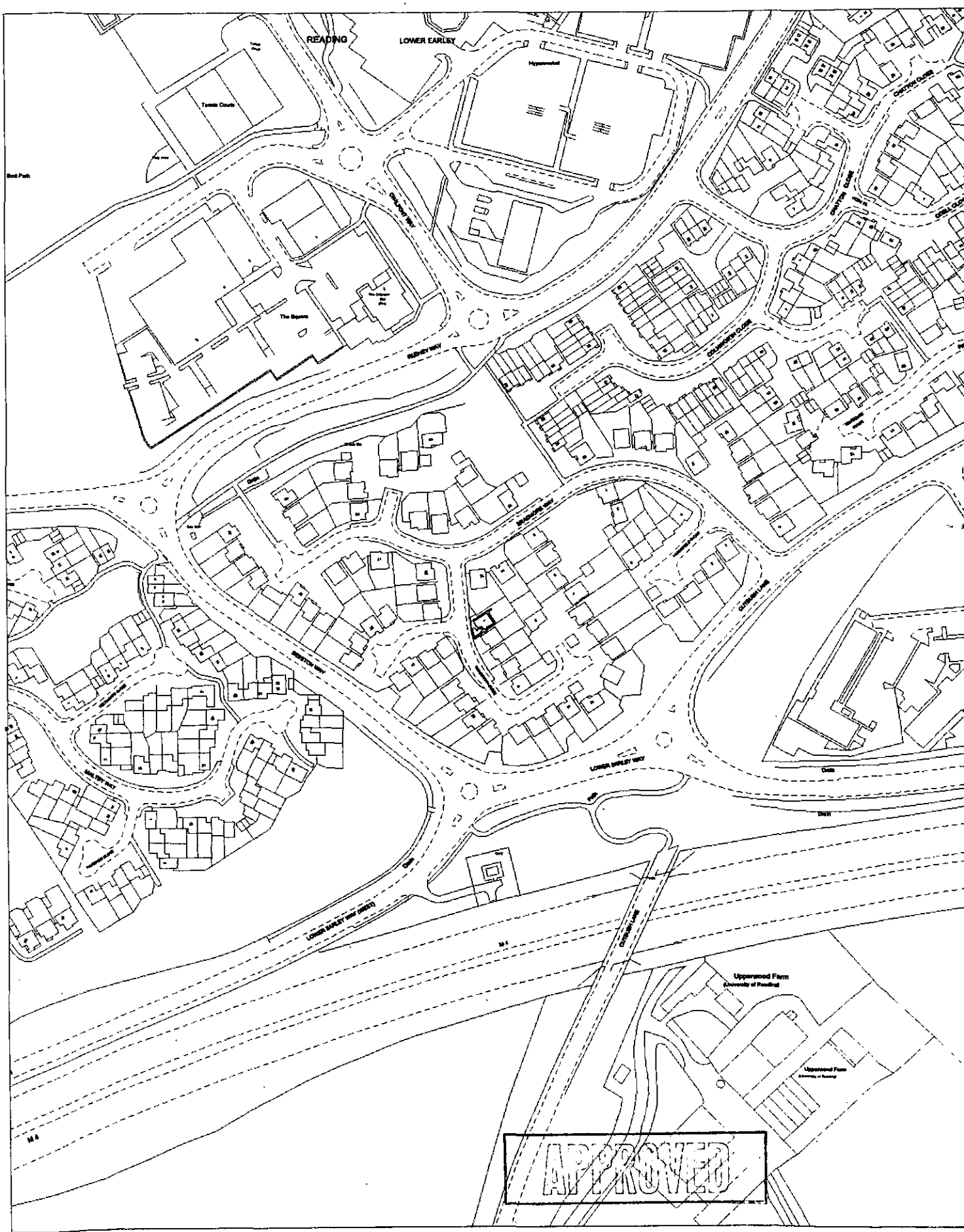
Date: 6 October 1999



Site Plan, Scale: 1 to 2500

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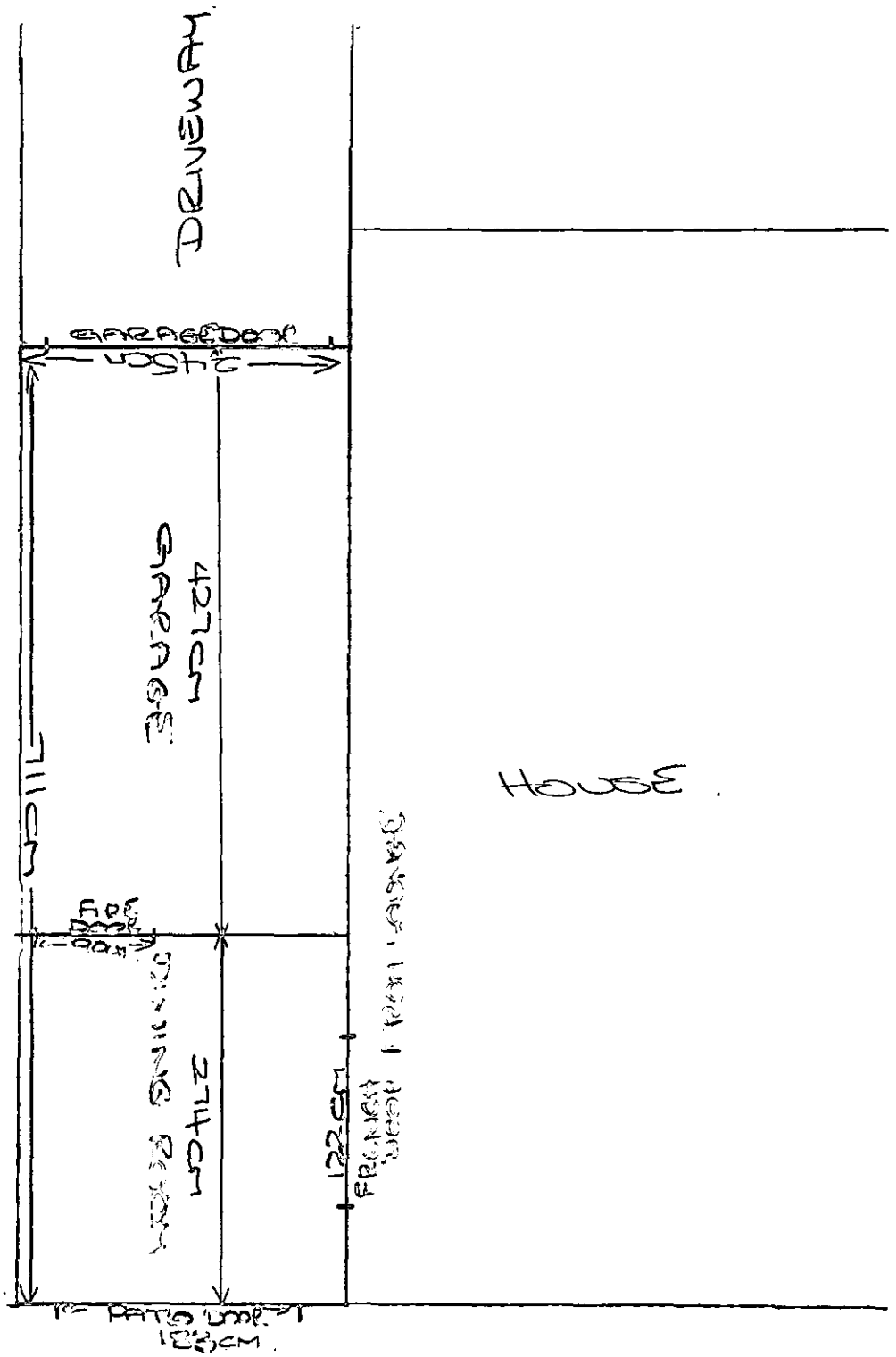
Date: 6 October 1999

PROPOSED.

1 RANWORTH CLOSE
LOWER EARLEY
READING
RG6 4DP.



31.MAY2000* 1696

SUPERSEDED

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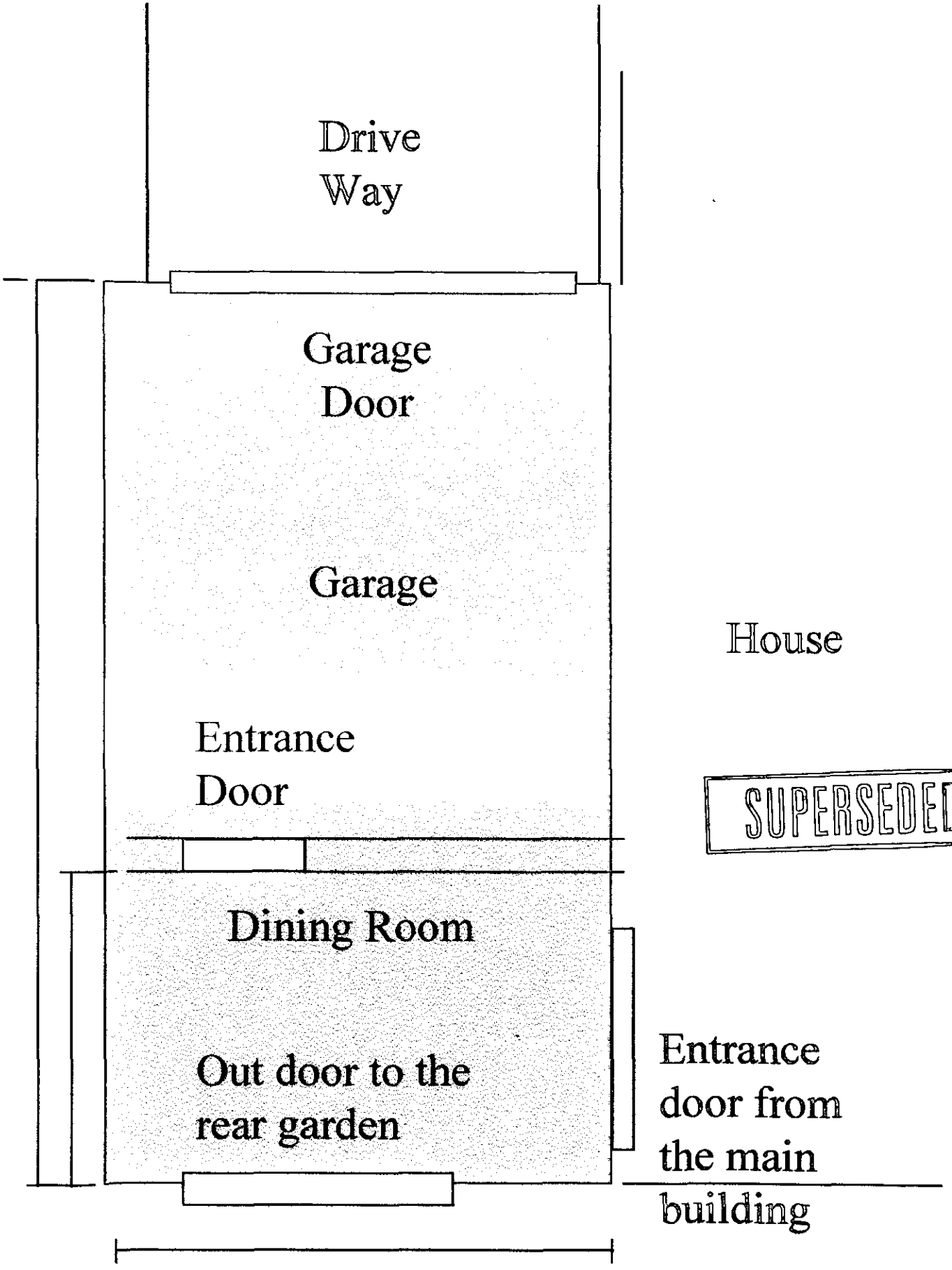

SUPERSEDED

31.MAY2000* 1696