APPLICATION NO:
F/2002/5967

LOCATION:
205 Colemans Moor Road, Woodley Reading.

APPLICANT:
Mr P Alfieri

PROPOSAL:
Proposed conversion of garage to study.

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1084

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Alfieri
205 Colemansmoor Road
Woodley
Reading
Berks
RG5 4DD

Application Number: F/2002/5967

Parish: **WOODLEY**

Location: **205, Colemans Moor Road, Woodley, Reading.**

Proposal: **Proposed conversion 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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 10/04/2002

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	5967	RK
BUILDING CONTROL NUMBER.	BN/2002/1336	
APPLICANT/~~AGENT~~	Mr P. Allen	
ADDRESS OF SITE	205 Colemansmoor Rd Woodley	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 13/5/02 ✓	Rec'd 20/2/02 ✓
ELEVATIONS	— ✓	— ✓
FLOOR PLANS	✓	— ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	16/5/02	

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 : Richard Kelly

Application Number : F/2002/5967

Applicant : Mr P Alfieri .

Location : 205, Colemans Moor Road, Woodley, Reading.
Proposal : Proposed conversion of garage to study.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 17/04/2002. 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 :

Highways: conditional approval
Parish Council: no comment

Planning Issues :

Application Number: F/2002/5967

Appraisal :

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

Application Number F/2002/5967
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	~~C004~~	~~R004~~ 14	
3	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 205 Colemans Moor Road Woodley Reading.

APPLICATION NUMBER: F/2002/5967

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses opposite countryside.

3. DESCRIPTION OF SITE/BUILDING Detached house with forwards projecting garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES side on to Harold Way. set back 4m from No. 203.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING 3 spaces on driveway.

LEVELS Flat.

BOUNDARY TREATMENT Open plan at front 1.8m fence on O.S. rotating back to side.

OTHERS

Application Number: F/2002/5967 – 205 Colemans Moor Road, Woodley

Appraisal:

This application is for a garage conversion to form a study. Permitted development rights were revoked for this house when built. This application raises two issues:

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The proposal will involve replacing an existing garage door with a window. It is not considered that this will cause undue harm to the streetscene.

Impact on highway safety (parking provision): LT5, WT6

Subject to a condition requiring the retention of the driveway, adequate off street parking is provided.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 04 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5967

Proposal: Proposed conversion of garage to study..

Site Address: 205, Colemans Moor Road, Woodley, Reading.

Applicant: Mr P Alfieri .

Your observations are required in respect of this application **by 25/03/2002**

PLANNING SERVICES	HPT
POL	TLS
APP	
DS	
04 APR 2002	
COPIES TO	ACK:
	FILE:

The committee made no comment on this application.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 04 March 2002

Application Number: F/2002/5967

Proposal: Proposed conversion of garage to study.

Parish: WOODLEY TOWN

Site Address:
205, Colemans Moor Road, Woodley, Reading.

Applicant:
Mr P Alfieri .

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).

C122, R122 .

Signed: _____ **Print name:** Adam 6/3/02.

Received by Wokingham District Council

Application No: F/2002/5967

Proposal:
Proposed conversion of garage to study.

Location:
205, Colemans Moor Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library 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/2002/5967 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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.

Head Planning and Transportation

04 March 2002

Application Number : F/2002/5967	**Map No :** 47
Case Officer : RK	**Site Area :** 0·04
Valid Date : 20 FEB 2002	**Received Date: 20/02/2002**

Level : Delegated Application

Description : Proposed conversion of garage to study.

Location : 205, Colemans Moor Road, Woodley, Reading.

Parish : WY **Ward : LOD** 4/3/02 JB

Applicant : Mr P Alfieri .

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			
FLOOR PLANS			
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 4|3|02 B.

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

NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

5967

Environmental Services

For office use only.
Application number: 20.FEB.2002* 5967

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

1	Your name Address and postcode Phone number	PAUL ALLEN 205 COLEMANSMOOR ROAD WOODLEY READING RG5 4DD 0118 969 8669
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.	AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE TO 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.	GARAGE FRONT DOOR REPLACED BY UPVC DG WINDOW - SAME AS REST OF HOUSE. SAME WITH SIDE DOOR
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.		
	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 17.2.02

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

ADDRESS 205 Colemansmoor Road PARISH Woodley

PLOT No. 46 (Woodley Airfield - Phase I) ORD. SHEET No. SU.7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
M/1/62	Coll	Gr. Extraction (Area B)	11.4.62	N/A	C/A
0/119/64	Woodley Devs	O/App. Res. Dev. 240 Acres	28.2.66	N/A	Ref
0/104/67	"	" 41 "	3.8.67	N/A	Ref
0/207/67	"	"	29.1.67	N/A	Ref
50/73, 741/73	Adwest	" Area 1, Road Patterns			
04538	"	O/App. Res. & W/Housing 284.3 Acres			
08308	Adwest / Wimpey	" 138.3 Acres	30.10.78	N/A	C/A
07209, 10	"	Peripheral Road	W/Drawn		
09497	"	Links from "	15.2.79	N/A	C/A
12133	Bryant	Detached House & Garage	13.12.79	N/A	C/A
BR 12/57	"	"	29.11.79	App.	N/A
F/2002/5967	Mr. P. Alfieri	Garage to study			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 170 PDEnq - Gar Conv. P. Alfieri 13.2.02 ppreq.

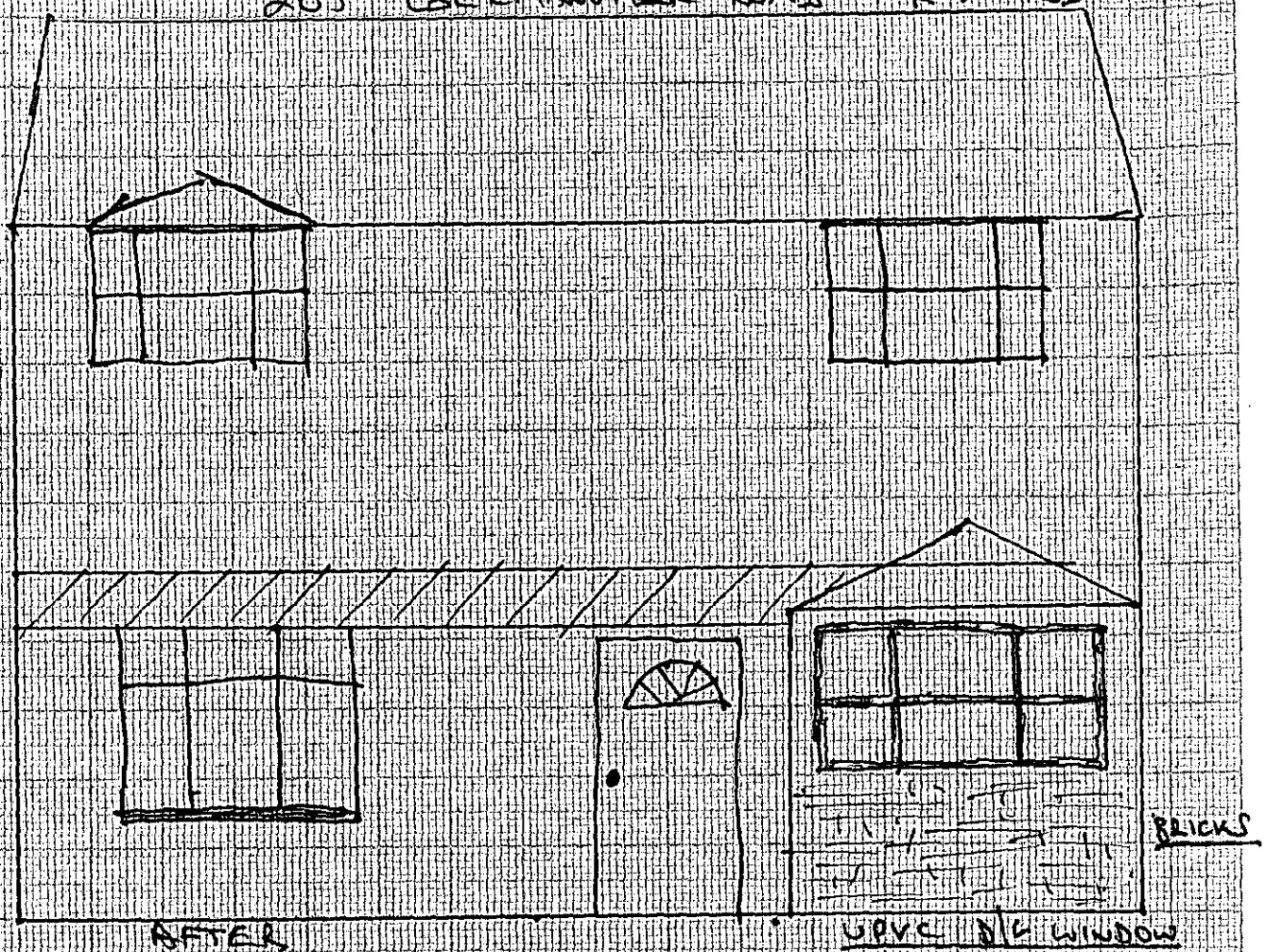
DRAINAGE

091074

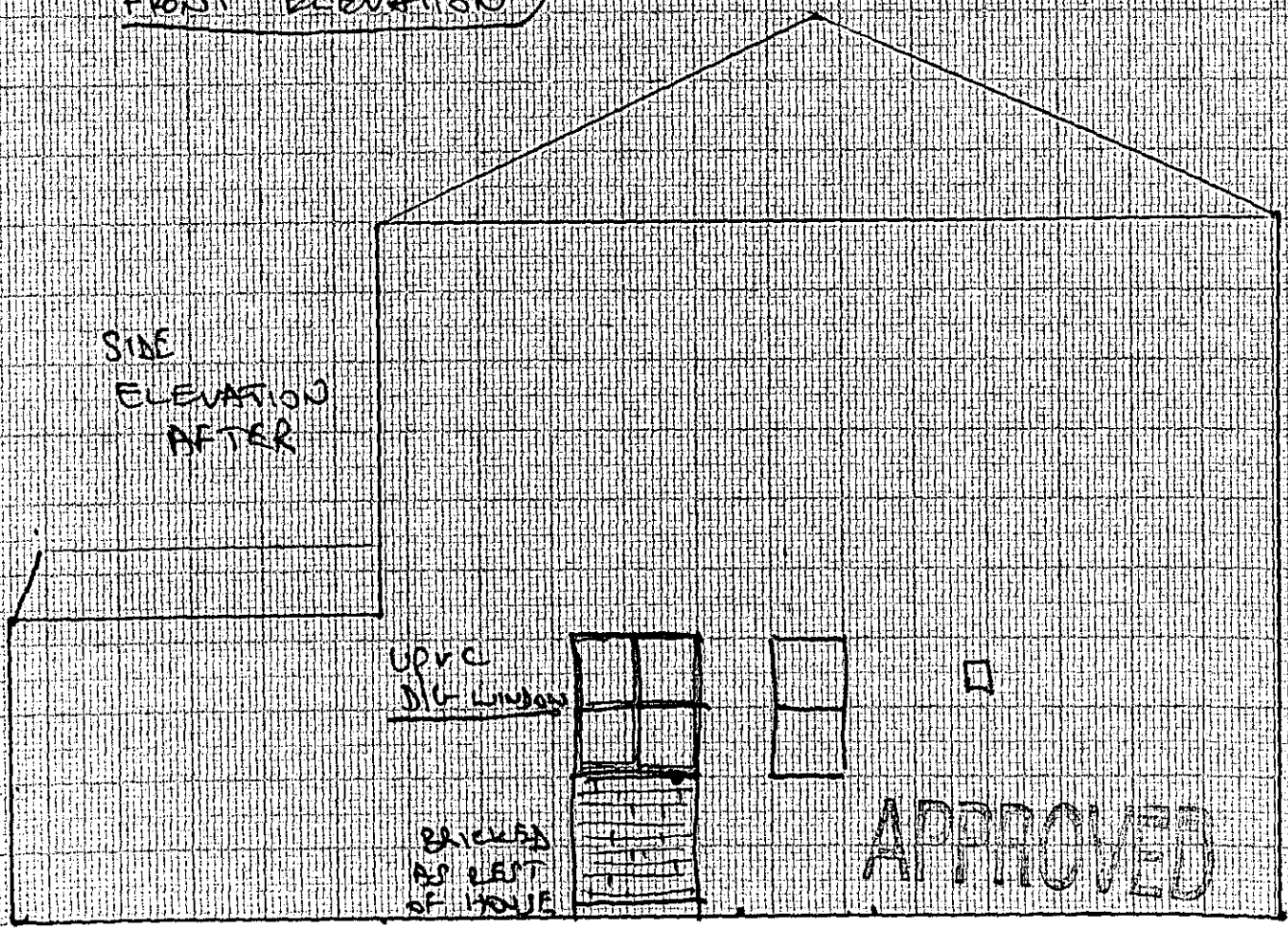
SCALE 2cm = 1m OR 1:50

20 FEB 2012 5967

205 COLEMANSMOOR ROAD RGS 4DD

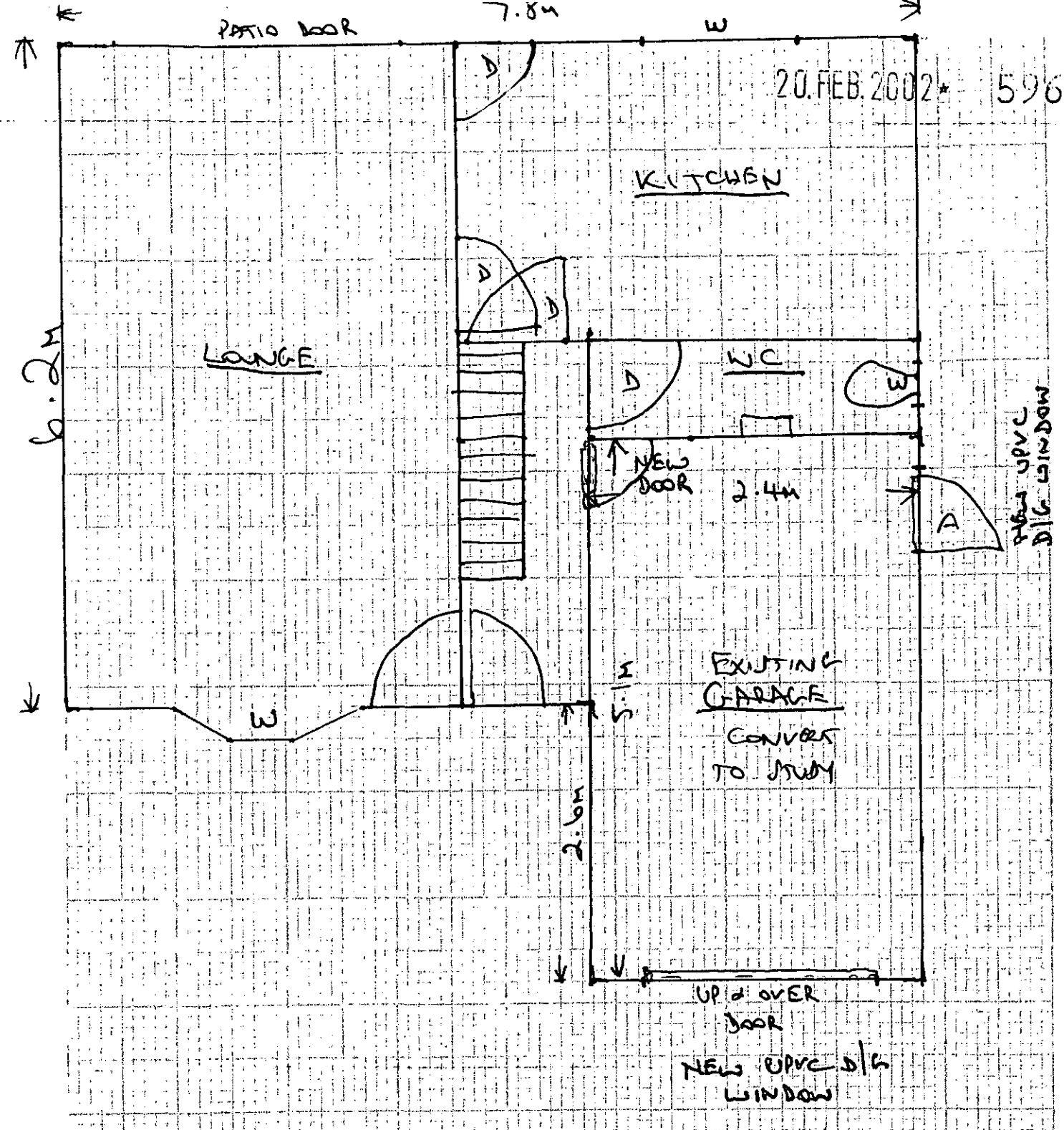


AFTER
FRONT ELEVATION



SIDE ELEVATION AFTER

CG 16/3/12



20.FEB.2002 5967

205 COLEMANSMOOR ROAD RG5 4DD

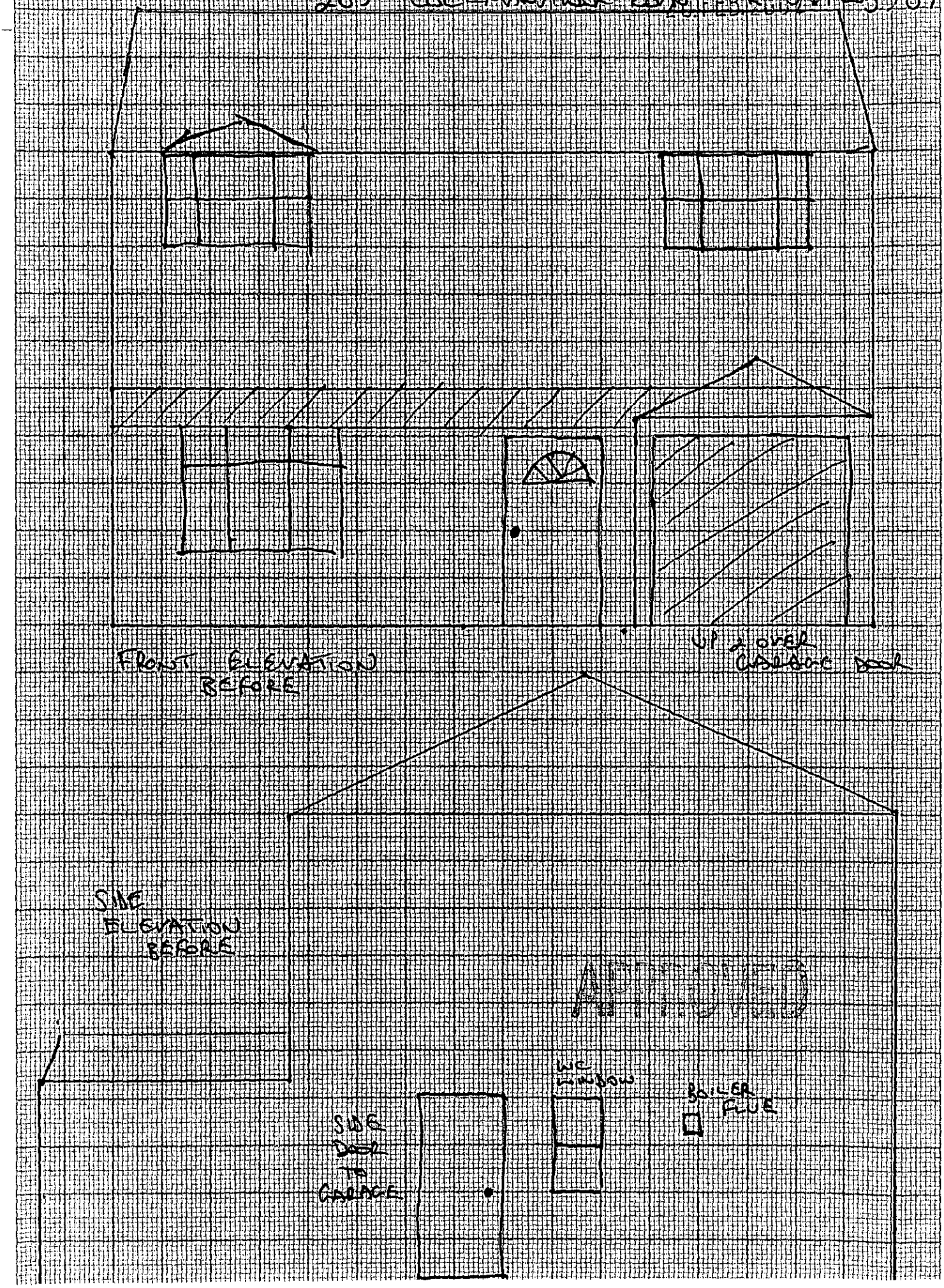
SCALE 1:50

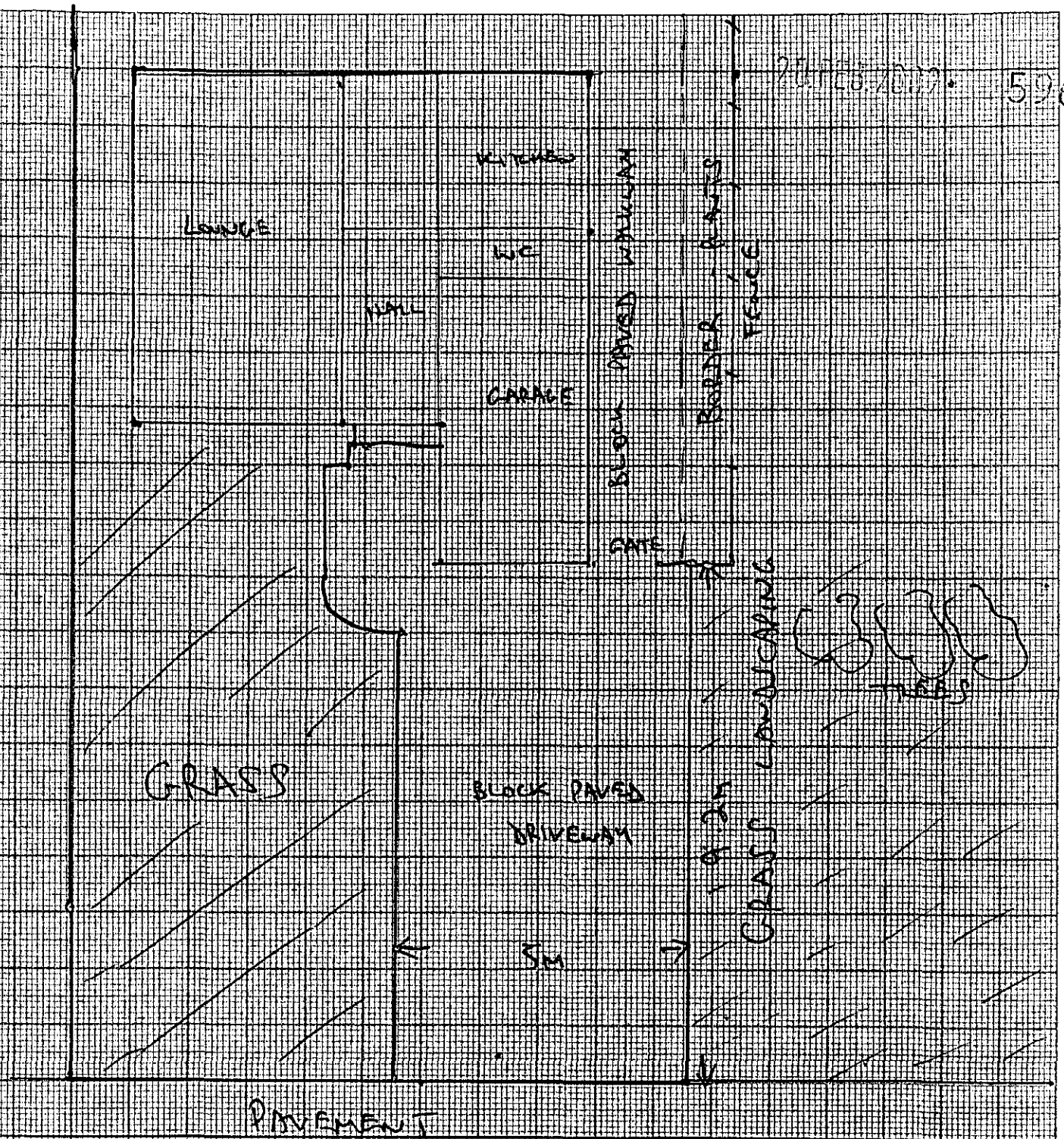
APPROVED

16/1/02

SCALE 2cm = 1m OR 1 : 50

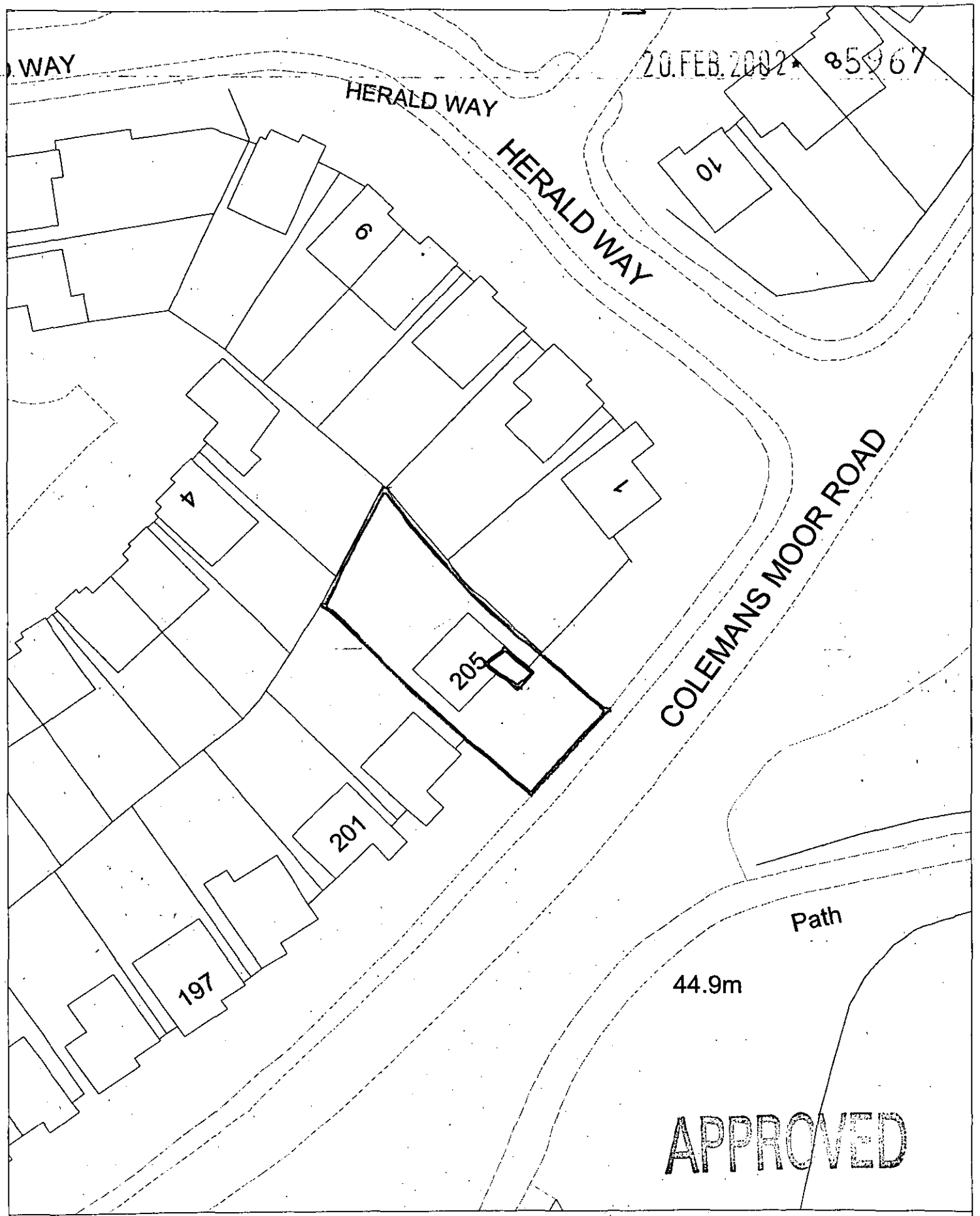
205 COLEMANSMOOR ROAD





DRIVEWAY AT FRONT HAS ROOM FOR FOUR VEHICLES - 9.2M x 5M.

SCALE 1CM = 1M. OR 1:100



Site Plan, Scale: 1 to 500

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Date: 18 February 2002

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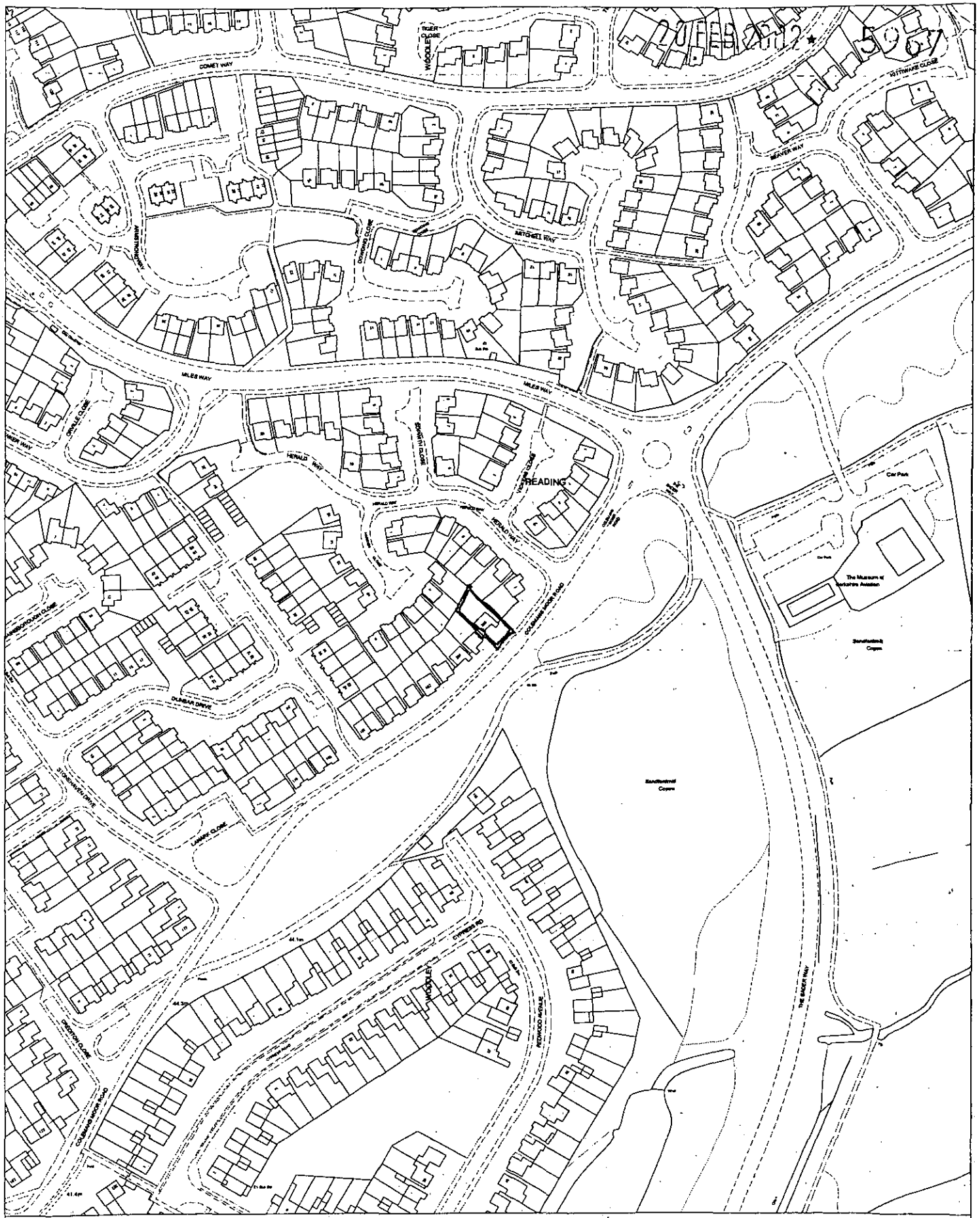

Site Plan, Scale: 1 to 2500

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Date: 18 February 2002

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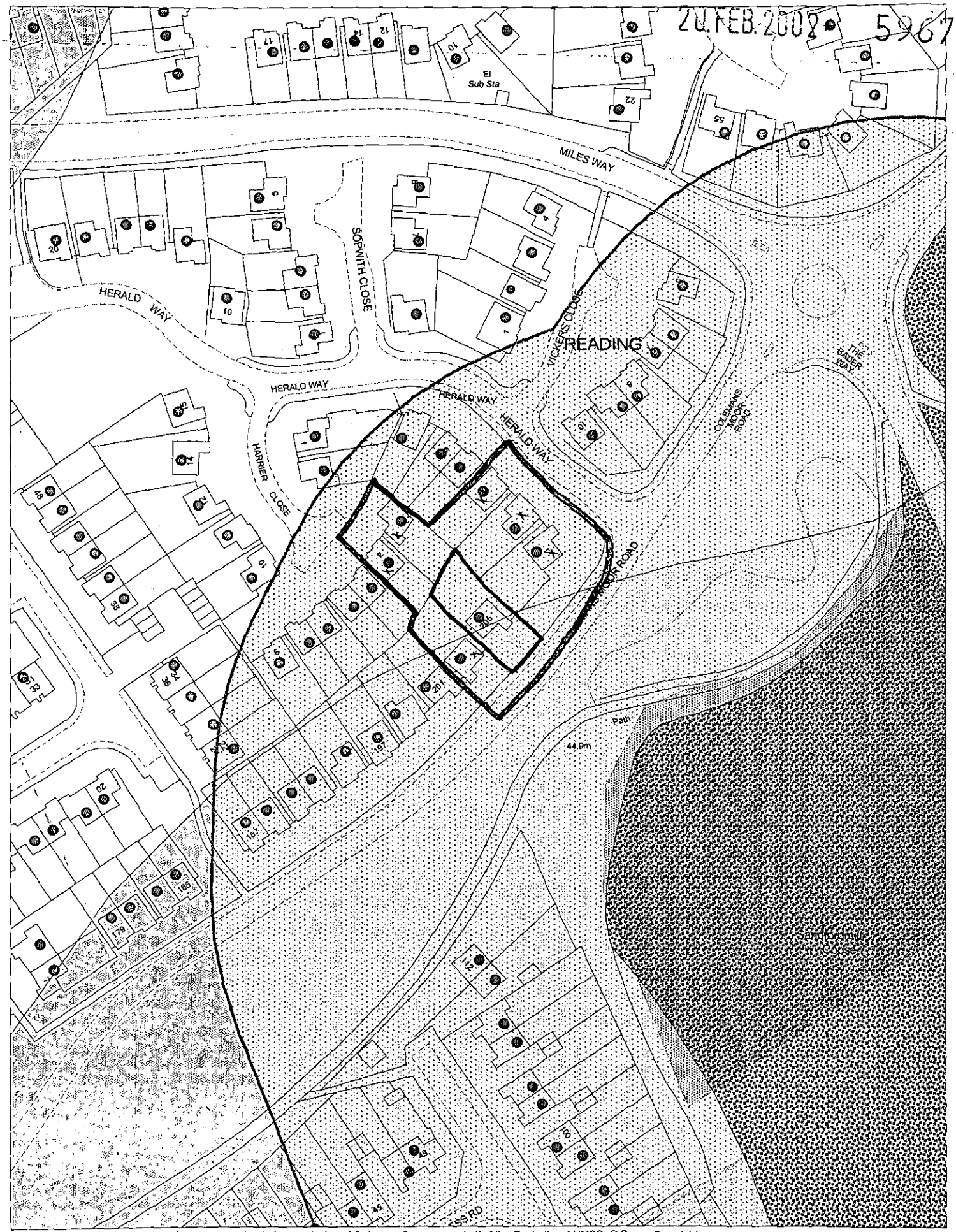
20 FEB 2002

5967



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Development Control Section, Environmental Services, Wokingham District Council.

22 February 2002

Scale: 1 : 1250

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