APPLICATION NO:
F/2000/1217

LOCATION:
Tudor Rose Basingstoke Road, Riseley Reading.

APPLICANT:
Mr K Gibson C/O BDS Chartered Surveyors

PROPOSAL:
Proposed conversion of stable to playroom plus pitched roof to playroom and garage

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **06/06/2000**

CASE OFFICER: ~~**Elaine Connor**~~
Angela O Dell.

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Gibson
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Reading
Berks
RG2 9AB

Application Number: F/2000/1217

Parish: **SWALLOWFIELD**

Location: **Tudor Rose, Basingstoke Road, Riseley, Reading.**

Proposal: **Proposed conversion of stable to playroom plus pitched roof to playroom and garage**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The playroom building hereby approved shall be used for purposes incidential to the enjoyment of the dwellinghouse only (as defined in Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 199) and shall not be used a living accommodation.

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. The use of the building as living accomodation would be an inappropriate use.

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1217	EC
BUILDING CONTROL NUMBER.	AP 2000/0579	Alan.
~~APPLICANT~~/AGENT	BDS Chartered Surveyors.	
ADDRESS OF SITE	Tudor Rose, Basingstoke Rd. SWALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	convert stable to playroom pitched roof to playroom + garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4953-00-01	4953-00-01
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	1/8/00	

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	

WORK SHEET FOR : ~~Elaine Connor~~ Aygele Odell.

Application Number : F/2000/1217

Applicant : Mr K Gibson C/O BDS Chartered Surveyors.

Location : Tudor Rose, Basingstoke Road, Riseley, Reading.

Proposal : Proposed conversion of stable to playroom plus pitched roof to playroom and garage

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : ✓

Date of Site Visit : 27.7.00

Date Registered : 11/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses : Swallowfield P.C: No objection to pitched roof to garage & also in principle to conversion of & works to stable → playroom, but concerned that in time the latter could be converted to a single bedroom dwelling without anyone being aware that a change of use has taken place.

Planning Issues : 1. Principle

2. Effect on neighbours.

Application Number: F/2000/1217

Appraisal :

Consider the proposed conversion works and pitched roofs would have an acceptable appearance and not have an unacceptable effect on neighbouring properties. However, the Parish Council's comments are pertinent. Consider no objection to conversion to use as for domestic ~~business~~ use in principle, but the layout is such that with a sink and shower room it could be converted to use as a separate dwelling if let out ~~as~~ undetected. However, as the building is more than 5m from the house the pitched roof would take it to 6m high, such a building could have been erected under class E if only for ~~business~~ use. Therefore, given this ~~strong~~ fallback position consider should grant permission subject to conditions including use restricted to Class E only and recommend regular enforcement monitoring checks.

(N.B. ~~a similar~~ on a similar type of situation where a separate Class E ~~building~~ had been erected in a rear garden at 8 Babbington Road Sheffield, ~~the~~ the appeal was dismissed for its use as a separate dwelling although the owners of the main house offered ~~to sell~~ they would only let it and not sell it).

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

Application Number F/2000/1217
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	
3			The playroom building hereby approved shall be used for purposes incidental to the enjoyment of the dwellinghouse only (as defined in Class E & Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 and shall not be used as living accommodation.
		Reason:	The use of the building as living accommodation would be an inappropriate use.

John Mason
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Tudor Rose
Basingstoke Road Riseley Reading.

APPLICATION NUMBER: F/2000/1217

OFFICER: ~~Elaine Connor~~ Angela Odell.

DATE OF SITE VISIT: 27.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Village.

3. DESCRIPTION OF SITE/BUILDING Existing dwelling at front. Existing flat roofed ~~garage~~ double garage + stable building. Gravelled area down drive to these. Rear garden fenced off by post + rail fencing

4. RELATIONSHIP TO ADJOINING PROPERTIES At rear is side of new house 'Snape Cottage'. Has side window just beyond garage. + fence between. No other properties directly affected.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING See above.

LEVELS Flat.

BOUNDARY TREATMENT see above.

OTHERS

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

Tel: (0118) 974 6451

Date: **27 April 2000**

My ref: F/2000/1217

CONFIDENTIAL

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2000/1217
Tudor Rose, Basingstoke Road, Riseley, Reading.
Proposed conversion of stable to playroom plus pitched roof to playroom and garage

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

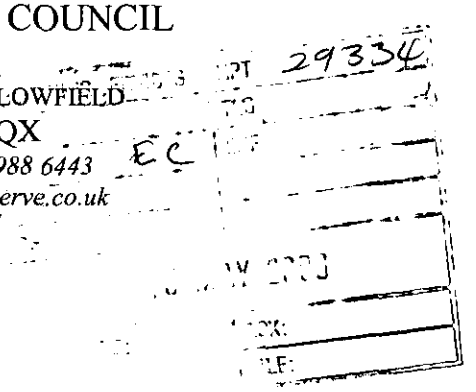
LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1217**
Tudor Rose, Basingstoke Road, Riseley, Reading.
Proposed conversion of stable to playroom plus pitched roof to playroom and garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk



12 May 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Attn: Elaine Connor

Dear Sirs,

Please find below the Parish Council's comments on current applications:

Application No. F/2000/1217 - Proposed conversion of stable to playroom plus pi roof to playroom and garage Tudor Rose, Basingstoke Road, Riseley

The Parish Council has no objection to the pitched roof to the garage. In addition, the Parish Council has no objection, in principle, to the proposed conversion of the stable to the playroom, together with the pitched roof over. However, the Parish Council is concerned that, with the mininmum of additional alterations, the playroom block could be converted into a single bedroom dwelling without any party being aware that a change of use has occurred.

Yours faithfully,

Mrs. C. Adams, Clerk

EC

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1217 relates.

Address of site TUDOR ROSE.

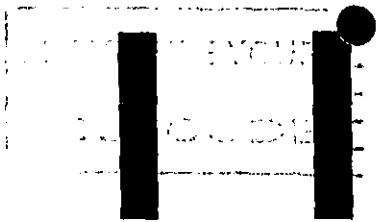
BASINGSTOKE ROAD RISELEY READING RG7 1QD.

Signed

Date 5/5/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

PLANNING SERVICES | RPT
POL | GIS
APP
02 MAY 2000
COPIES TO: | ACK:
FILE: My Ref: JRM

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

To: Elaine Connor
Planning Department

Date: 28/04/00

TUDOR ROSE, BASINGSTOKE, SHINFIELD. F/2000/1217

Having considered the above application, I have no comments or objections to make.

J Mullaney

John Mullaney
Environmental Health Officer

Received by Wokingham District Council

Application No: F/2000/1217

Proposal:
Proposed conversion of stable to playroom plus pitched roof to playroom and garage

Location:
Tudor Rose, Basingstoke Road, Riseley, 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 APR 00	
Officer: EC	Application No. F|2000|1217

Map No. 111.. Site ...012....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED CONVERSION OF STABLE TO PLAYROOM PLUS PITCHED ROOF TO PLAYROOM & GARAGE

Location: TUDOR ROSE BASINGSTOKE ROAD

Parish: SWALLOWFIELD Ward: Swallowfield ✓ 0314

Applicant: MR IC GIBSON

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 27.1.4.... 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 t. Appledore
Drayton
Tudor past Hse } Basingstoke Rd
~~[illegible]~~
Spring Hse
Snap Cottage } Russett Chase
Pennstroole

1933 Tudorose

ADDRESS Basingstoke Road Riseley PARISH Swallowfield (III)

PLOT No. ORD. SHEET No. SU7263-7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
R/268/70	Mr B Davies	Conversion of Stables into dwelling	9.7.70	NA C
			31.12.70	A N
13594	" "	Demolish Out blds erect Bungalow & Garage on Site	3.7.80	NA
BR15385	" "	" " "	31.8.80	Ref N
BR15385	" "	" " "	27.2.81	App as Relax
BRA7951	Mr + Mrs T Andrews	Garage to Res	26.9.89	App.
FP/92/0330	" "	S/ST extn	8.5.92	App.

MINISTRY DECISION

SPECIAL ORDERS

11.APR.2000* 1217

ENVIRONMENTAL SERVICES

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:	
1	YOUR NAME	**MR K GIBSON**	
	ADDRESS	**TUDOR ROSE**	
		BASINGSTOKE ROAD	
		RISELEY	
		READING	
	POST CODE	**RG7 1QD** TEL.NO.	
	AGENT'S NAME	**BDS Chartered Surveyors**	
	ADDRESS	**Windward House,**	
		Hollow Lane,	
		Shinfield	
		Reading	
	POST CODE	**RG2 9AB** TEL.NO. **0118 988 4477**	
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**TUDOR ROSE** **BASINGSTOKE ROAD** **RISELEY** **READING** **RG7 1QD**	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**CONVERSION OF STABLE TO** **PLAYROOM PITCHED ROOF TO** **PLAYROOM AND GARAGE**	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**SAND.CEMENT RENDERTO WALLS -** **PLAIN CONCRETE TILES - RED**	
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.	**NO**	
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**	

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**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

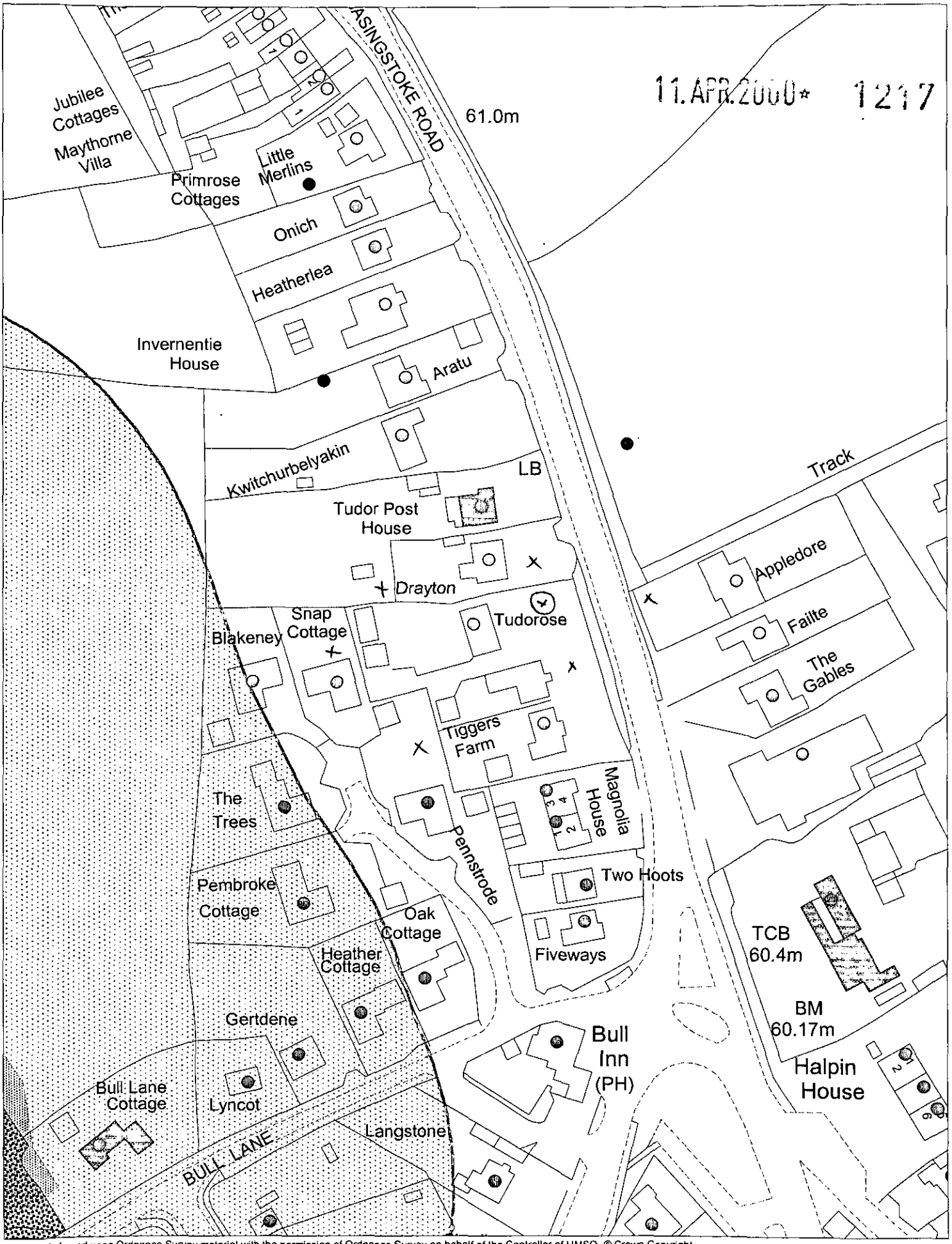
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR K GIBSON**

DATE **10.04.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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Development Control Support Section, Environmental Services, Wokingham District Council.
18 April 2000 Scale: 1 : 1250