APPLICATION NO:
F/2000/0845

LOCATION:
14 Meadow Road, Wokingham.

APPLICANT:
Mr J Tait

PROPOSAL:
Proposed conversion of garge to hobbies room of hobbies room to dining room

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Tait
14, Meadow Road
Wokingham
Berkshire
RG412TD

Application Number: F/2000/0845

Parish: **WOKINGHAM**

Location: **14, Meadow Road, Wokingham.**

Proposal: **Proposed conversion of hobbies room 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. 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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason

2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 20 April 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	0845 AT
BUILDING CONTROL NUMBER	BN 2000/0910 Alison
APPLICANT/~~AGENT~~	Ms. James Tait
ADDRESS OF SITE	14. Meadow Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	Convert hobby room into dining room. Create opening into kitchen from dining room

DRAWING NUMBERS	BC	DC
BLOCK PLAN	~	~
ELEVATIONS		
FLOOR PLANS	recd 13/3/00	recd 13/3/00.

DC internal work only.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/5/00.	

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 : Andrew Thorley

Application Number : F/2000/0845

Applicant : Mr J Tait .

Location : 14, Meadow Road, , Wokingham.
Proposal : Proposed conversion of garge to hobbies room

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/4/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 11/4/2000

Date Registered : 13/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :

WTC: No Objection.
Hugh: Approval with cautions.
Neighbours: None received

Planning Issues : (identified Settlement) 1) Streetscene/VA.
2) Highways

Planning History.

08995 Previous Planning Permission granted in October 1978 conversion of garage into hobby room/workshop extension to living room + erection of new garage.
Condition on original planning permission

Application Number: F/2000/0845

Appraisal :

1) Impact on streetscene / visual amenity.
Proposed conversion of hobby room into dining room, internal alterations only. There will be no external alterations to the elevations of dwelling house ∴ no detrimental impact to the streetscene / visual amenity.

2) Highways
The existing garage to the side of the property together with the driveway will be retained for car parking for 2-3 cars approx.

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

JM

Application Number F/2000/0845
Conditions/~~Reasons for Refusal~~.

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~.
1.	SC01	SR02	
2.	SC23	SR06	"PARKING + GARAGING"

20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 14 Meadow Road Wokingham.

APPLICATION NUMBER: F/2000/0845

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front on tree

2. DESCRIPTION OF SURROUNDINGS Open plan front gardens.
Residential 2 storey detached houses with integral garages, large front gardens.
1970's type of dev.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house, with garage adjoining
open plan front garden, brick with tile cladding at front, concrete tiles on roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, garage + driveway for 2-3 cars.

LEVELS — No change

BOUNDARY TREATMENT — Stained 1.8m high approx with No 12.

OTHERS — 1.6m approx fencing with No 16.

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~APR 2000~~ 3 MAY 2000

Officer: AT | Application No. F/2000/0845

Map No. 75B Site 0:10

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED CONVERSION OF GARAGE TO HOBBIES ROOM (2)

Location: 14 MEADOW ROAD

Parish: WOKINGHAM Ward: Emmbrook

15.3.2000

7

Applicant: MR J TAIT

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	whole site outlined in blue.	8/3	MAY
2	1:500 block plan showing existing & proposed dev. + adj. Properties	New parking layout?	8/3	
3	Forms unsigned	Q 3 - site address Q 4 - conversion of garage?	8/3	
4	Correct S 66 certificate		8/3	MAY
5	Elevation plans	any alterations to front elevation?		
6	Floor plans	NONE		
7	Metric scale disclaimer			MAY
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 : 15.3.2000 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:

..... SIN sufficient .....

(0118) 974 6492 (Direct Line)
Natalie.Brown@wokingham.gov.uk
Date: 14 February 2000
My ref: NB/MLT/Wokingham-1B

Mr James Tait
14 Meadow Road
Wokingham
RG41 2TD

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 Mr Tait,

PROPOSED CONVERSION OF HOBBY ROOM INTO DINING ROOM AT 14 MEADOW ROAD, WOKINGHAM

I refer to fax received on the 24 January 2000 with reference to the above.

I can confirm that due to a condition on the original planning permission for your garage conversion to into a hobby room, your proposal would require planning permission. Under planning permission 08995, this condition states:

"The converted (hobby room) garage and proposed new garage shall not be converted into living accommodation without the prior permission of the District Planning Authority"

However, please note that you would be exempt from any application fees payable. In addition I would advise that you check with our building control section with regard to building regulations. They can be contacted on 0118 974 6375. Please find enclosed the relevant application forms.

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

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

Application No: 08995

Proposal: Conversion of garage into hobby room/Workshop, Extension to living room and erection of new garage at 14 MeadownRoad, Wokingham.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 10th day of OCTOBER 19 78 subject to compliance with the conditions specified hereunder :-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevation of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority. Furthermore, no additional windows or other openings shall be constructed in the elevations of the dwelling as extended by this permission without the prior permission of the District Planning Authority.
4. The extensions and conversion hereby permitted shall be used as domestic accommodation, ancillary to the existing dwelling on the site and shall not be occupied separately therefrom, and no trade or business of any kind shall be carried out in the building.
5. The converted (hobby room) garage and proposed new garage shall not be converted to living accommodation without the prior permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. To prevent an overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjacent properties. and in the interests of amenity generally.
4. The separate occupation of any part of the dwelling would be an inappropriate form of development in this area, and in the interests of amenity.
5. In the interests of amenity and to ensure that the proposed new garage is retained for use in accordance with the District Planning Authority's parking standards.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date: [illegible]

District Secretary

T&CPL/1

N.B. A statement of the applicant's rights is set out overleaf.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 15 March 2000

Application Number: F/2000/0845

Proposal: Proposed conversion of garge to hobbies room

Site Address:
14, Meadow Road, , Wokingham.

Applicant:
Mr J Tait .

Your observations are required in respect of this application within **7 days** of the above date.

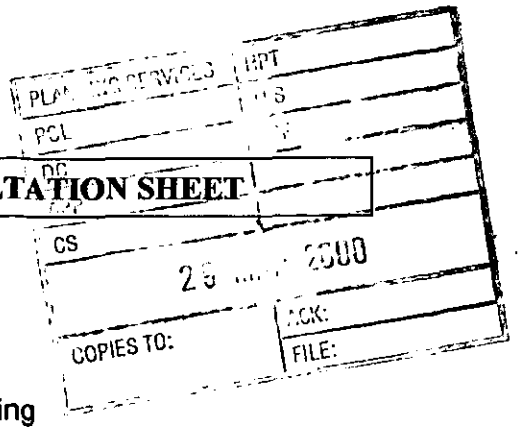
✓ below as applicable;

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).

SC23- PARKING & GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

24-3-00



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0845

Proposal: Proposed single storey rear extension to dwelling

Site Address: 14 Meadow Road, Wokingham

Applicant: Mr J Tait

Your observations are required in respect of this application by **08/04/2000**

Objections:

No Objections

SIGNED: _____ **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

14, MEADOW ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP
R/5/71	8214X	25.1.71	Provision of new kitchen and ground floor toilet	18.2.71C	18.2.71		
R/76/72	8784X	30.3.72	Extension on first floor to form 2 bedrooms and shower	8.6.72C	23.5.72R		
0/48/58			Min of Health Res Dev	12/2/59c			
0/41/59			Weaver Res Dev Sup by R/5/60	23/11/59			
	BR 9143.		New garage + extension to living room (Mr. B Hunger)		7.8.78 App.		
08995			" "	26.10.78			
26956			CARPORT (Burgess)	23.1.87			

PD Eng - Hobby Room to Dining Room - 14/2/00 - Tait

13 MAR 2000 * 0845

Environmental Services

For office use only.
Application number 13.MAR2000* 0845

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	JAMES TAIT
	Address and postcode	14 MEADOW ROAD, WOKINGHAM, BERKSHIRE RG41 2TD
	Phone number	01344 40 3019
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	INTERNAL WORK. KNOCKING THROUGH WALL. BLOCKING UP TWO DOORWAYS. RAISE FLOOR
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 ☐ N/A - INTERNAL WORK
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A - INTERNAL WORK
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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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.		
LETTER FROM ML THORP 14/2/00			
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: James Tait

on behalf of

Date 24/2/2000

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



Site Plan, Scale: 1 to 500

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Date: 18 February 2000

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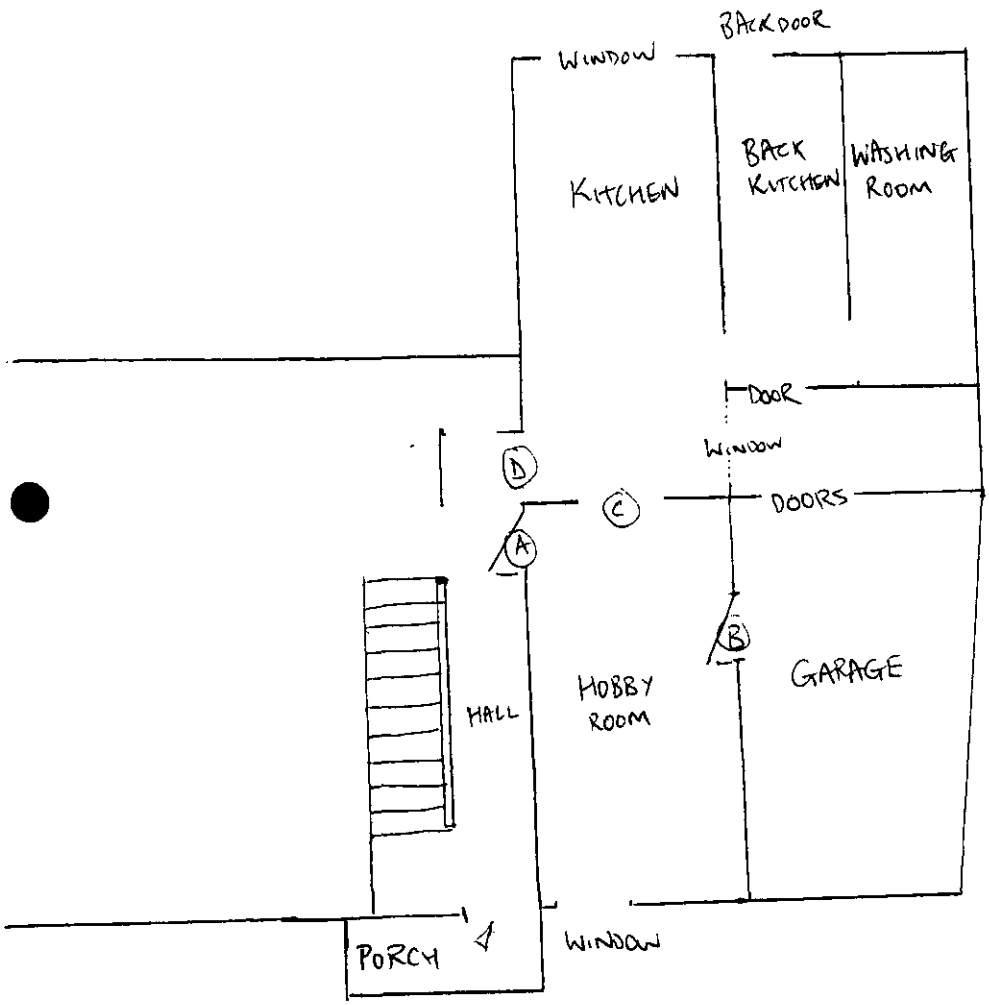
13.MAR2000* 0845



(A) DOORWAY INTO HOBBY ROOM
(B) DOORWAY TO BE BLOCKED OFF
(C) 4 FOOT OPENING TO BE MADE
(D) DOORWAY TO BE BLOCKED OFF

APPROVED

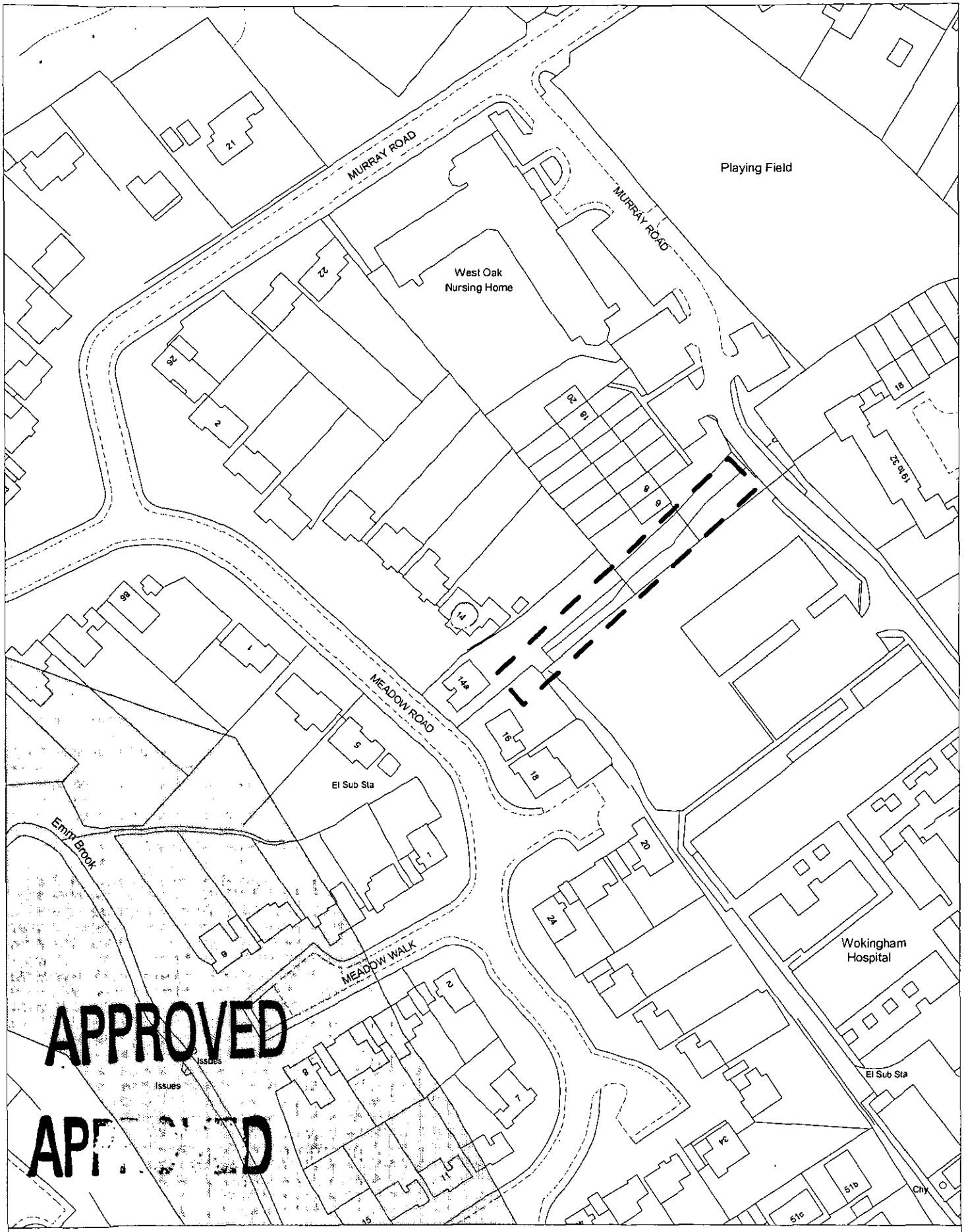
SCALE PLAN 1:100

1m 2m 3M

JAMES TAIT
14 MEADOW ROAD
WOKINGHAM
BERKSHIRE
RG41 2TD

THERE ARE NO AMENDMENTS TO THE FRONT ELEVATION ALL WORKS ARE INTERNAL.

13 MAR 06 0645



Site Plan, Scale: 1 to 1250

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Date: 2 March 2000

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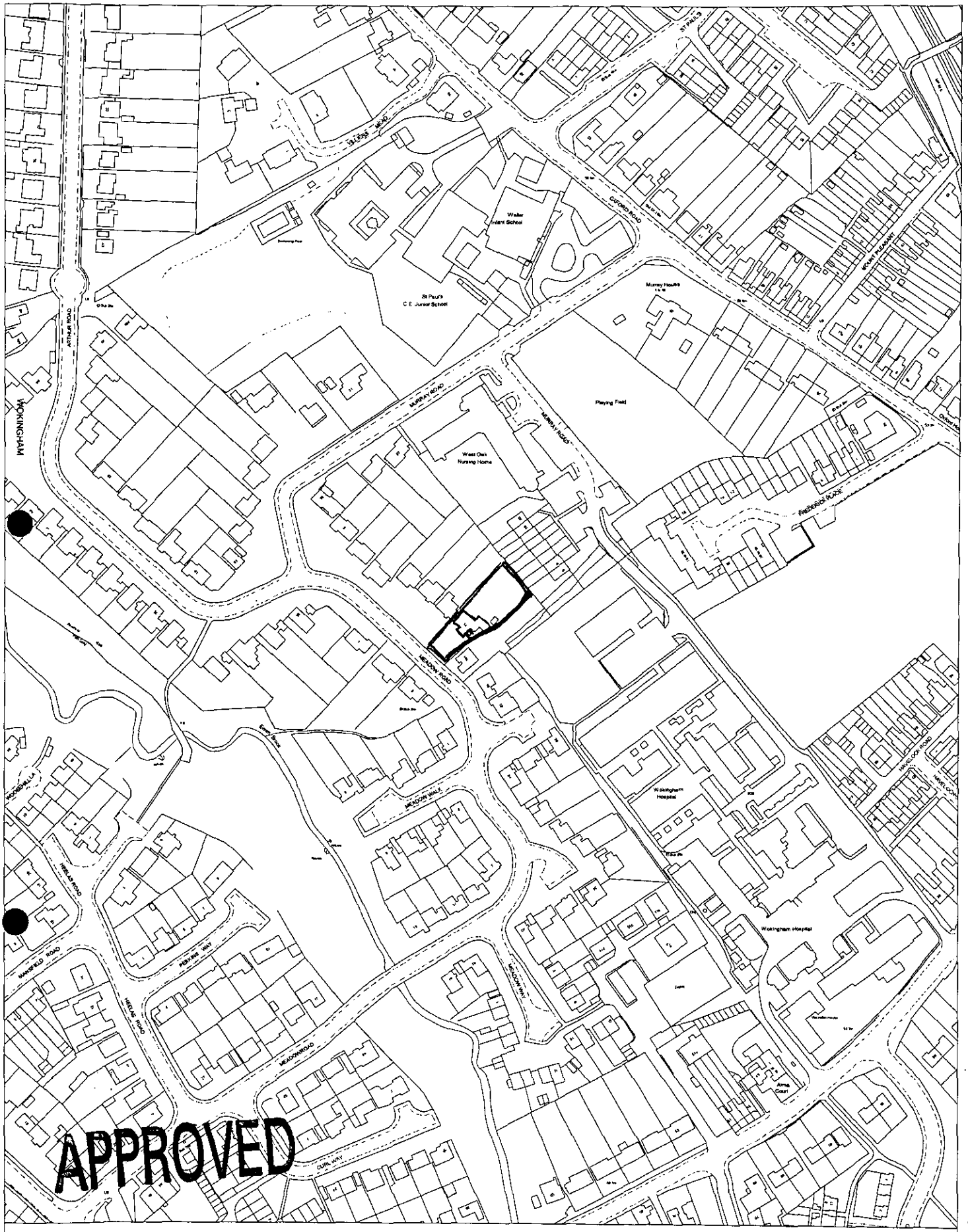
13.MAR2000* 0845



Site Plan, Scale: 1 to 2500

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Date: 18 February 2000

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13 MAR 2000 0845