25/02/03

APPROVED

APPLICATION NO:
F/2002/8197

LOCATION:
29 Harcourt Drive, Earley Reading.

APPLICANT:
Mr Kooner C/O M C Design

PROPOSAL:
Proposed conversion of garage to kitchen/breakfast room. Retrospective.

EARLIEST DATE FOR DECISION: 25/02/03

APPLICATION WILL HAVE EXPIRED ON:

CASE OFFICER: R. KNIGHT

RAILEX Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Kooner
C/O M C Design
Dec House
145 Cardiff Road
READING
Berkshire
RG1 8JF

Application Number: F/2002/8197

Parish: **EARLEY**

Location: **29 Harcourt Drive, Earley, Reading**

Proposal: **Proposed conversion of garage to kitchen/breakfast room. Retrospective.**

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 area denoted on the application plan for parking shall be retained as such and not used for any other purpose.

Reason
1. In the interests of highway safety and to ensure compliance with the Local Authority's parking standards.

Informative
1. This approval is in respect of Plan No. MC/1127/01 plan 1, plan 2 and block plan 3 received by the Local Planning Authority on 22nd January 2003.

Informative
2. 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
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/03/2003

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.

WORK SHEET FOR : RICHARD KNIGHT

Application Number : F/2002/8197

Applicant : Mr Kooner C/O M C Design.

Location : 29, Harcourt Drive, Earley, Reading.
Proposal : Proposed conversion of garage to kitchen/breakfast room. Retrospective.

Site Notice Displayed ? :	YES	NO	DATE
		✓	7/2/03

Date of Neighbour Notifications : 28/01/03

Date of Site Visit : 7/2/03.

Date Registered : 22/01/03.

Earliest Date for Decision : 25/02/03.

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: . 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 :

~~Imp~~ T.C. Needs a proper plan of Car parking spaces.
7, Felstead Close - object to current state of site and noise disturbance - Also objects to eyesore.

Planning Issues :

Impact on Street Scene.

Application Number: F/2002/8197

Appraisal :

This is a retrospective application for conversion of garage to Kitchen/Breakfast Room.
The property is in an area of established housing of circa 1960 Some earlier properties with bay fronts. All semi detached.
The property has been subject of a number of alterations including an open area to the front covered by a mono pitch roof supported by Doric columns. It also has a 1st floor extension to the side - set back from the main facade (approved under F/2001/4304) *
The adjoining property has its garage between the converted garage and the main part of the house. 91 is set slightly behind the application property and has a 1st floor side landing window.

The proposal does not have a significant impact on the street scene nor on the neighbouring property.
One car parking space will be lost. The driveway is however double width and the front garden has already been paved, providing a total of 3 spaces.
Overall it is considered that the proposal complies with the relevant policies and can therefore be allowed.

* Previous appln. F/2000/2896 refused on grounds of inadequate parking for 5 bed. property against parking standards required 4 parking spaces. The refused scheme only provided for 2 parking spaces. The current appln. provides for 3 on-site spaces.

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

Application Number F/2002/8197
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	~~cond~~	~~Reot~~	Retrospective
1. 2.			The area denoted on the application plan for parking shall be retained as such and not used for any other purpose.
		Reason	In the interests of highway safety and to ensure compliance with the local authority's parking standards.
	Informative:		This approval is in respect of plan no. MC/1127/01 plan 1, ~~plan~~ plan 2 and block plan 3 rec'd by the LPA on 22.1.03

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2.

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO51 WO53.

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1.

~~MINERALS LOCAL PLAN POLICIES:~~

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

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

Date: 27/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 29 Harcourt Drive
Earley Reading.

APPLICATION NUMBER: F/2002/8197

OFFICER:

DATE OF SITE VISIT: 12/03

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Semi. D Homes 1960's style. Some earlier bay fronted.

3. DESCRIPTION OF SITE/BUILDING
One of pair - Has front mono-overhang roof supported by Romanesque pillars. 1st floor extension set back over converted garage. Front garden covered in pavions.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set forward of no 41, but with garage adj. joint boundary. Ext. set slightly off boundary. Ladies window in side elevation

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING Space for 3 cars in drive/front garden.

LEVELS Level site

BOUNDARY TREATMENT N/A.

OTHERS None

068

Carol Hurst

From: helen.slade1@btopenworld.com
Sent: 18 February 2003 16:03
To: Development.Control@wokingham.gov.uk
Subject: Planning Application: F/2002/8197

WOKINGHAM UNITARY
Aiming for Excellence

DC
CS
21 FEB 2003
COPIED

✓ 25/2 EMAIL

Name: Helen Slade
Address: 31 Harcourt Drive
Earley
Reading
RG6 5TL

I would like to give the following comments on the above application.
- The new guttering which has been put on the garage roof which has been converted from a flat roof to a pitched roof rubs up against our garage roof, we have also noticed that this guttering does not sit flat in its bracket.

- the window for the utility room opens directly onto a brick wall, i.e.our garage

Building Control. Forwarded to Planning

With compliments

OBS

copy of e-mail received for your information and action if you feel appropriate

RXK

Maddy Brulow

20/02/03

BUILDING CONTROL
21 FEB 2003

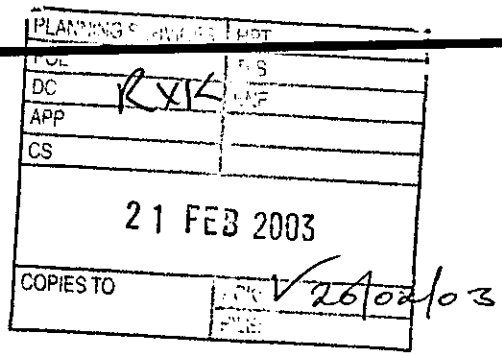
COPIES

Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: administration@earleytc.co.uk
Web site: www.earleytc.co.uk

OBS

Elaine Johnson



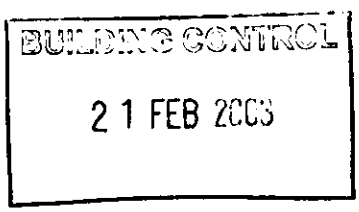
From:	helen.slade1@btopenworld.com
Sent:	18 February 2003 16:04
To:	Elaine Johnson
Subject:	Planning Application: F/2002/8197

PLANNING SERVICES | HPT
POL | TS
DC RXK | ENF
APP
CS
21 FEB 2003
COPIES TO | ACK ✓ 26/02/03
FILE

Name: Helen Slade
Address: 31 Harcourt Drive
Earley
Reading
RG6 5TL

I would like to give the following comments on the above application.
- The new guttering which has been put on the garage roof which has been converted from a flat roof to a pitched roof rubs up against our garage roof, we have also noticed that this guttering does not sit flat in its bracket.

- the window for the utility room opens directly onto a brick wall, i.e.our garage



BUILDING CONTROL
21 FEB 2003

HIGHWAYS CONSULTATION SHEET

From: Richard Knight **Date:** 28 January 2003

Application Number: F/2002/8197

Proposal: Proposed conversion of garage to kitchen/breakfast room. Retrospective.

Parish: EARLEY TOWN

Site Address:
29, Harcourt Drive, Earley, Reading.

Applicant:
Mr Kooner C/O M C Design.

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

✓ below as applicable;

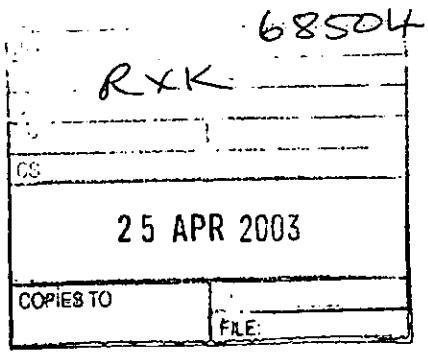
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C122, R122.

Signed: _____ **Print name:** AL 30/01/03.

5 Felstead Close, Earley, Reading, Berkshire RG6 5TP
Tel: 0118 987 1896



Richard Knight
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

22nd April 2003

Dear Mr Knight,

Re: 29 Harcourt Drive RG6, Proposed conversion of garage to kitchen / breakfast room (retrospective). F2002 / 8197

I wrote to you on 23rd February with a general question about what penalties may be due when developments are undertaken without the necessary planning permissions, using the above application as a likely case in point.

The reply I received on 4th March was a "one size suits all" communication merely referring me on to something called the Customer Support Team, but not answering my original question at all.

If I take the trouble to write to a local government office, I expect, not least as a ratepayer of Wokingham's extortionately high Council Tax, to receive a proper reply. I do not regard it as good customer care to refer written enquiries on needlessly.

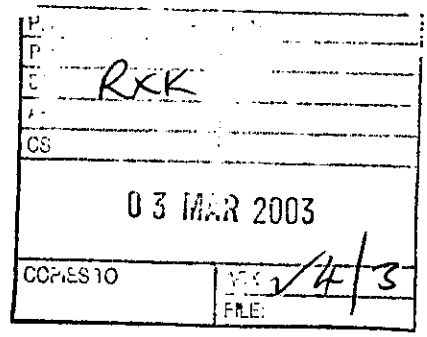
Will you please now do me the courtesy to reply to my original letter.

Yours sincerely,

Jeremy Moreton

8197 0682

5 Felstead Close, Earley, Reading, Berkshire RG6 5TP
Tel: 0118 987 1896



Richard Knight
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

23rd February 2003

Dear Mr Knight,

Re: 29 Harcourt Drive RG6, Proposed conversion of garage to kitchen / breakfast room (retrospective). F2002 / 8197

Regarding your recent letter concerning the above, to all householders in the area, I understand that the proposed works have already been substantially completed and have been the cause of some dispute in the area as an example of the overdevelopment of a suburban neighbourhood.

Would you please advise me of the penalties that the planning authority are able to invoke when works are undertaken without the necessary permission and what the current situation is, from the Council's point of view, concerning this particular development.

Yours sincerely,

Jeremy Moreton

Ref: F/2002/8197

6, Felstead Close.
Earley,
READING,
Berkshire RG6 5TP

7th February, 2003

088

Richard Knight, Esq.,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berkshire RG40 1WR.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 FEB 2003	
COPIES TO	11/2/03

Dear Mr. Knight,

Application No. F/2002/8197
Site Address: 29, Harcourt Drive, Earley, Reading
Proposal: Proposed conversion of garage to kitchen/breakfast room. Retrospective

With reference to your letter dated 28th January in connection with the above, I am writing to point out that I believe this application refers to a proposed conversion which was turned down by Wokingham District Council sometime ago.

Under the circumstances, I would be pleased if a member of your staff could visit the house to ascertain whether this is, in fact, the case.

Yours sincerely,

Dorothy May

Dorothy May (Mrs.)

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8197**

29, Harcourt Drive, Earley, Reading.

Proposed conversion of garage to kitchen/breakfast room. Retrospective.

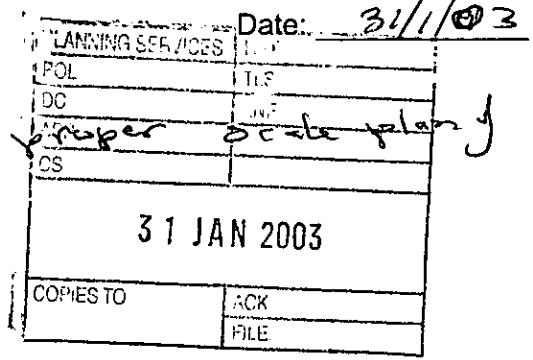
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

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: [signature] Date: 31/1/03

Councillor Rolls

I think we need a proper site plan & Parking spaces!



POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8197. (Case Officer:Richard Knight)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	
POL	TLS
DC	EHF
APP	
03 FEB 2003	
COPIES TO	4/2/03

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality, e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8197

YOUR NAME: MR + MRS M. PIRES

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
7 FELSTEAD CLOSE
EARLEY
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: The house is looking like an eye sore from our bungalow which is at the back of 29 Harcourt Drive. I really find it unbelievable that more permission for more building work will be given! Three years we have been here and 3 years of hell from the noise. My wife is at the R.B.H on nights and has lost numerous end of Sleep The eye sore now of a ? Shed (which it is not) is bad enough let alone more unsightly work. You are quite welcome to view from our back garden. We also realize our letter will make no difference what soever!

M M Pires

B. Pires

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Application Number: F/2002/8197

Case Officer : RXK

Valid Date :	22	01	03

Map No : 57

Site Area : 0·03

Received Date: 16/12/2002

Level : Delegated Application

Description : Proposed conversion of garage to kitchen/breakfast room. Retrospective.

Location : 29, Harcourt Drive, Earley, Reading.

Parish : EA **Ward :** Redhatch 28-1-03 TB.

Applicant : Mr Kooner C/O M C Design.

Fee Required: £0 **Fee Received: £0** restrictive condition.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	only 5 copies		
BLOCK PLANS	No block plans/No parking	Ref. 31·12·02	✓ 22/1
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	No side elevation showing window in garage/kitchen only 5 copies.	"	✓ 22/1
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 28.1.02

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/N & See map

Including 28 Harcourt Rd

No pre-app

OTHERS

condition of 2001/4304

- that the garage should not be used as a habitat space

Organisation_Name	Building_Name	address1	Postcode
		26HARCOURT DRIVEREADING	RG6 5TJ
		28HARCOURT DRIVEREADING	RG6 5TJ
		30HARCOURT DRIVEREADING	RG6 5TJ
		32HARCOURT DRIVEREADING	RG6 5TJ
		27HARCOURT DRIVEREADING	RG6 5TL
		29HARCOURT DRIVEREADING	RG6 5TL
		31HARCOURT DRIVEREADING	RG6 5TL
		6FELSTEAD CLOSEREADING	RG6 5TP
		7FELSTEAD CLOSEREADING	RG6 5TP
		5FELSTEAD CLOSEREADING	RG6 5TP

F/2002/8197

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

Tel: (0118) 974 6502

Date: 28 January 2003

My ref: F/2002/8197

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8197
29, Harcourt Drive, Earley, Reading.
Proposed conversion of garage to kitchen/breakfast room.
Retrospective.

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 **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8197**
29, Harcourt Drive, Earley, Reading.
Proposed conversion of garage to kitchen/breakfast room. Retrospective.
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 Rolls

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

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

Tel: (0118) 974 6502

Date: 28 January 2003

My ref: F/2002/8197

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8197
29, Harcourt Drive, Earley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8197**
29, Harcourt Drive, Earley, Reading.
Proposed conversion of garage to kitchen/breakfast room. Retrospective.
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 Spratling

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6502

Date: 28 January 2003

My ref: F/2002/8197

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8197
29, Harcourt Drive, Earley, Reading.
Proposed conversion of garage to kitchen/breakfast room.
Retrospective.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8197**
29, Harcourt Drive, Earley, Reading.
Proposed conversion of garage to kitchen/breakfast room. Retrospective.
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 Hare

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

22.JAN.2003 8197

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: F/2002/8197

WOKINGHAM UNITARY
Aiming for Excellence

Mr Kooner
C/O M C Design
Dec House
145 Cardiff Road
Reading
Berks
RG1 8JF

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 Sir/Madam

Reference Number: 2002/8197

Site Address: 29, Harcourt Drive, Earley, Reading.

Proposal: Proposed conversion of garage to kitchen/breakfast room. Retrospective.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit block plan showing proposed development and parking layout.

Please submit 6 copies of side elevation of garage kitchen to shoe window. (Not submitted with application.)

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

22.JAN.2003 8197

MC Designs

Dec House 145, Cardiff Road, Reading Berkshire RG1 8JF
Tel : 0118 9572188 Fax : 0118 9571218
Mobile : 0771 4244 273

8197

06 DEC 2002

Dear Sirs

Re : Enclosed Planning Application.

We are acting as agents for the enclosed planning application. We are going to be on holiday from the 18th December – 15th January 2003. Could you please carry out the following during the registration of the application.

Send the Planning registration documents direct to the applicants, to enable site notices to be displayed.

Copy of Registration Number and dates to ourselves for our records.

We can be contacted via e-mail if required.

Martin@mclayton.fsbusiness.co.uk

Many thanks

Martin Clayton

22.JAN.2003 8197

22 JAN 2003

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: F/2002/8197

WOKINGHAM UNITARY
Aiming for Excellence

Mr Kooner
C/O M C Design
Dec House
145 Cardiff Road
Reading
Berks
RG1 8JF

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 Sir/Madam

Reference Number: 2002/8197

Site Address: 29, Harcourt Drive, Earley, Reading.

Proposal: Proposed conversion of garage to kitchen/breakfast room. Retrospective.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit block plan showing proposed development and parking layout.

Please submit 6 copies of side elevation of garage kitchen to shoe window. (Not submitted with application.)

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only.
Application number: 22.JAN.2003 8197

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.

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16 DEC 2002

1	Your name Address and postcode Phone number	MR ROONER. 29, Harcourt Drive Earley Reading
2	Agent's Name Address and postcode Phone number	MC Design Dec ~ House 145, CARDIFF ROAD READING BERKS.
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.	29, Harcourt Drive Earley
4	Give brief details of the proposal for example, two storey side extension. About the application	Retrospective planning for conversion of garage into a habitat room relaxation of condition 4 on planning Approval N° F/2001/14304.
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.	red brick to match existing
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:
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 MR & MRS KOONER.

Date 12/12/02

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

ADDRESS 29 HARCOURT DRIVE PARISH EARLEY

PLOT No. 95 ORD. SHEET No. SU.7370(57)

BUILDER Sir. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J.T. Cook & Son Ltd	Outline	6.8.54	N/A. C/A.
739/55	Sir. James Miller & Partners	"	8.11.55	N/A. C/A.
334/56	"	Layout	6.7.56	N/A. Refuse
386/56	"	Outline	13.11.56	N/A. C/A.
24/57	"	Semi/Det. House	12.3.57	App. C/A.
497/57	"	Semi/Det. House	9.7.57	App. App.
198/58	"	Semi/Det. House	11.11.58	App. C/A.
D/588/59	"	Garage	12.1.60	App. N/A.
D/7/69	Mrs. M. Eastwood	Conservatory & W.C.	23.1.69	App. N/A.
BR15199	MR. K. GHORASHIAN	INT. ANTS & GAS BOILER	3.7.80	REF. N/A
BN98/0623	MR & MRS. KOONER	[illegible] CONV.		
DATE OF COMPLETION				
99/[illegible]743/F	Mr H Kooner	First Floor R Ext.	5.5.00	CA

MINISTRY DECISION

SPECIAL ORDERS P.D Enquiry - Dormer Window Ext. - 6.1.98

DRAINAGE PD Enq - Garden Store - Clayton - (N) - 19/7/02

[redacted]

1983

ADDRESS 29 Harcourt Drive PARISH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/2000/0977	Mr Kooner	1st Floor Rear Ext	18.09.00	APP
/2000/2896	"	2 St/S + S/St/F & R Exts.	17.01.01	REF
/2001/4304	Mr Kooner	2/st side ext	18.10.01	C/A
2002/8197	" "	Conv of gar to kitchen/ Breakfast Room (Retro)		

MINISTRY DECISION

SPECIAL ORDERS