APPLICATION NO:
F/2002/7903

LOCATION:
10 Wescott Road, Wokingham.

APPLICANT:
Mr R Gascoyne C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed conversion of dwelling to 2 flats witl single storey rear extension and loft conversion

EARLIEST DATE FOR DECISION: **02/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2002

CASE OFFICER: **Elaine Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Gascoyne
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/7903

Parish: **WOKINGHAM**

Location: **10, Wescott Road, Wokingham.**

Proposal: **Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion**

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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 unless otherwise agreed in writing by the Local Planning Authority.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

Informatives

1. This approval is in respect of Plan number 1541 03B, received by the Local Planning Authority on 20 February 2003.

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:

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH4 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/03/2003

Notice checked by: CHurst

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 EV

PLANNING APPLICATION NUMBER	F/2002/7903
BUILDING CONTROL NUMBER.	BR/2003/4283
APPLICANT/AGENT	EDWARDS IRISH. PISTHE
ADDRESS OF SITE	10 Westcott Road Wolangham
DESCRIPTION OF PROPOSED WORK	conversion of dwelling into 2 flats. Single storey rear extension plus loft conversion.

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		1541 03 B
ELEVATIONS		1541 03 B
FLOOR PLANS		1541 03 B

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	20.03.03	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?	NONE	
DATE	20/6/03	

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	

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 1 July, 2003
My ref. BC/DC/F/2002/7903
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr R Gascoyne
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION F/2002/7903
SITE: 10 WESTCOTT ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/7903 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Officer

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/7903

Applicant : Mr R Gascoyne C/O The Edwards Irish P/Ship.

Location : 10, Wescott Road, , Wokingham.
Proposal : Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Site Notice Displayed ? :	YES	NO	DATE
	✓		29.11.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/10/2002

Earliest Date for Decision : 02/12/2002

Latest Consultation Date/Site Notice Expiry Date : 02/12/2002

This application <u>will have expired on</u>: <u>25/12/2002.</u> 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: request further info. / no objection
E.H: no objections.
OB: 1 received

Planning Issues :
IMPACT UPON CHAR. OF AREA
" " NEIGHB.

Application no.F/2002/7903

Appraisal:

The application being considered proposes the conversion of no.10 Westcott Road, Wokingham from a single residential unit to, two 2 bed flats. The scheme also includes a single storey rear extension to the ground floor and a dormer extension in the roof space. The scheme has been amended so that the proposed single storey rear extension is stepped in from the neighbouring boundary and the the large dormer with juliette balcony on the rear elevation has been replaced by two smaller dormers to match those that have been approved on the adjoining property.

Principle of sub-division

Policy WH4 of the Wokingham District Local Plan (as proposed to be amended) states that the Council will give favourable consideration to proposals for the conversion or sub-division of dwellings etc provided that the criteria set out can be met. This criteria includes the provision of adequate private facilities, impact upon the character of the area and appropriate parking and bicycle storage. These are discussed below. The policy also states that sub-division of small dwellings i.e less than 100SQ.M. would be considered unacceptable. No. 10 Westcott Road is approximately 100SQ.M. and therefore meets this requirement.

Impact upon the character of the area

The scheme proposes physical change to the exterior of the building, which includes a single storey rear extension and the insertion of three dormer windows, two on the rear elevation and one on the front. No. 10 is a two storey semi detached property, and an application for similar dormer extensions have recently been approved on the adjoining property no.12. The proposed single storey extension would project from the rear wall of the existing building by 4.1m, and has been stepped in approximately 2.6m from the side of the adjoining property (no.12) and would have a partially hipped roof construction with a central, flat section. The extension would stand at approximately 3.4m. Although this projection is 1.1m more than that recommended by the householder SPG, it is not considered that it would detract from the character of the building. Given its location at the rear of the property it is not considered to have a negative impact upon the character of the surrounding area.

Impact upon neighbouring properties

As mentioned above the proposed rear extension is slightly larger than that recommended in the householder SPG. However, due to the set back of the proposed rear extension from no.12 it is considered that overshadowing would be minimal and the development would not have an adverse impact upon the daylighting to no. 12.

The scheme also includes front and rear dormer windows. The original plans showed the rear dormer opening out onto a balcony. This was considered to be unacceptable, as it would lead to overlooking into neighbouring properties. The plans have been revised to omit this feature, which has been replaced two smaller dormer windows

It is therefore considered that the proposed development would not have an adverse impact upon the living amenities of no.12.

Highway Safety

The Council's highway officer has asked the applicant to provide details of parking for both flats. The dwelling has no off street parking, but the agent has stated that the front garden area of the property could be laid to hard standing and an access created onto Westcott Road as has been done on other properties along the road. The applicant has also confirmed that there are two parking permits allocated for the property. Highways are satisfied with the latter arrangement given the location of the development close to the town centre.

Neighbour Concerns

One letter of objection to the proposed scheme has been received by a local business located at 21 Westcott Road. The points of concern raised are concerned with the restricted off road parking facilities in the vicinity. The letter also states that the application if approved would set an undesirable precedent and that Westcott Road is not an appropriate location for allowing flat conversion. It is considered however that the two allocated parking spaces for the property is appropriate given the location of the building close to the town centre, close to public transport and is within 45m of a public car park. It is therefore considered that the development is appropriate in this area.

Application Number F/2002/7903
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C014	R014	
	N02		INS: PLANS.
			20/12/02.
			1541/03A replacement of full balcony with Juliette balcony
	IN01		This approval is in respect of plan nos. 1541.03B received by the LPA on 20th Feb. 2003.

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

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WH4, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Nelson
(Development Control Manager)

Date: 20/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 10 Wescott Road Wokingham.

APPLICATION NUMBER: F/2002/7903

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 29.11.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

est. resi area.

3. DESCRIPTION OF SITE/BUILDING

houses do. similar design
2 st semi
on st. parking.

4. RELATIONSHIP TO ADJOINING PROPERTIES

built to boundary with no. 12 - deck daylighting

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 07 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7903

Location: 10, Wescott Road, Wokingham.

Proposal: Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Applicant: Mr R Gascoyne C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Reduction in size of proposed rear extension and replacement of proposed large second floor dormer with two smaller dormers. Drawing no: 1541/03B.

Comments are required by 17/03/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2002/7903 Date Rec. 20/2/03.

Location: 10, WESTCOTT ROAD, WOKINGHAM

Parish: WOKINGHAM.

Applicant: MR. R. GASCOYNE.

Description of attached plans: DRAWING TO SHOW REDUCTION IN SIZE OF PROPOSED REAR EXTENSION & REPLACEMENT OF PROPOSED LRGE 2nd FLOOR DORMER WITH TWO SMALLER DORMERS.

Drawing No's: 1541/03B.

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.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: AS PER ORIGINAL CONSULTATION PLUS. NO.21.

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

Revised Proposal Description: _____

CASE OFFICER E.V.

Consultations Sent by Admin. on 07.03.PS.

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING
PCL
TYC
AP
CS
66365
EV
20 FEB 2003
COPIES TO

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
7.9.03

19 February 2003

Ref: PHE/FJ/1541

For the attention of: Elaine Vashi.

Dear Sirs,

RE: CONVERSION AND EXTENSION OF 10 WESTCOTT ROAD – WOKINGHAM.
APPLICATION REFERENCE NO. F/2002/7903.

Following our meeting yesterday afternoon I am pleased to enclose two copies of revised drawing No. 1541/03B as requested.

I understand that the revised drawings will be advertised for 10 days but it is expected that an approval notice can be issued shortly after this period.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

Cc. Russell Gascoyne.

Date: 04 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7903

Location: 10, Wescott Road, Wokingham.

Proposal: Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Applicant: Mr R Gascoyne C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Reduction of depth of proposed rear extension adjacent to the boundary with no 12 & replacement of rear dormer with 2 smaller dormer extensions. Drawing no: 03B.

Comments are required by 14/03/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2002/7903. Date Rec. 18/2/03.

Location: 10, WESTCOTT ROAD, Parish: WOKINGHAM.

Applicant: MR. GASCOYNE

Description of attached plans: REVISED PLANS TO SHOW REDUCTION OF DEPTH OF PROPOSED REAR EXTENSION ADJACENT TO THE BOUNDARY WITH NO. 12 & REPLACEMENT OF REAR DORMER WITH 2 SMALLER DORMER EXTENSIONS.

Drawing No's: - 03B.

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.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

2 plans attached, awaiting a 3rd copy from agent which can go on the officer's file.

NEIGHBOURS: AS PER ORIGINAL CONS.

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

Revised Proposal Description: _____

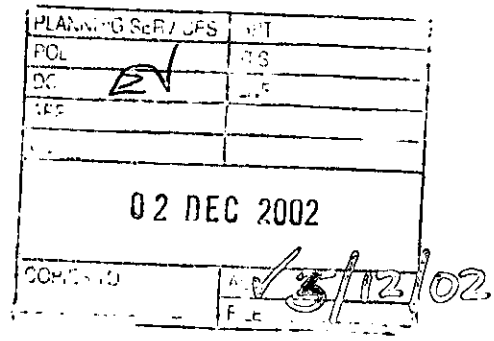
CASE OFFICER: E.V

Consultations Sent by Admin. on: 04.03. PS

Yellow - Case Officer Copy
Green - Part One Copy

SBL

WELTHE HOUSE
21 WESCOTT ROAD
WOKINGHAM
BERKSHIRE
RG40 2ER



PLANNING DEPARTMENT
WOKINGHAM UNITARY SERVICES
PO BOX 153
SHUTE END WOKINGHAM
BERKSHIRE RG40 1WL

28TH NOVEMBER 2002.

Dear Sirs,

WESCOTT ROAD PLANNING REF.F / 2002/7903

I hope you will be considering the following points which impact on ALL current residents : -

- conversion to flats means likely minimum double impact on already restricted vehicle parking with no off road option shown on this Application;
- vehicles are already forced to park on restricted areas at night – could this be an opportunity for these to be amended between the hours of say 6pm and 8am ?
- in a street of houses you are setting a precedent if allowing flats conversions which will add to vehicle overcrowding at minimum;
- semi detached property questions impact on neighbours, having contrary layout upstairs - while understanding the pressure on housing this is not the answer here !

I thus object to the Application on the above grounds.

Yours faithfully,
For and on behalf of,

TIERCEY FINANCIAL MANAGEMENT LIMITED.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 11 December, 2002

My ref: F/2002/7903

Your ref:

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 P Edwards
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Mr Edwards

RE: PROPOSED CONVERSION AND EXTENSION TO 10 WESTCOTT ROAD, WOKINGHAM
F/2002/7903

I refer to the above mentioned application at no.10 Westcott Road, Wokingham.

I have looked at the scheme and consider that the proposed balcony to serve bedroom 1 of flat 2 is unacceptable due to the increased level of overlooking that would result. I would suggest that you consider a 'juliette' style balcony with the doors opening inwards, and no external amenity space. I would be grateful if you could revise the plans accordingly as soon as is practicable, so that I can proceed with the application.

Should you wish to discuss this matter further please do not hesitate to contact me on the above number.

Yours sincerely

EV.

ELAINE VASHI

Planning Officer

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: F/2002/7903

Proposal: Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion.

Site Address: 10 Wescott Road, Wokingham

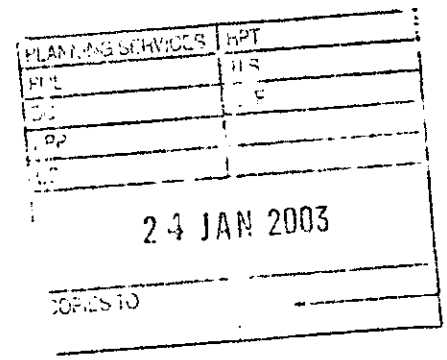
Applicant: Mr R Gascoyne C/O The Edwards Irish Partnership

Your observations are required in respect of this application **by 15/01/03**

Amended Plan

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

Concerned that the big rear dormer window does not match the two small dormers proposed in the alterations to the adjoining property 12 Wescott Road



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

Date: 08 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7903

Location: 10, Wescott Road, Wokingham.

Proposal: Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Applicant: Mr R Gascoyne C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Replacement of full balcony with a 'Juliette' style balcony. Drawing no: 1541/03A.

Comments are required by 15/01/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2002/7903 Date Rec. 20/12/02.

Location: 10, WESTCOTT ROAD, WOKINGHAM

Parish: WOKINGHAM

Applicant: MR. R. GASCOYNE

Description of attached plans: REPLACEMENT OF A FULL BALCONY WITH A 'JULIETTE' STYLE BALCONY.

Drawing No's: 1541/03A

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: 8 & 12 WESTCOTT ROAD.

Date for Responses 7 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on 08.01.03

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING 64447
SOL
DC
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CS
20 DEC 2002
COPIES TO
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Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
7903

19 December 2002

Ref: PHE/FJ/1541

For the attention of: Elaine Vashi.

Dear Sirs,

RE: CONVERSION AND EXTENSION OF 10 WESTCOTT ROAD – WOKINGHAM.
APPLICATION NO. F/2002/7903.

Following your letter dated 11th December 2002 and our subsequent telephone conversation I am pleased to enclose six copies of revised drawing No. 1541/03A for your approval.

The drawing has been revised to show a 'Juliette' style balcony to the second floor as requested in your letter all to reduce overlooking of neighbouring properties.

I have also discussed the parking issue with my client who has confirmed that the property for some years now has been issued with two residents parking permits. I would also like to reiterate that additional parking is available with a number of public car parks around and as this property is encompassed within the Town Centre, parking provision can be reduced in line with the Government Guidelines of PPG3.

I trust all the details are now to your approval and that a favourable decision will be made shortly.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

Cc. Russell Gascoyne.

Elaine Vashi

From: John Mullaney
Sent: 15 November 2002 14:45
To: Elaine Vashi
Subject: F/2002/7903 10 Wescott Road

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 08 November 2002

Application Number: F/2002/7903

Proposal: Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Parish: WOKINGHAM TOWN

Site Address:
10, Wescott Road, , Wokingham.

Applicant:
Mr R Gascoyne C/O The Edwards Irish P/Ship.

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:** _____

Please can the applicant provide details of their proposed parking for both flats.
see letter from agent to 20th Dec. 2002 stating that the property is issued with 2 residents parking permits.
H/Ways consider this to be acceptable
E.V.

Signed: _____ **Print name:** E 18/11/02

RR

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES 63871
POL
APP EV
CS
02 DEC 2002
COPIES TO

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

29 November 2002

Ref: PHE/FJ/1541

For the attention of: Elaine Vashi.

Dear Sirs,

RE: PROPOSED EXTENSION AND COVERSION – 10 WESTCOTT ROAD – WOKINGHAM.
APPLICATION REFERENCE NO. F/2002/7903.

Following your letter dated 8th November 2002 I enclose a revised Certificate B as requested and I confirm that the Notice No. 1 has been issued to Mr J McIntyre the neighbour.

I would also like to draw your attention to the fact that I have today, submitted an application for Mr McIntyre at 12 Westcott Road to convert his loft space to a gable ended property with bedroom accommodation within.

I feel that you may require both these applications to be viewed together but I would welcome your co-operation in discussing the applications as they proceed through the planning process.

Yours faithfully

Paul Edwards

Paul Edwards
Partner

. Encs.

2 DEC 2002

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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
Mr. J. McIntyre	12 Westcott Road Wokingham Berks.	29:11:2002

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . P.A. Edwards . . . . . .

On behalf of . . . . Mr. R. Gascoyne . . . . . .

Date . . . . 29.11.2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Application Number : F/2002/7903	**Map No :** 75B
Case Officer : CV.	**Site Area :** 0.02
Valid Date : 30/10/02	**Received Date: 30/10/2002**

Level : Delegated Application

Description : Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Location : 10, Wescott Road, , Wokingham.

Parish : WK **Ward : WES**

Applicant : Mr R Gascoyne C/O The Edwards Irish P/Ship.

Fee Required: £220 **Fee Received: ~~£0~~ 220** (3)

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	Scale? Parking not shown but see letter from agent.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment of roof at rear boundary? May need Cert B.	8/11	
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

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 ✓ See agent's letter re parking provision.

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|N + See map.

.....

.....

No pre-apps

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

Tel: (0118) 974 6451

Date: 08 November 2002

My ref: F/2002/7903

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2002/7903
10, Wescott Road, , Wokingham.
Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/7903**
10, Wescott Road, , Wokingham.
Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion
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 J Green

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

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

Tel: (0118) 974 6451

Date: 08 November 2002

My ref: F/2002/7903

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/7903
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/7903**
10, Wescott Road, , Wokingham.
Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion
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 R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/7903

Proposal:
Proposed conversion of dwelling to 2 flats with single storey rear extension and loft conversion

Location:
10, Wescott Road, , Wokingham.

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/2002/7903 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/12/2002. 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.

Trevor Watson
Development Control Manager

08 November 2002

Organisation_Name	Building_Name	address1	Postcode
		11WESCOTT ROADWOKINGHAM	RG40 2ER
		3WESCOTT ROADWOKINGHAM	RG40 2ER
		5WESCOTT ROADWOKINGHAM	RG40 2ER
		7WESCOTT ROADWOKINGHAM	RG40 2ER
		9WESCOTT ROADWOKINGHAM	RG40 2ER
		10WESCOTT ROADWOKINGHAM	RG40 2ES
		12WESCOTT ROADWOKINGHAM	RG40 2ES
		14WESCOTT ROADWOKINGHAM	RG40 2ES
		16WESCOTT ROADWOKINGHAM	RG40 2ES
		18WESCOTT ROADWOKINGHAM	RG40 2ES
		6WESCOTT ROADWOKINGHAM	RG40 2ES
		8WESCOTT ROADWOKINGHAM	RG40 2ES
WESCOTT SERVICES		1WESCOTT ROADWOKINGHAM	RG40 2ER
WOKINGHAM JOB SUPPORT CENTRE		40EASTHAMPSTEAD ROADWOKINGHAM	RG40 2EG
		32EASTHAMPSTEAD ROADWOKINGHAM	RG40 2EG
		34EASTHAMPSTEAD ROADWOKINGHAM	RG40 2EG
		36EASTHAMPSTEAD ROADWOKINGHAM	RG40 2EG
		38EASTHAMPSTEAD ROADWOKINGHAM	RG40 2EG

Neighbour list F/2002/7203

30.OCT.2002 7903

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

7903

30 OCT 2002

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

29 October 2002

Ref: PHE/FJ/1541

Dear Sirs,

RE: PROPOSED CONVERSION AND EXTENSION TO 10 WESTCOTT ROAD – WOKINGHAM.

Please find enclosed, on behalf of my client, the application for the conversion of the above property into two, two-bedroom flats, with the conversion of the roof space and a single-storey rear extension.

In converting the property it is intended to extend the roof to form a gabled roof as opposed to the existing hip. The neighbouring property, No. 12, is also converting the roof space and it is proposed to create a gabled roof to this side of the structure thereby balancing the proposed building. A separate application for No. 12 Westcott Road is about to be submitted.

At present there is no parking provision on the site and parking occurs in Westcott Road. The front garden can be cleared and hard standing provided for vehicles as provided for similar neighbouring properties if so desired.

The application consists of the following documentation: -

- Six copies of the application form.
- Six copies of drawing Nos. 1541/01 and 03.
- Certificate B.
- A cheque made out for £220 00 being the appropriate fee.

I trust the application will be to your approval but should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

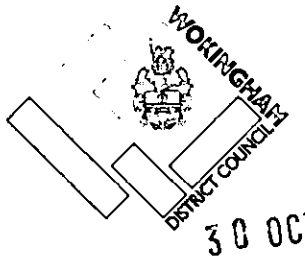
Paul Edwards
Partner

. Encs.

30.OCT.2002 7903.

1509/ab

PLANNING APPLICATION PART 1



30 OCT 2002

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.		YOUR NAME	MR. R. GASCOYNE
		ADDRESS	10 WESTCOTT ROAD
			WOKINGHAM
		POST CODE	Tel No.
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP.
		ADDRESS	36 LANGBOROUGH ROAD
			WOKINGHAM
		POST CODE	RG40 2BT Tel No. 0118 989 4403.
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	10 WESTCOTT ROAD
			WOKINGHAM
			BERKS
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.023 HA.
5.	Give brief details of the proposal	ABOUT THE APPLICATION	SINGLE STOREY REAR EXTENSION
			AND LOFT CONVERSION ALL TO CREATE
			2No 2BEDROOM FLATS.
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.
7.	We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ 1:100 Floor Plan ✓ 1:500 Block Plan ✓ Other 1:100 Elevations ✓
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ✓
		CONSTRUCTION OF NEW BUILDING ☐	DEMOLITION ☐
		OTHER	
9.	What type of Planning application are you applying for ?	RESERVED MATTERS ☐	Go to Question 10.
		OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
		FULL PERMISSION ✓	Go to Question 11.
		TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
		RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
		VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
		MEANS OF ACCESS ☐	DESIGN ☐
			LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES TO MATCH EXISTING.
BRICKWORK AND RENDER TO MATCH EXISTING.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	2
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
NET CHANGE		1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £220·00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A Edwards ON BEHALF OF Mr. R. GASCOINE DATE 25·10·2002

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. 30.OCT.2002 7963

30 OCT 2002

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

on (d) . . . . . .

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . P Edwards . . . . .

On behalf of . . . . Mr. R. Gascoyne . . . . .

Date . . . . 25 . . 10 . . 2002 . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 10, WESCOTT ROAD. PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/7903	Mr R Gascoyne	conv of dwell into 2 flats with S/St R ext + loft conv.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE