[redacted]

APPLICATION NO:
F/2000/1319

LOCATION:
2 Barkby, Lower Earley Reading.

APPLICANT:
Mrs Hewett

PROPOSAL:
Proposed conversion of garage to sitting room/playroom

EARLIEST DATE FOR DECISION: **03/06/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Hewett
2 Barkby
Lower Earley
Reading
RG6 3DY

Application Number: F/2000/1319

Parish: **EARLEY**

Location: **2, Barkby, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to sitting room/playroom**

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 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.

Condition
3. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The existing tree shall not be damaged or destroyed, nor shall it be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. In the interests of the future health and amenity value of the trees.

John Mitchell
Development Control Manager
Date: 26/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1319 JM.
BUILDING CONTROL NUMBER	BN 2001/1068 Alan
APPLICANT/~~AGENT~~	Mr + Mrs I. J. Herrott
ADDRESS OF SITE	2. Barkby Lower EARLEY
DESCRIPTION OF PROPOSED WORK	garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	No plans.	✓
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/2/01	

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 : Joss Miller

Application Number : F/2000/1319

Applicant : Mrs Hewett .

Location : 2, Barkby, Lower Earley, Reading.
Proposal : Proposed conversion of garage to sitting room/playroom

Site Notice Displayed ? :

YES	NO	DATE
✓		16/5 .

Date of Neighbour Notifications : .....10/5.....

Date of Site Visit : .....15/5.....

Date Registered : 19/04/2000

Earliest Date for Decision : 03/06/2000

Latest Consultation Date/Site Notice Expiry Date : 03/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :
Earley TC - ~~No~~ Refuse - insufficient parking
Highways - Parking plan .

Planning Issues :
Effect on street scene & neighbouring properties DRE1 .
Identified settlement .

Application number F/2000/1319

Appraisal:

This application is for the conversion of the garage to a playroom.

Neighbours

There is no increase of volume to the dwelling and the majority of the works will be internal, so any impact on the neighbours will be minimised.

Street scene

The dwelling has four bedrooms and, as such, would be required to produce three car parking spaces. However, there are not sufficient spaces there at the moment, so the requirement need not be imposed in this case. There is an ornamental tree in the front garden and a condition should be imposed to protect it from the construction of the new parking bay.

Recommendation: Approve

Application Number: F/2000/1319

Conditions/Reasons for refusal

No	Std Con	Std Reas.	Non Std Conditions/Reasons for refusal
1.	SC01	SR01	
2.	SC23	SR06	Parking
3.	SC53	SR12	Brickwork
4.	SC49	SR18	'The existing tree shall not be damaged or destroyed…'

26/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Barkby Lower Earley Reading.

APPLICATION NUMBER: F/2000/1319

OFFICER: Joss Miller

DATE OF SITE VISIT: 16/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary.

2. DESCRIPTION OF SURROUNDINGS
Detached houses on modern estate.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1. Other side
3. Open boundary.

check history & check No 6.

5. SITE CONSTRAINTS

TREES one in front centre of garden

ACCESS/PARKING 2 spaces.

LEVELS —

BOUNDARY TREATMENT fire approx 2m high.

OTHERS

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 11 November 1999
My ref: NB/MLT/Earley-1B

Mrs R. Hewett
2 Barkby
Lower Earley
Reading
Berks
RG6 3DY

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 Mrs Hewett,

PROPOSED GARAGE CONVERSION AT 2 BARKBY, LOWER EARLEY

I refer to your letter received on the 9 November 1999 with reference to the above.

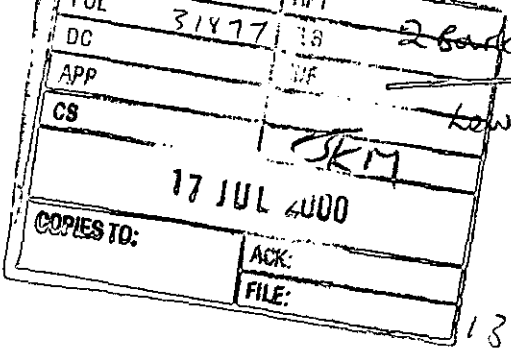
I can confirm that due to a condition on the original planning permission for your property, your proposal would require planning permission. However, please note that you would be exempt from any application fees payable. In addition I would advise that you check with our building control section with 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

M.L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms



2 Barkby
Lower Earley
Reading
RG63DY
13th July 2000.

Dear Sir Madam,

Please find enclosed parking plan for proposed garage conversion for the address above. As requested we have shown provision for two cars. I look forward to your reply,

Yours faithfully

R. Hewett.

FROM: Joss Miller

DATE: 10 May 2000

RECEIVED
PLANNING SERVICES
29731
POL
DC
APP
23 MAY 2000
COPIES TO:
ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1319

Proposal: Proposed conversion of garage to sitting room/playroom.

Site Address: 2, Barkby, Lower Earley, Reading.

Applicant: Mrs Hewett .

Your observations are required in respect of this application **by 03/06/2000** .

Councillors felt that this application should be refused as their appeared to be insufficient parking on the site.

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 10 May 2000

Application Number: F/2000/1319

Proposal: Proposed conversion of garage to sitting room/playroom

Parish: EARLEY TOWN

Site Address:
2, Barkby, Lower Earley, Reading.

Applicant:
Mrs Hewett .

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).

Please could we have a plan showing future parking, in relation to our standards.

SJK 15/05/00

Signed: _____ **Print name:** _____

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1319

CONFIDENTIAL

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/2000/1319
2, Barkby, Lower Earley, Reading.
Proposed conversion of garage to sitting room/playroom

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1319**
2, Barkby, Lower Earley, Reading.
Proposed conversion of garage to sitting room/playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1319

CONFIDENTIAL

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Proposed conversion of garage to sitting room/playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1319

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1319**
2, Barkby, Lower Earley, Reading.
Proposed conversion of garage to sitting room/playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1319

PROPOSAL:
Proposed conversion of garage to sitting room/playroom

LOCATION:
2, Barkby, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before . Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 APR 2000	
Officer: JM	Application No. F/2000/1319.

Map No. 58 Site 0:03.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO SITTING ROOM / PLAYROOM

Location: 2 BARKBY

Parish: EARLEY Ward: Redhatch
10.5.2000.

Applicant: MRS HEWETT

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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	parking provisions	10.5.	
3	Forms unsigned	Q6 materials		
4	Correct S 66 certificate	Q3 ~~site address~~		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10:5:2000 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:

S|N + 1, 3, 6 + 9 Backbay ✓

8. Owston

.....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 19.APR.2000* 1519

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	MRS R HEWETT
	Address and postcode	2 BARKBY LOWER EARLEY READING BERKS RG6 3DY
	Phone number	0118 9868968
2	Agent's Name	
	Address and postcode	N/A
	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.	As Above.
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO SITTING ROOM/PLAYROOM. REPLACE GARAGE DOOR WITH WINDOW.
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.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: N/A
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.		
	EXEMPT. ACCORDING TO ENVIRONMENTAL SERVICES DEPT.		
	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: R. Hewett.

on behalf of

Date 17-4-2000

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 11 November 1999
My ref: NB/MLT/Earley-1B

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

Mrs R. Hewett
2 Barkby
Lower Earley
Reading
Berks
RG6 3DY

Dear Mrs Hewett,

PROPOSED GARAGE CONVERSION AT 2 BARKBY, LOWER EARLEY

I refer to your letter received on the 9 November 1999 with reference to the above.

I can confirm that due to a condition on the original planning permission for your property, your proposal would require planning permission. 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

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

ADDRESS 2 BARKLY PARISH EARLEY

PLOT No. 125 Area L - Lower Earley ORD. SHEET No SW7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLean Homes.	Det. House & Garage	10.2.83.	N/A C/A
BR20089	"	"	17.3.83	APP N/A

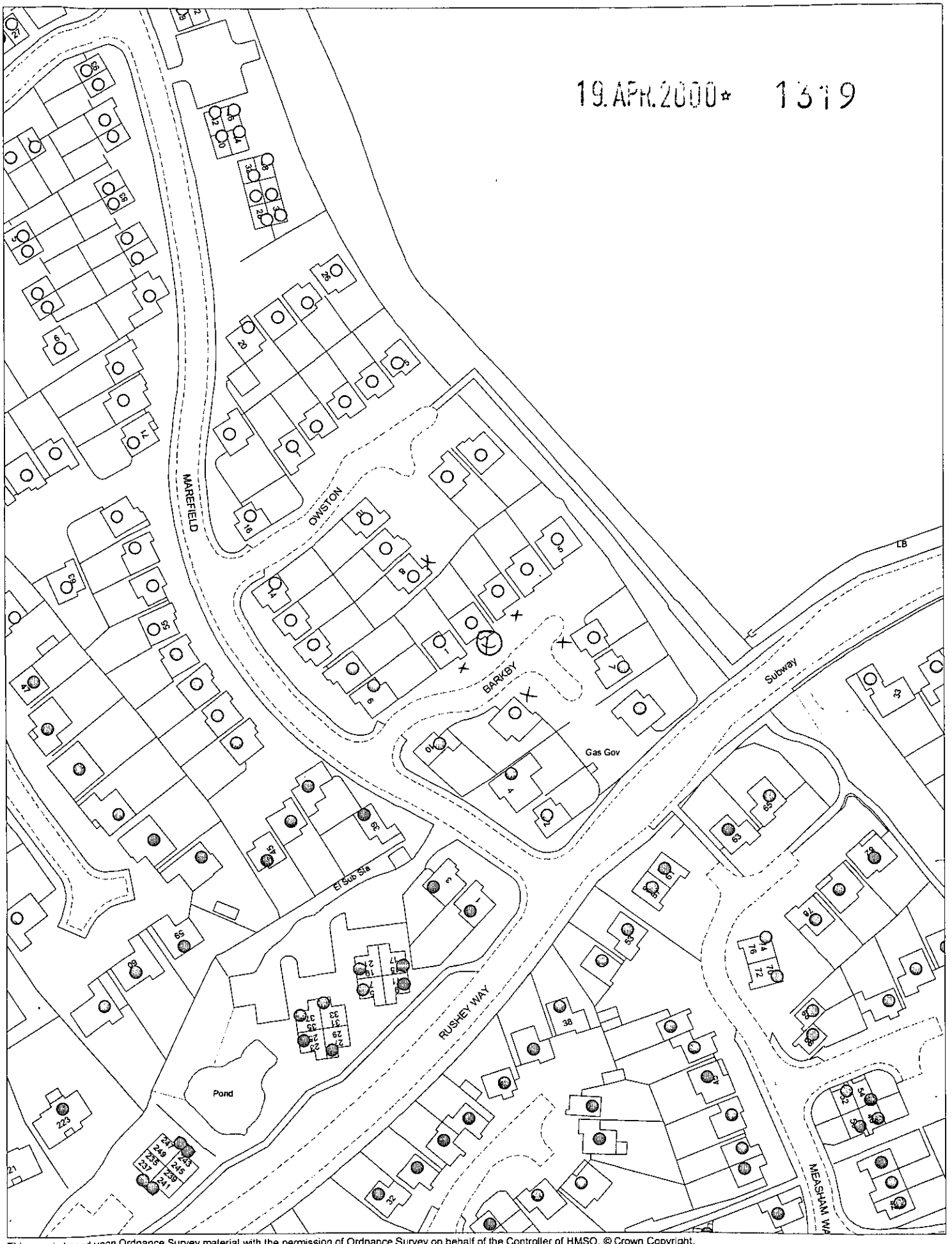
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PI Eng - Garage con. - 9/11/99

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2000

Scale: 1 : 1250

N
W E
S