APPLICATION NO:

F/2000/2796

LOCATION:

28 Medway Close, Wokingham.

APPLICANT:

Mr & Mrs Tyrrell C/O Excel Design

PROPOSAL:

Proposed conversion of garage to family room and store plus pitched roof to part of garage.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tyrrell
C/O Excel Design
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2796

Parish: **WOKINGHAM**

Location: **28, Medway Close, Wokingham.**

Proposal: **Proposed conversion of garage to family room and store plus pitched roof to part of garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. 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.

Condition
3. Prior to the commencement of the development, a plan showing the position of the access, extent of the driveway and additional parking for 3 vehicles shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 15/01/01 showing the roof amended and numbered 00674/8A, 9A, 10A, 11A and 17A and does not approve the proposals as originally submitted.

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.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 01/02/2001

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.

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2796	HP
BUILDING CONTROL NUMBER.	A 2000/1294	Paul.
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	28 Medway Close, Woodhill WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion plus pitched roof to part of garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00674/4B	00674/4B
ELEVATIONS	8, 10, 11	8A, 10A, 11A
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? Note to Paul	DC - pitch to garage roof reduced to 0.75, + shorter length + no velux windows	
DATE	20/2/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	20/2/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2796

Applicant : Mr & Mrs Tyrrell C/O Excel Design.

Location : 28, Medway Close, , Wokingham.
Proposal : Proposed conversion of garage to family room and store plus pitched roof to part of garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	22/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 08/01/2001. 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 :

Wokingham T.C: 'No objection'

Highways:

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety.

Application Number: F/2000/2796

Appraisal:

The proposed development is for a conversion of the garage to a family room and store and the addition of a pitched roof to the front of the garage to allow the formation of a vaulted ceiling.

The conversion would initial the removal of up and over garage door and its replacement with a window in the front elevation, removal of a door in the right side elevation and replacement with a window and replacement of the rear window with a door.

1. Impact upon neighbouring properties

The conversion would involve only the insertion of a new window in the front elevation and a swap of a door for a window and vice versa in the side and rear elevations and it is considered this would cause adverse impact upon the neighbouring property. The original plan showed the proposed pitch to be 1.5m in height above the existing flat roof and being 5.5m long, it was felt that this proposal would be overbearing to No.27 and would result in a loss of light to the garden of this property. Revised plans were requested to reduce both the height and the length of the pitch. This has been done and drawing No.00674/9A shows the height reduced the 0.75m and the length reduced to 2.5m which it is considered would not have a detrimental impact to the neighbouring property.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window and the addition of a small pitched roof in matching materials to the existing. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 4 bedrooms and would therefore need to provide 3 vehicle-parking spaces on site. A parking plan has been submitted showing only 2 driveway parking spaces, which does not meet the required standard, it is therefore suggested a condition be attached to the approval that a plan showing parking for 3 vehicles be provided before work commences. Provided that the resultant parking area is maintained, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2796
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	→	→	Prior to the commencement of the development a plan showing the position of the access, extent of the driveway and additional parking for 3 vehicles shall be submitted to and approved in writting by the Local Planning Authority.
		Reason	To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
	Informative:		
	NO2		Plans: 15/a/a; the roof amended. + numbered 00674/8A, 9A, 10A, 11A & 17A

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

John Mitchell
1/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 28 Medway Close Wokingham.

APPLICATION NUMBER: F/2000/2796

OFFICER: Helen Pollock

DATE OF SITE VISIT: 22/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Modern detached hse's, with garages. Some pitched roof garages some flat.

3. DESCRIPTION OF SITE/BUILDING Double garage along boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES Pitched roof may cause over shadowing of n° 27. - Possible false front pitch?

5. SITE CONSTRAINTS

TREES . N/A .

ACCESS/PARKING - ? 4 beds, doesn't have rm for 3 Parking Spaces - need to loose lawn.

LEVELS n° 27 garden slopes V. slight to E.

BOUNDARY TREATMENT 1.5m standard fence

OTHERS

Received by Wokingham District Council

Application No: F/2000/2796

Proposal:
Proposed conversion of garage to family room and store plus pitched roof to part of garage.

Location:
28, Medway Close, , 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 November 2000

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2796

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2796
28, Medway Close, , Wokingham.
Proposed conversion of garage to family room and store plus pitched roof to part of garage.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2796**
28, Medway Close, , Wokingham.
Proposed conversion of garage to family room and store plus pitched roof to part of garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2796

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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28, Medway Close, , Wokingham.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2796**
28, Medway Close, , Wokingham.
Proposed conversion of garage to family room and store plus pitched roof to part of garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2796

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2796
28, Medway Close, , Wokingham.
Proposed conversion of garage to family room and store plus pitched roof to part of garage.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2796**
28, Medway Close, , Wokingham.
Proposed conversion of garage to family room and store plus pitched roof to part of garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

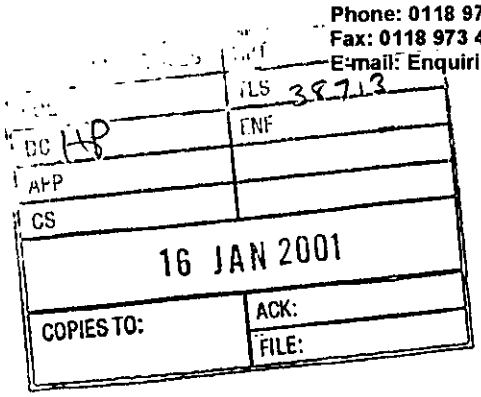
Applicationo	Name & Address
F/2000/2796	C M Ward-Stewart 47 Tamar way Woosehill Wokingham RG41 3UB

App. approved
Letter sent 08/02/01

Recd 1.45pm 15.1.01

Excel Design

17 Gorse Ride South
Finchampstead . Wokingham
Berkshire RG40 4EH
Phone: 0118 973 7336
Fax: 0118 973 4175
E-mail: Enquiries@ExcelDesign.Ltd.UK



Ms H Pollock
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00674
Your ref. F/2000/2796

15th January 2001

Dear Ms Pollock

Re: 28 Medway Close, Wokingham.

Further to our telephone conversation please find enclose our revised drawings showing the roof amended as requested.

We hope this revision meets with your approval.

Yours sincerely

George Avis

47 Tamar Way
Woosehill
Wokingham
Berkshire
RG41 3UB

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS GRS	HP
25 JAN 2001	
COPIES TO:	ACK: / FILE:

24 January 2001

John Mitchell – Development Control Manager
Wokingham District Council
Planning Services
Environmental Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Application No. F/2000/2796 28 Medway Close, Wokingham

I refer to your letter of 17 January 2001 regarding amendment to the above plans.

I have viewed the revised plan and I understand the proposed pitched roof of the existing garage structure will now end behind the current roofline gable of the house, resulting in no new structure or building being visible from my house and therefore blockage of light being kept to a minimum.

However, I would like to enquire why planning permission was given for the original structure in the first place?

Final point, I received your communication regarding the revised plans on 19 January 2001 with any further comments to reach you by 27 January 2001. I believe five working days for someone like myself who is at work each of those days, puts me at a distinct disadvantage in giving me insufficient time to study the plans and perhaps raise any further objections I may have.

Yours faithfully

LM Ward-Stewart.

LM-Ward Stewart

Date: 17 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2796

Location: 28, Medway Close, Wokingham.

Proposal: Proposed conversion of garage to family room and store plus pitched roof to part of garage.

Applicant: Mr & Mrs Tyrrell C/O Excel Design.

Case Officer: Helen Pollock

The new plans show the following: The roof line amended. Drawing nos 00674/9A, 00674/8A, 00674/10A, 00674/11A, 00674/17A.

Comments are required by 27/01/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2000/2796 (Planaps) / (Ludhouse) Date Rec. 16/9/9

Location: 28 Medway Close

Parish Wokingham

Applicant: MR + MRS Tyrrell

Description of attached plans Revised plans showing the roof line Amended.

Drawing No's: 00674/9A, 00674/8A, 00674/10A, 00674/11A, 00674/17A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS: 47 Tamar Way. (Please Send 1st Class)

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

New Description

CASE OFFICER Helen P

Consultations Sent by Admin. on 17.01.05

Yellow - Part One Copy
Green - Officer's Copy

WOKINGHAM TOWN COUNCIL CONSULTATION-SHEET

COPIES TO: | ACK: | FILE:

Case officer: Helen Pollock

Application Number: F/2000/2796

Proposal: Proposed conversion of garage to family room and store plus pitched roof to part of garage

Site Address: 28 Medway Close, Wokingham

Applicant: Mr & MrsTyrrell C/O Excel Design

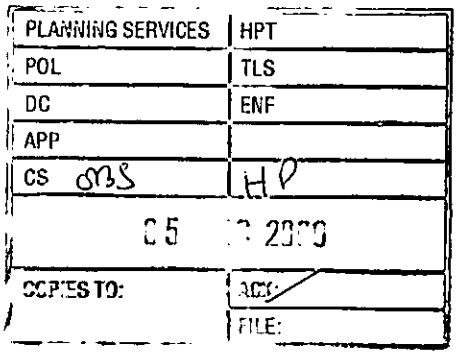
Your observations are required in respect of this application **by 15/12/2000**

No objection

SIGNED: _____ **DATE:** 13/12/2000

CLERK TO Wokingham Town Council

47 Tamar Way
Woosehill
Wokingham
Berkshire
RG41 3UB



4 December 2000

John Mitchell - Development Control Manager
Wokingham District Council
Environment Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir

Planning Application No F/2000/2796 28 Medway Close, Wokingham

With reference to your letter of 21 November 2000 regarding the above application, I have viewed the proposed plans and wish to raise my objection to that part of the plan that is the proposed pitched roof, for the following reasons.

My house is the middle terrace, with the side of my garden backing on to the back garden of 28 Medway Close. Looking from the back of my house 28 Medway would be on the left. The back of my house and garden almost faces north and therefore it is colder and there is an absence of natural light available. I have owned my house for 2 years and in order to increase light at the back of it, I have removed the original casement windows in the dining room and installed patio doors. I have also removed an old shed that was blocking light and landscaped the back garden in light coloured materials in order to reflect more light back to the house. My neighbours to my right have two large trees in their garden which excludes light to my house and their neighbours on their right also have a large tree excluding light also.

Where the proposed pitched roof to the garage is planned for 28 Medway, it will take up most of a gap that is between 28 Medway and the two houses next to it. This gap allows some natural light into my house and garden and if that gap was no longer there, both my house and my garden would be a lot darker than what they are now as what available light there is had been reduced.

Therefore, I would like the above to be raised as an objection to the plan.

Yours faithfully

C M Ward-Stewart

CM Ward-Stewart

Excel Design

39294

HP	
CS	
3 [illegible] 2001	
COPIES TO:	ACK:
	FILE:

Ms H Pollock
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00674
Your ref. F/2000/2796

24th January 2001

Dear Ms Pollock

Re: 28 Medway Close, Wokingham.

Further to your recent telephone call, please find enclosed the proposed parking layout for two cars as discussed.

We hope this revision meets with your approval.

Yours sincerely

George Avis

FIND OUT MORE AT:
WWW.EXCELDESIGN.LTD.UK | ENQUIRIES@EXCELDESIGN.LTD.UK
ARCHITECTURAL DESIGN . SURVEYING . SITE MANAGEMENT . COMPUTER AIDED DESIGN

17 Gorse Ride South | Finchampstead | Wokingham | Berkshire RG40 4EH | UK | Phone: 0118 973 7336 | Fax: 0118 973 4175
Directors: C. Avis. and G. F. S. Avis (Managing Director) *Associate of the Chartered Institute of Building.* Excel Design Ltd .Company registration number: 3249201

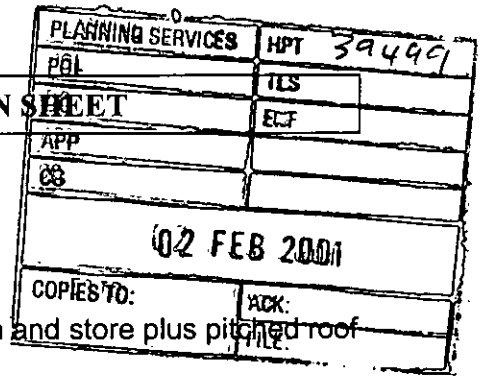


CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Block Plan		
PROJECT:	Garage Conversion	SCALE:	1:500	DRAWING No:	00674/ 4 B
DATE:	October 2000	REVISION:	Parking added		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2000/2796

Proposal: Proposed conversion of garage to family room and store plus pitched roof to part of garage.

Site Address: 28 Medway Close, Wokingham

Applicant: Mr & Mrs Tyrrell C/O Excel Design

Your observations are required in respect of this application **by 27/01/2001**

No objection to the new plans showing the roof line amended –

drawing nos 00674/9A, 00674/8A, 00674/10A, 00674/11A, 00674/17A

SIGNED: _____ **DATE:** 30/01/2001

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2000/2796

YOUR REF: F/2000/2796

TO: Helen Pollock, Planning
CC:

DATE: 5th June 2001

RE: TO COMPLY WITH CONDITION 3 OF PLANNING APPLICATION NO. F/2000/2796
28 MEDWAY CLOSE, WOKINGHAM

Helen

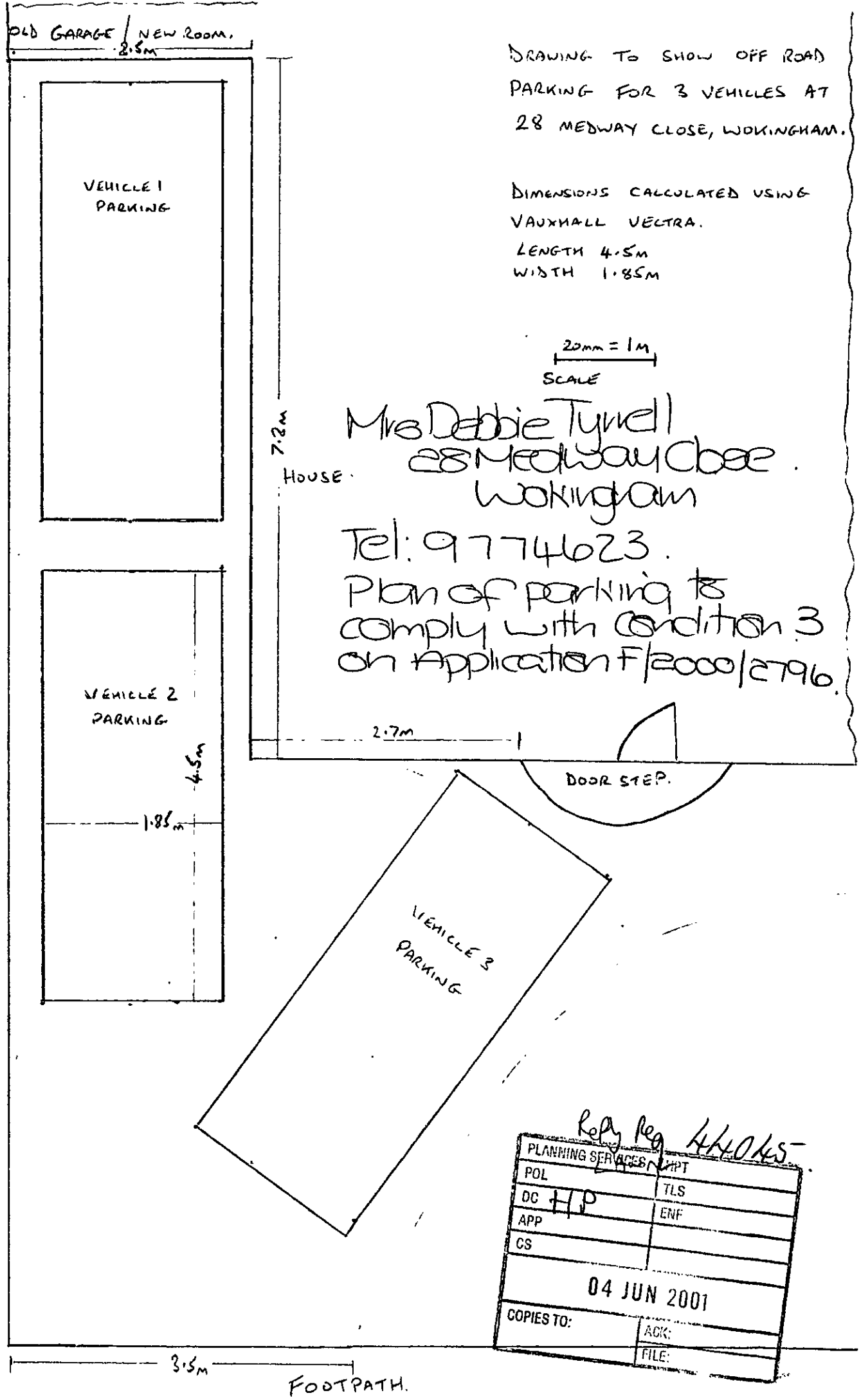
The proposed parking layout does not comply with our standards.

The outline of the spaces must be marked on the plan accurately with minimum dimensions of 4.8 metres by 2.4 metres.

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations to the driveway/access to accommodate the proposed parking spaces.

Regards,

ADAM COGGINS
Highways Officer



DRAWING TO SHOW OFF ROAD PARKING FOR 3 VEHICLES AT 28 MEDWAY CLOSE, WOKINGHAM.

DIMENSIONS CALCULATED USING VAUXHALL VECTRA.
LENGTH 4.5m
WIDTH 1.85m

20mm = 1m
SCALE

Mrs Debbie Tyrrell
28 Medway Close.
Wokingham
Tel: 9774623.

Plan of parking to comply with condition 3 on Application F/2000/2796.

Reply Reg 44045

PLANNING SERVICES
APPT
POL
TLS
DC
ENF
APP
CS
04 JUN 2001
COPIES TO:
ACK:
FILE:

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 21 November 2000

Application Number: F/2000/2796

Proposal: Proposed conversion of garage to family room and store plus pitched roof to part of garage.

Parish: WOKINGHAM TOWN

Site Address:
28, Medway Close, , Wokingham.

Applicant:
Mr & Mrs Tyrrell C/O Excel 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).

Comment

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway should also be marked on the plan.

Requested 4/12

Signed: _____ **Print name:** Adam Coggins.

28/11/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: HP	Application No. F/2000/2796

Map No. 75. Site ..005.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO FAMILY ROOM & STORE PLUS PITCHED ROOF TO PART OF GARAGE

Location: 28 MEDWAY CLOSE

Parish: WOKINGHAM Ward: Evendons
21.11.2000

Applicant: MR/MRS TYRRELL

Fee Received 95-00 (1) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.11.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Encroachment ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

no pre-apps.

NEIGHBOURS:

S/N + 1, 2, 26, 27 + 29 Medway close ✓
4 5 + 47 Tamar way

ADDRESS 28 Medway Close PARISH Wokingham

PLOT No. 108 AREA 7 Broadmill ORD. SHEET No. SU 7968 (75)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20085	Mill Lodge	Det. House & Garage	20.10.83	C/A
21129	"	"	5.4.84	C/A
BR22656	Unit Construction	"	10.5.84	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13.NOV.2000* 2796

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR M TYRRELL
	ADDRESS	2K MEDWAY CLOSE WOOSEHILL
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	2K MEDWAY CLOSE WOOSEHILL
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GARAGE CONVERSION

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK & TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / ~~NO~~
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs TYRRELL

DATE 31-10-02

13.NOV.2000* 2796

Client:

Mr and Mrs Tyrrell
28 Medway
Woosehill
Wokingham
Berkshire

Project:

Garage Conversion

Location:

28 Medway
Woosehill
Wokingham
Berkshire

Excel Design
XLØØ674

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	✓
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	✓

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION: Drawing List	
PROJECT:	Garage Conversion	SCALE:	DRAWING No: 00674/ 2
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Location Plan	
PROJECT:	Garage Conversion	SCALE:	1:2500	DRAWING No: 00674/ 3
DATE:	October 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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APPROVED

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Block Plan		
PROJECT:	Garage Conversion	SCALE:	1:500	DRAWING No:	00674/ 4 B
DATE:	October 2000	REVISION:	Parking added		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. 3 coats Synthaproof on existing slab.

4. EXTERNAL WALLS
Facing brickwork to approval of local authority and to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 timber studding at 400 mm vertical c-c filled with fibreglass insulation. 12.5 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION: Notes	
PROJECT:	Garage Conversion	SCALE:	DRAWING No: 00674/ 5
DATE:	October 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

12. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

13. MEANS OF ESCAPE FROM AN INNER ROOM
Every habitable room, which does not open directly onto the hallway or stair leading to the entrance, will have a window or door through which escape can be made. Such a door or window will have an unobstructed opening that is at least 850 mm high and 500 mm wide. The bottom of the window opening will be not more than 1100 mm and not less than 800 mm above the floor.

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Notes
PROJECT:	Garage Conversion	SCALE:	DRAWING No: 00674/ 6
DATE:	October 2000	REVISION:	

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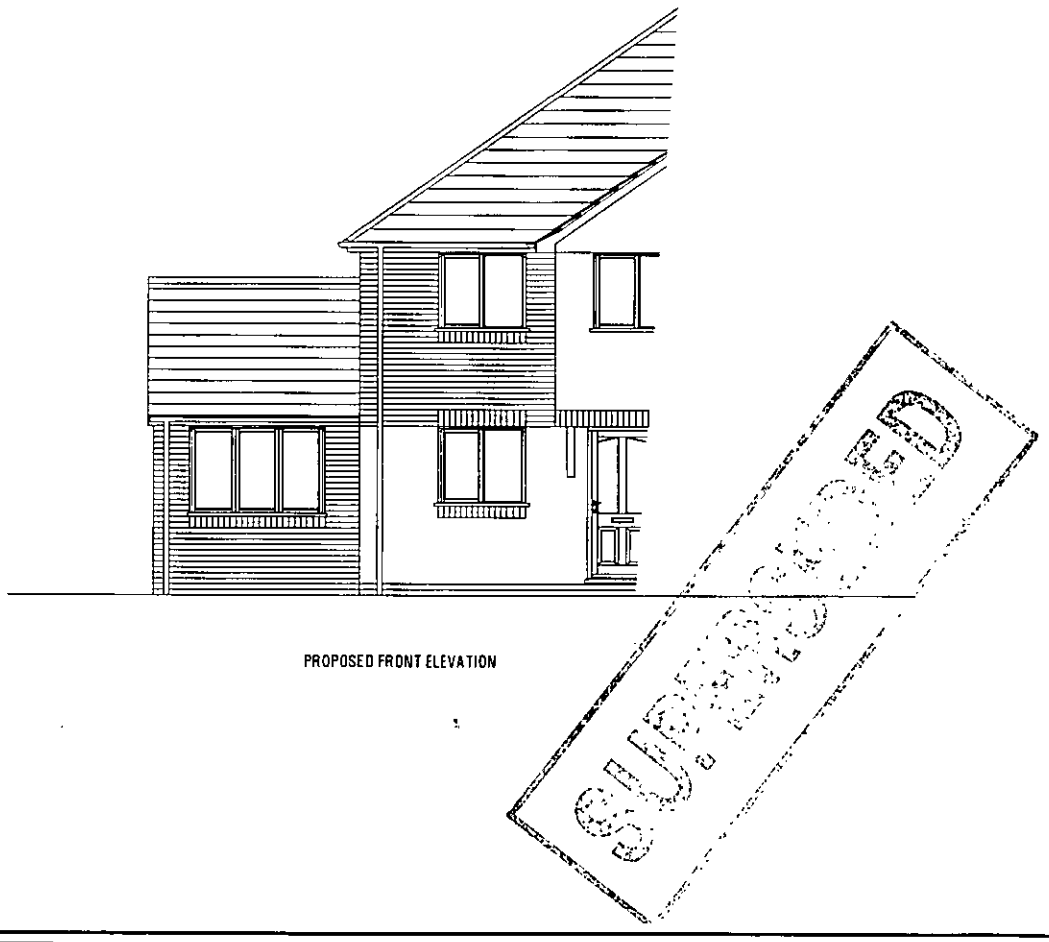
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Front Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 8
DATE:	October 2000	REVISION:			

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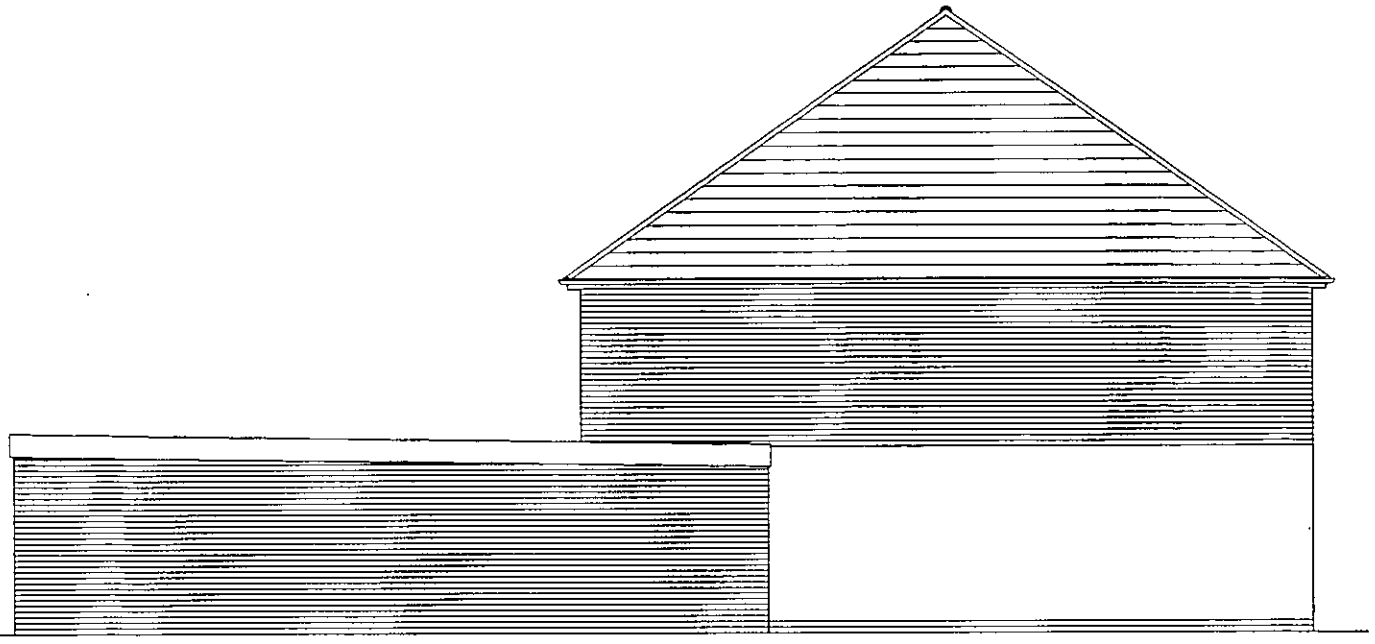
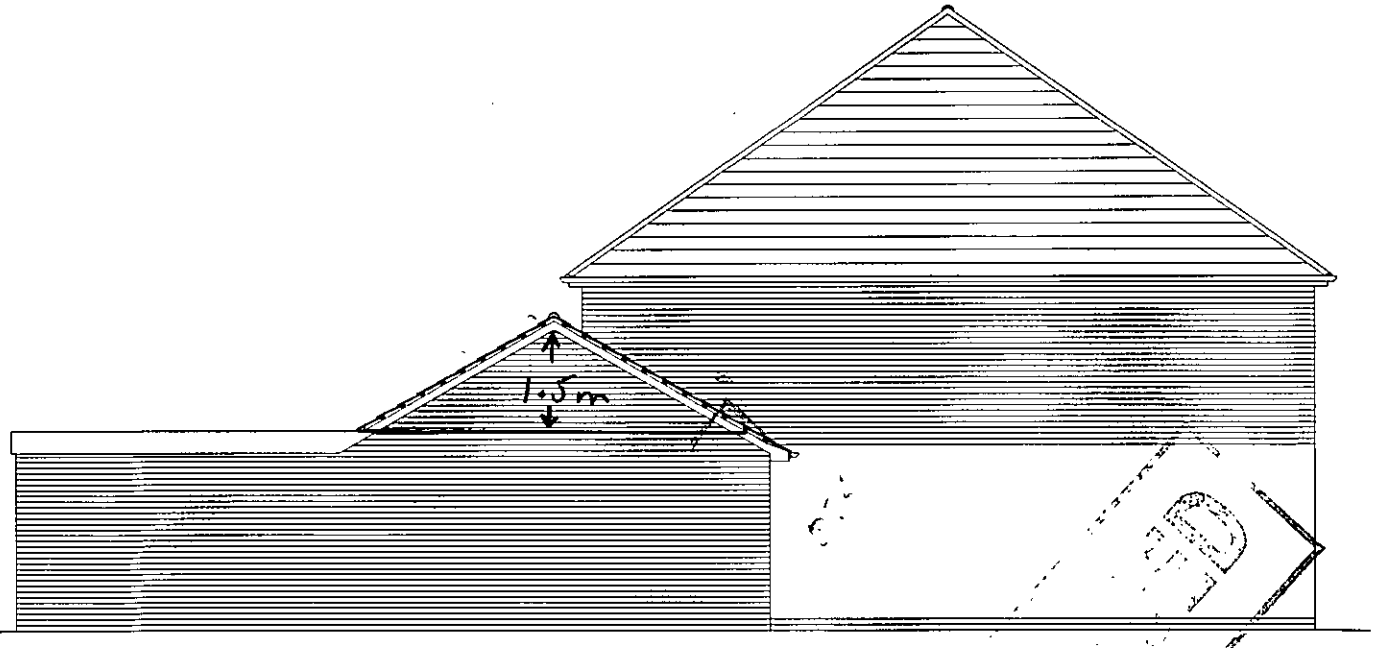


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Left Side Elevations	
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No: 00674/ 9
DATE:	October 2000	REVISION:		

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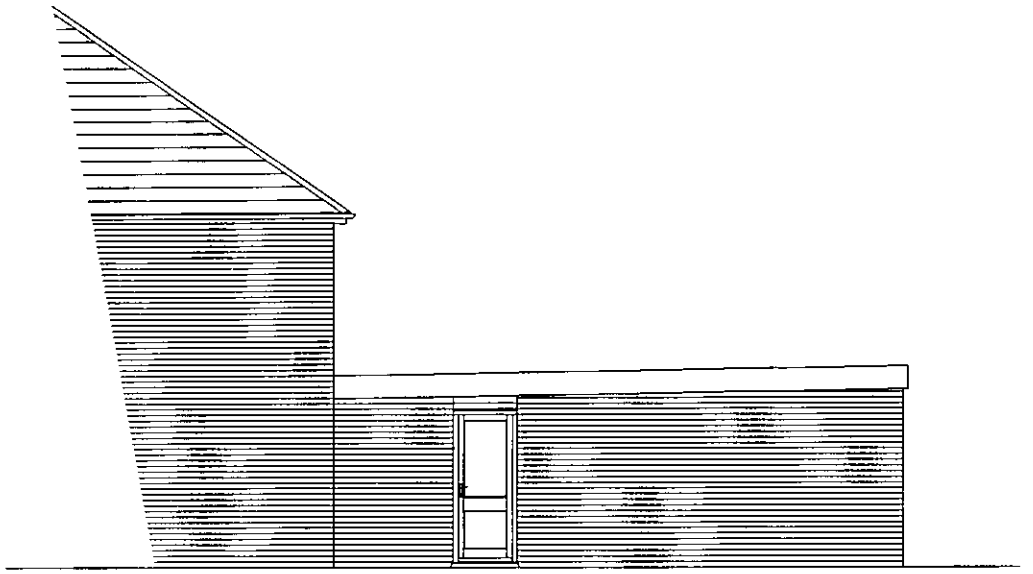
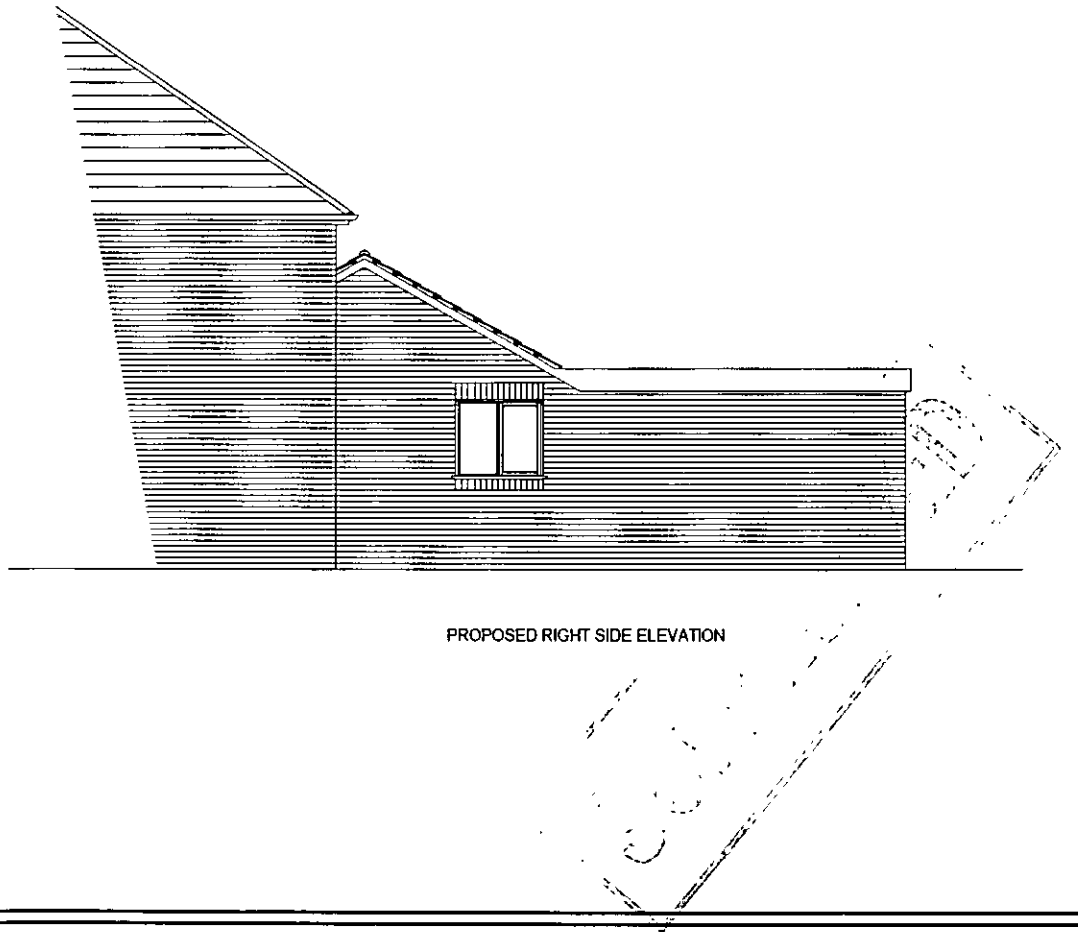


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 10
DATE:	October 2000	REVISION:			

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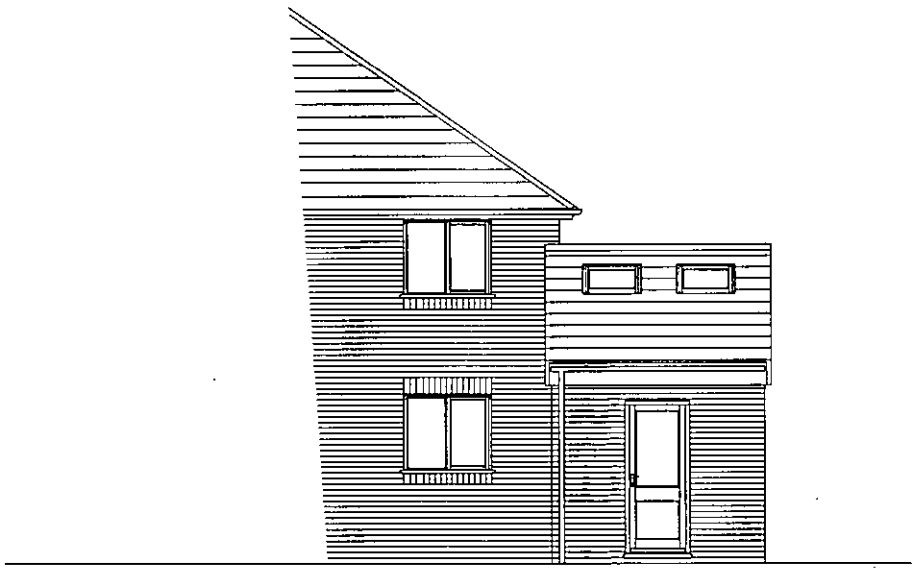
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Rear Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 11
DATE:	October 2000	REVISION:			

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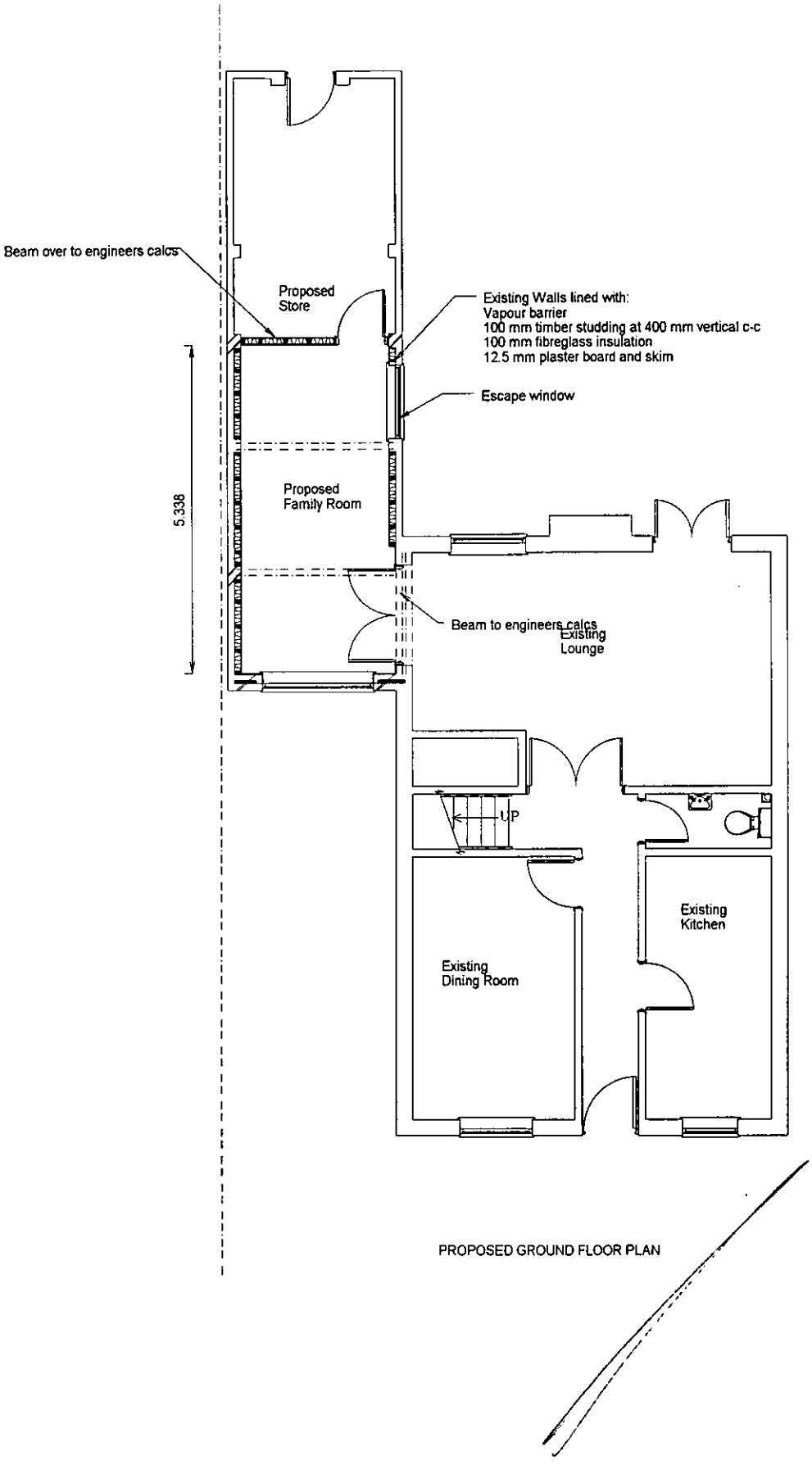

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 13
DATE:	October 2000	REVISION:			

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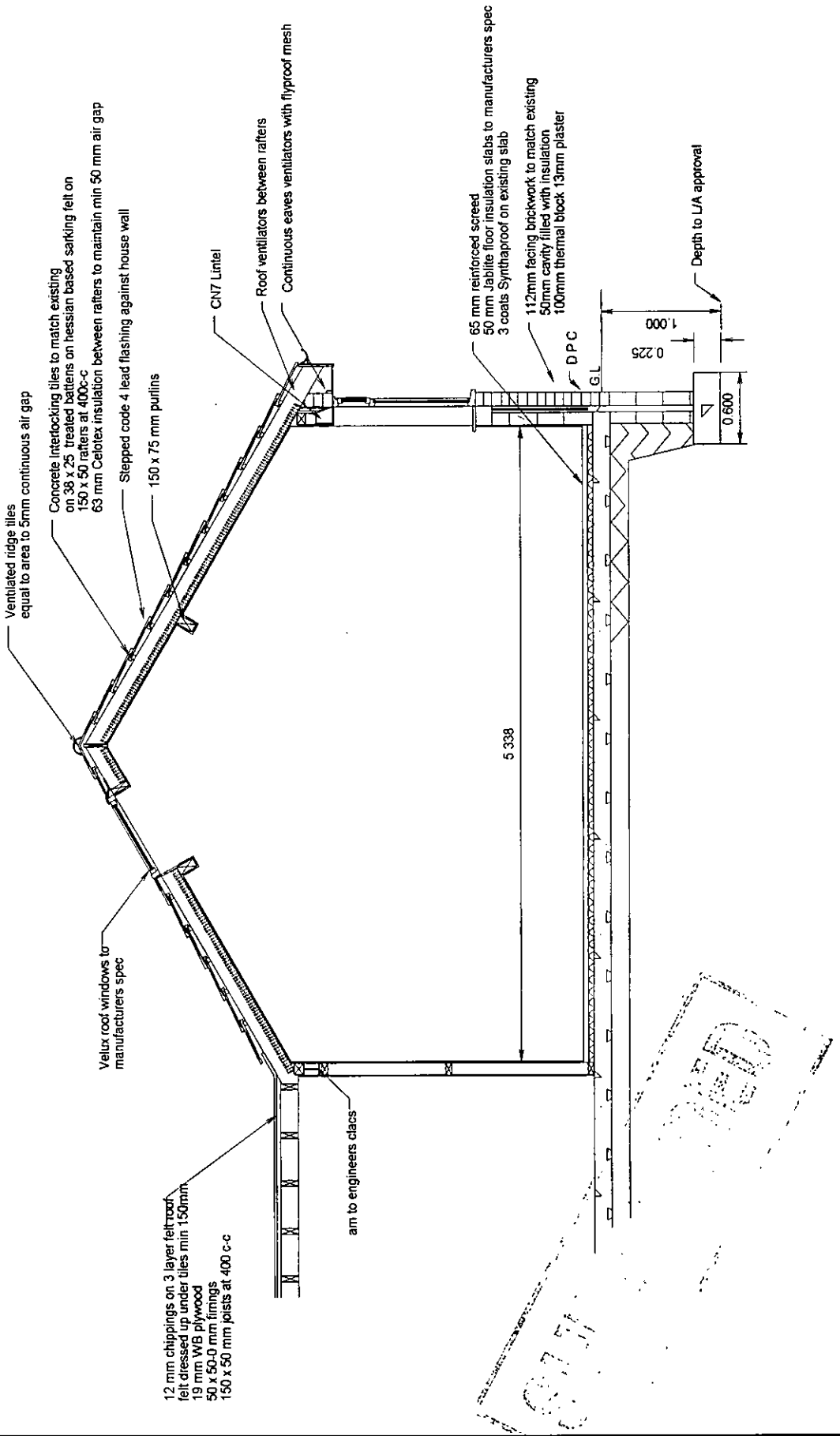

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Section		
PROJECT:	Garage Conversion	SCALE:	1:50	DRAWING No:	00674/ 17
DATE:	October 2000	REVISION:			

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

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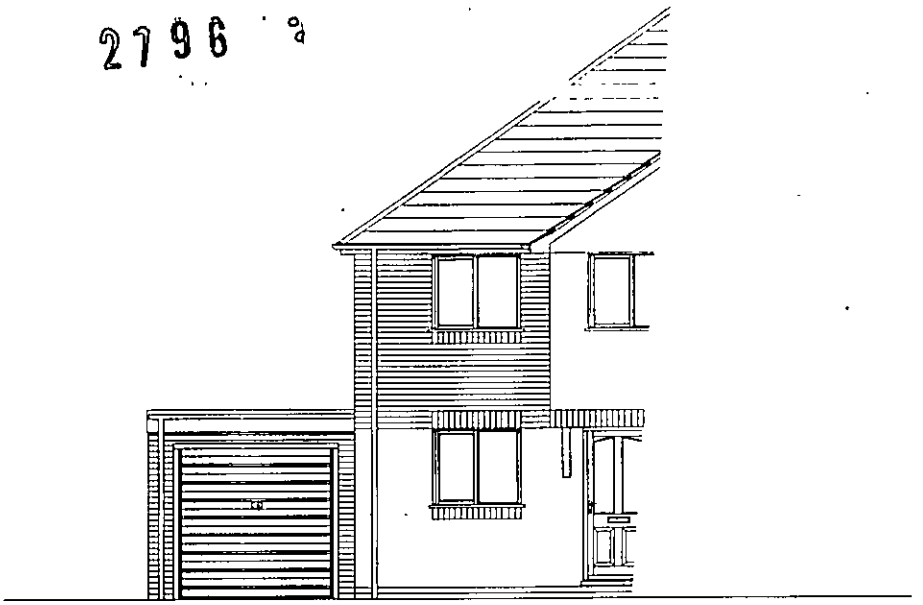
REVISED PLAN

2196 a



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Front Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 8 A
DATE:	January 2001	REVISION:	Roof amended		

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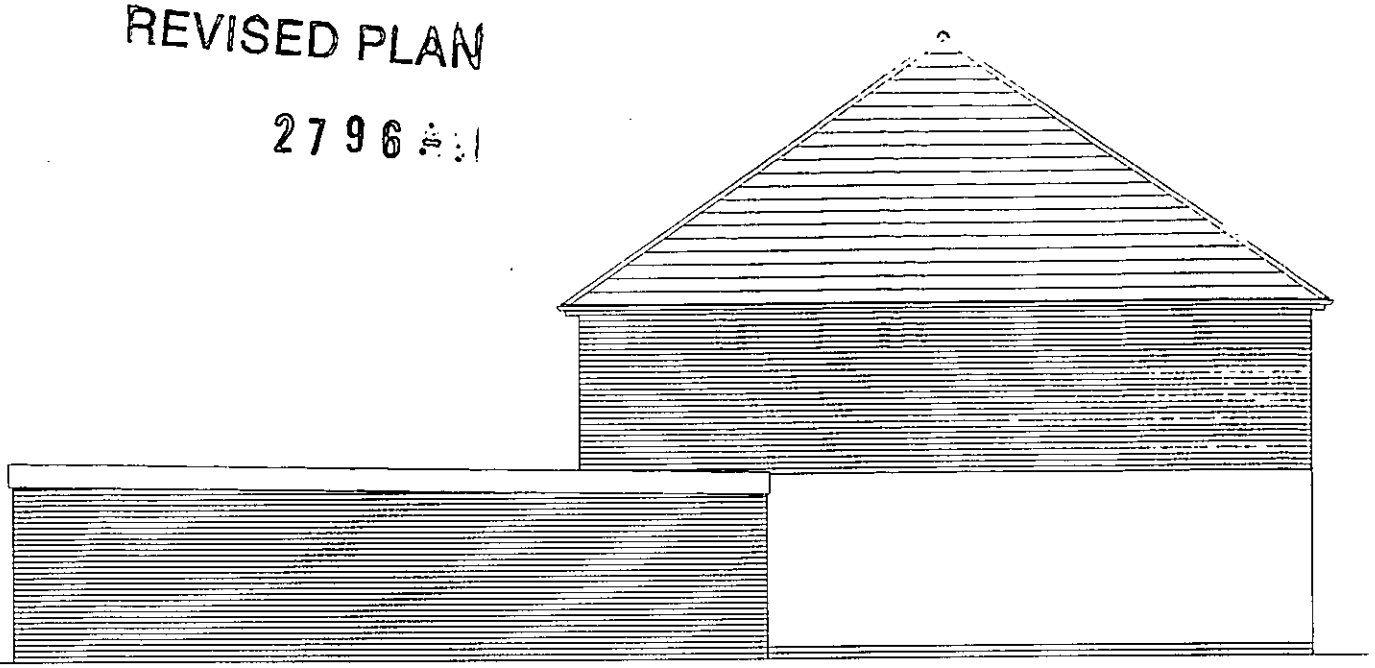
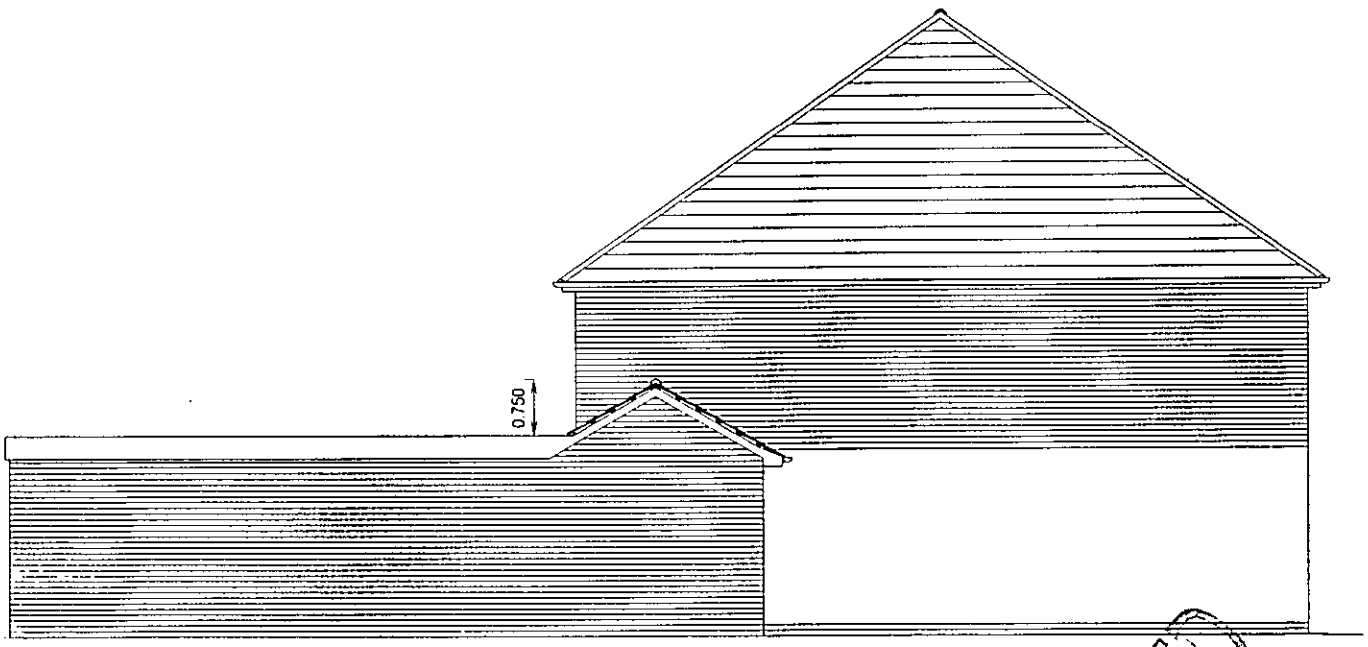
REVISED PLAN

2796



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 9 A
DATE:	January 2001	REVISION:	Roof amended		

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REVISED PLAN

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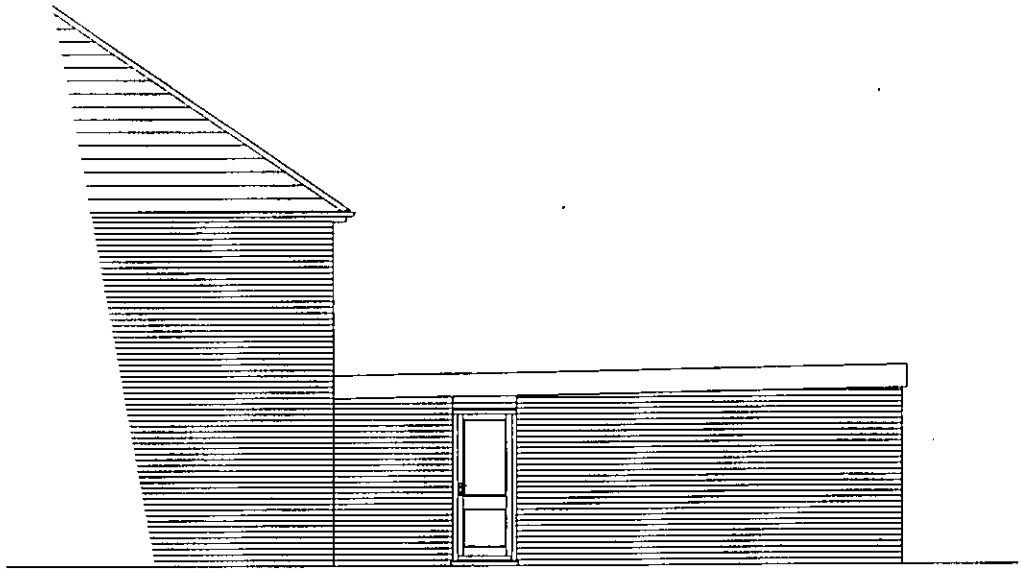
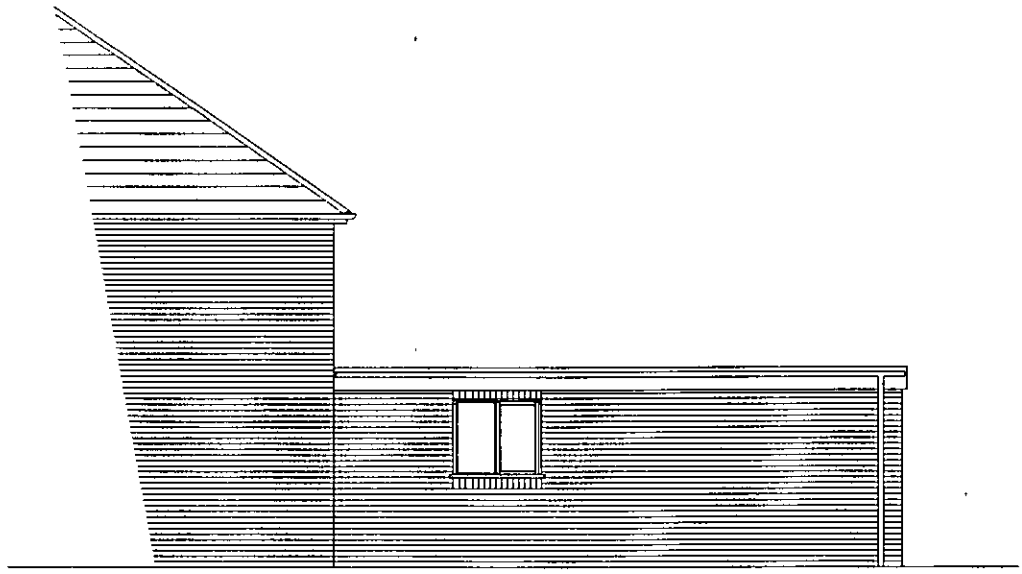


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 10 A
DATE:	January 2001	REVISION:	Roof amended		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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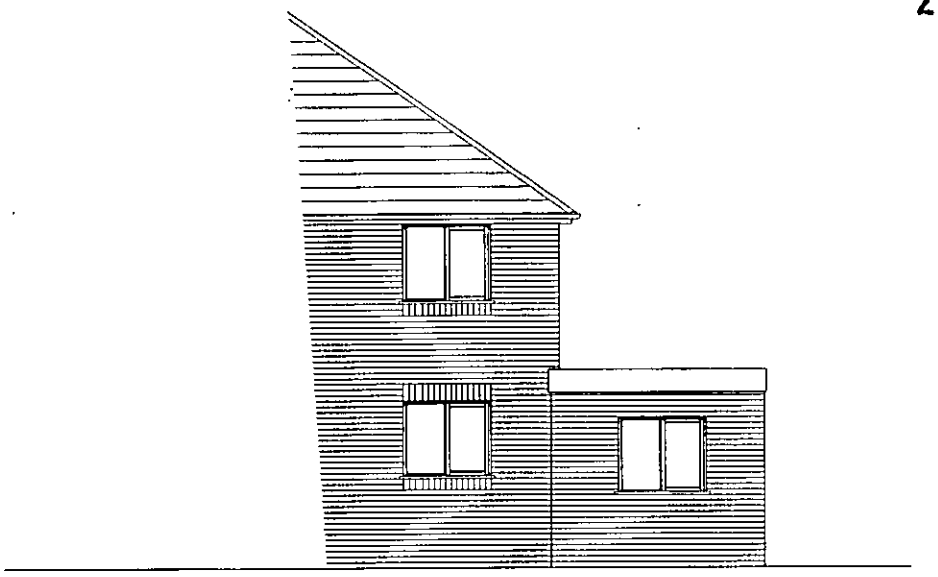
REVISED PLAN

27964



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Rear Elevations		
PROJECT:	Garage Conversion	SCALE:	1:100	DRAWING No:	00674/ 11 A
DATE:	January 2001	REVISION:	Roof amended		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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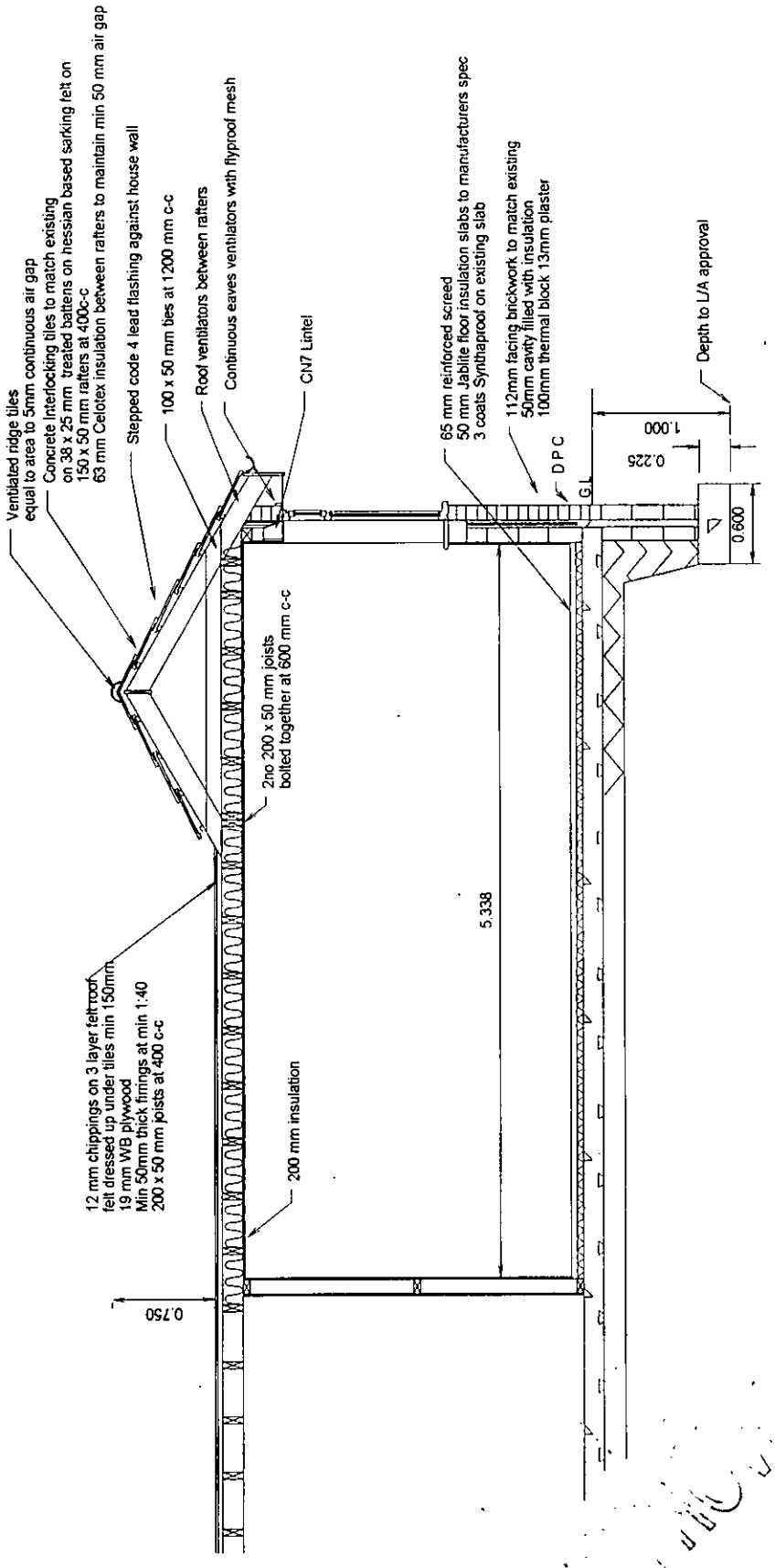
20/12/01

REVISED PLAN
27 9 6



CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Section		
PROJECT:	Garage Conversion	SCALE:	1:50	DRAWING No:	00674/ 17 A
DATE:	January 2001	REVISION:	Roof amended		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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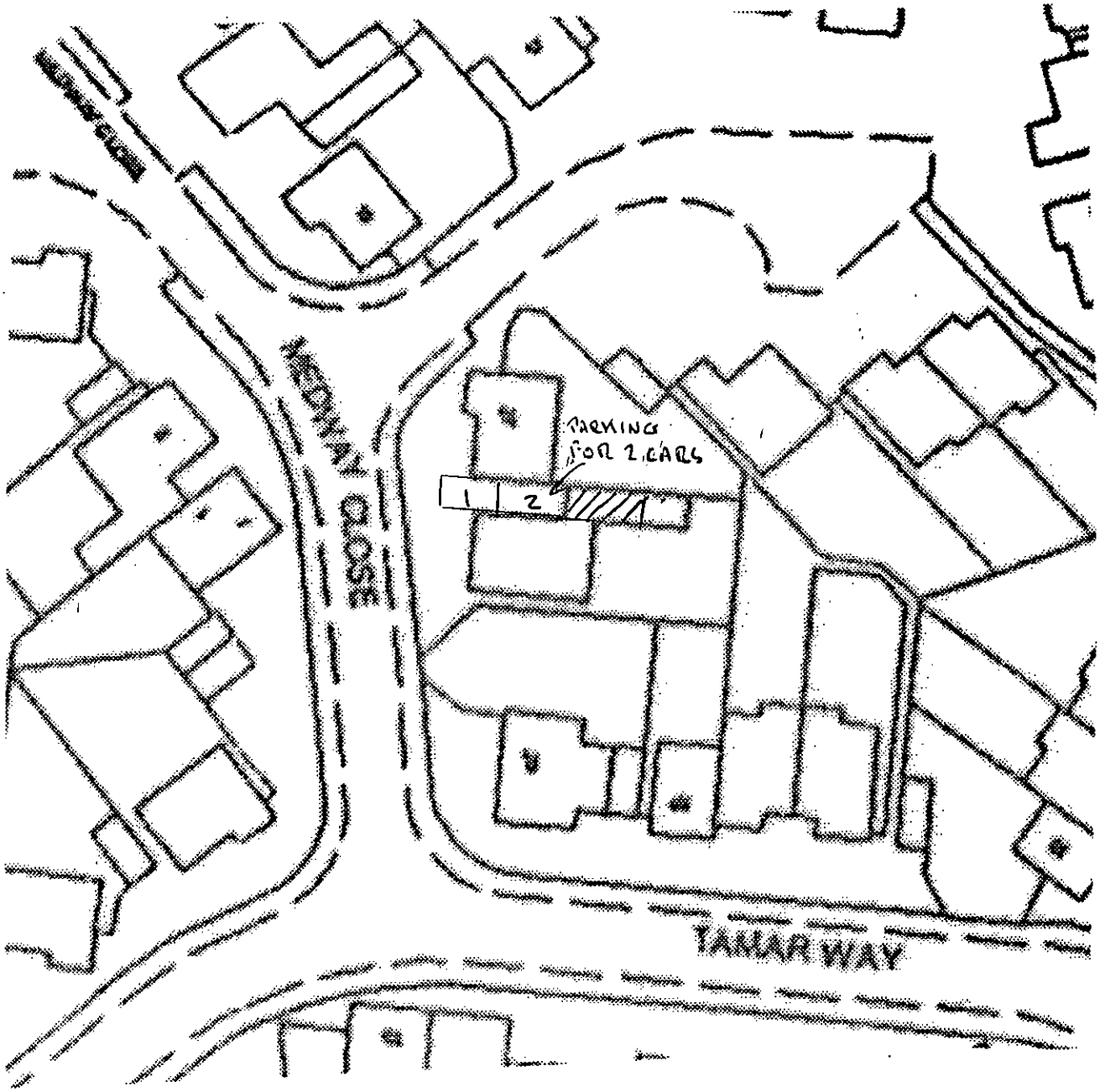

CLIENT:	Mr and Mrs Tyrrell, 28 Medway, Woosehill.	DESCRIPTION:	Block Plan		
PROJECT:	Garage Conversion	SCALE:	1:500	DRAWING No:	00674/ 4 B
DATE:	October 2000	REVISION:	Parking added		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Development Control Section, Environmental Services, Wokingham District Council.

15 November 2000

Scale: 1 : 1250

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S