APPLICATION NO:
F/2000/0944

LOCATION:
49 Bathurst Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs M Bryant C/O Andesign

PROPOSAL:
Proposed conversion of garage to utility room and playroom.

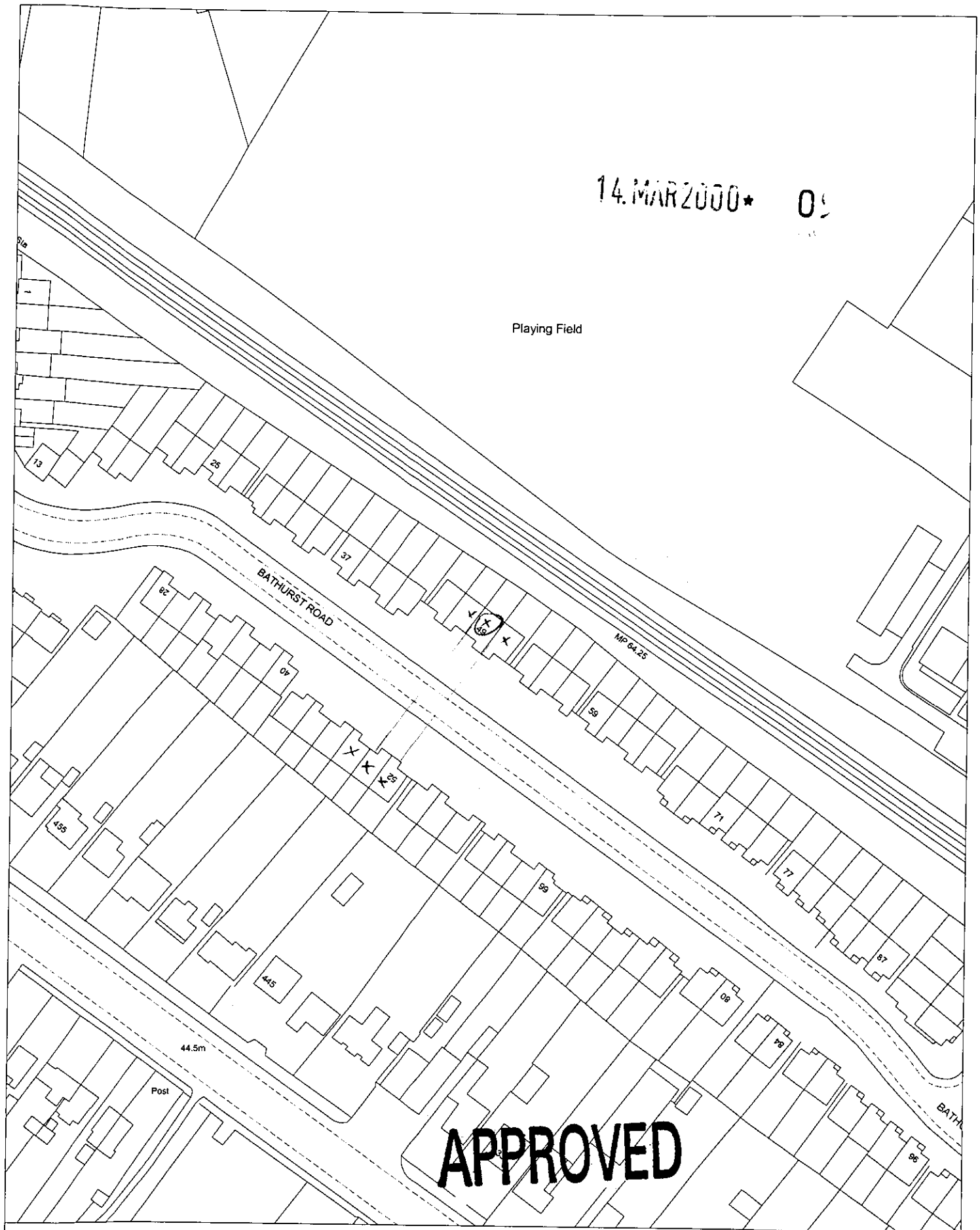
EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 21 March 2000

N
W E
S

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Bryant
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0944

Parish: **WINNERSH**

Location: **49, Bathurst Road, Winnersh, Wokingham.**

Proposal: **Proposed conversion of garage to utility room and 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. 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.

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

Reason
2. To ensure a satisfactory external appearance.

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

Head of Planning and Transportation
Date: 28 April 2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0944	AT
BUILDING CONTROL NUMBER	BP2000/0426	Howard
APPLICANT/AGENT	Andrews	
ADDRESS OF SITE	49. Bathurst Road WINNERSH.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2956	AH/E/2956
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/5/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/0944

Proposal:
Proposed conversion of garage to utility room and playroom.

Location:
49, Bathurst Road, Winnersh, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/04/2000. 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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0944

Applicant : Mr & Mrs M Bryant C/O Andesign.

Location : 49, Bathurst Road, Winnersh, Wokingham.
Proposal : Proposed conversion of garage to utility room and playroom.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/4/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 10/4/2000

Date Registered : 14/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :
Railtrack : Not applicable.
Highways : Approval with conditions.
Neighbours:
Winnersh Parish Council: See letter re : parking on highway

Planning Issues : (Identified settlement)
1) Impact on street scene / visual amenity
2) Impact on amenities of neighbouring properties
3) Highways.

25/04/2000

Application Number: F/2000/0944

Appraisal :

1) Impact of Street scene / visual amenity

Proposed conversion of garage to utility room + playroom and the insertion of a new window in front elevation. Considered acceptable materials proposed + window design will match existing i.e. no detrimental impact on Street scene.

2) Impact upon neighbouring properties

Nos 47, 51, 52, 50 + 48 Balmoral Road, due to position and distance away the occupiers of these properties will not be overlooked.

3) Highways

Adequate parking for 4 cars exist.

Approval with conditions.

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

Application Number F/2000/0944
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.	SC23	SR06	"Parking"

John Mercer
26/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 49 Bathurst Road
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0944

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front on stake in bucket of sand.

2. DESCRIPTION OF SURROUNDINGS Estate type dev. Modern. Residential 2 storey terraced houses with integral garages, open plan front gardens long driveways at front.

3. DESCRIPTION OF SITE/BUILDING modernised 3 bed, concrete tiled roof. 2 storey ~~semi~~ terraced housed with integral garage, garden at front replaced with hardstanding. Brick & ground floor, timber cladding at first floor. (backs onto main railway line) UPVC white windows + doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan No 45-No 51, form part of the same terrace block.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, room for 4 no cars at front on hardstanding + (garage space ± 5 spaces)

LEVELS — No change

BOUNDARY TREATMENT — No. 47, 1.6m high hedge.

OTHERS — No 51, open plan/drive way.
— Hardstanding, at front.

* Similar designed/styles of conversions of garages along the road.

Nb. No visual intrusion on streetscene/neighbours.

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

Tel:

Date: **24 March 2000**

My ref: F/2000/0944

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2000/0944
49, Bathurst Road, Winnersh, Wokingham.
Proposed conversion of garage to utility room and 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0944**
49, Bathurst Road, Winnersh, Wokingham.
Proposed conversion of garage to utility room and playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel:

Date: **24 March 2000**

My ref: F/2000/0944

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel:

Date: **24 March 2000**

My ref: F/2000/0944

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Proposed conversion of garage to utility room and playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ball

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 MAR 2000
Officer: AT	Application No. F/2000/0944

Map No. 59 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 UTILITY ROOM & PLAYROOM

Location: 49 BATHURST ROAD

Parish: WINNERSH Ward: Winnersh

24.3.2000

Applicant: MR/MRS BRYANT

PD ? rights removed.

Fee Received 95-00 Required 00-00 Additional ..... Refund 95-00

Enforcement Section to be notified ☐ tick if required (6)

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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
(Rail Track)	(BI:) ✓ .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS: ✓

..... S/N + 47, 51, 48, 50, 52 Bathurst Road .....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Andrew Thorley

DATE: 24 March 2000

9 MAR 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	24586
POL	
DC	
APP	
CS	
20 APR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0944

Proposal: Proposed conversion of garage to utility room and playroom..

Site Address: 49, Bathurst Road, Winnersh, Wokingham.

Applicant: Mr & Mrs M Bryant C/O Andesign.

Your observations are required in respect of this application **by 17/04/2000**.

The Sub-Committee **COMMENTED** that it was to be hoped that the loss of garage did not lead to additional vehicles being parked on the highway

SIGNED: _____ DATE: 18.04.00

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 24 March 2000

Application Number: F/2000/0944

Proposal: Proposed conversion of garage to utility room and playroom.

Site Address:
49, Bathurst Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs M Bryant C/O Andesign.

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).

Sc. 23 - PARKING (SR 06)

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

11-4-00

20 020 049

ADDRESS 49 BATHURST ROAD PARISH WINNERSH

PLOT No. 25 ORD. SHEET No. 59 SU.7770

BUILDER R J. Burns

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/106/61	Mr. W. Shepherd	Outline	24-5-61	N/A Refuse
O/155/62	Mrs F. Stevens	"	9-8-62	N/A. C/A.
O/19/63	Messrs H. King Ltd	"	21-2-63	N/A. C/A.
O/115/63	"	"	16-5-63	N/A. C/A.
2/289/63	Psyche Developments Ltd/Layout & Rd & Sewer Details		2-1-64	App. C/A.
14/64	"	Terrace House	23-1-64	App. C/A.
11815	Mr M.G Woolgar	Ext to kitchen	25. 10 79	N/A C/A
BR [redacted] 79	"	& ENTRANCE HALLWAY	31.10.79	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 4 MAR 2000*

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 Address and postcode Phone number	MR & MRS M. BRYANT 49 BATHURST ROAD WINNERSH BERKS RG41 5JD 9773646
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 978A165
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
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

Crystal Mark
Clarity

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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 f[redacted] 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: (ANDESIGN)

on behalf of MR & MRS M. BRYANT

Date 14/3/2000

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

20 020 049

ADDRESS 49 BATHURST ROAD PARISH WINNERSH

PLOT No. 25 ORD. SHEET No. 59 SU.7770

BUILDER R J. Burns

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11815	Mr M.G Woolgar	Ext to kitchen	25.10.79	N/A C/A
BR 12079	"	& ENTRANCE HALLWAY	31.10.79	App. N/A

DATE OF COMPLETION

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SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only. Application number:	4 MAR2000*

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1	Your name	MR & MRS M. BRYANT
	Address and postcode	49 BATHURST ROAD WINNERSH BERKS RG41 5JD
	Phone number	9773646
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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
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8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

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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: (ANDESIGN)

on behalf of MR & MRS M. BRYANT

Date 14/3/2000

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