APPLICATION NO:
F/2000/1691

LOCATION:
64 Highfield Park, Wargrave Reading.

APPLICANT:
Mr Mrs Dowlins C/O Greg Farrell

PROPOSAL:
Proposed conversion to garge to playroom

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/07/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Dowlins
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2000/1691

Parish: **WARGRAVE**

Location: **64, Highfield Park, Wargrave, Reading.**

Proposal: **Proposed conversion of garage to 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 works 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.

John Mitchell
Development Control Manager
Date: 13/07/2000

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.

FROM: Farah Humayun

DATE: 15 June 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 JUL 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1691

Proposal: Proposed conversion to garge to playroom.

Site Address: 64, Highfield Park, Wargrave, Reading.

Applicant: Mr Mrs Dowlins C/O Greg Farrell.

Your observations are required in respect of this application **by 09/07/2000** .

No comments

SIGNED: _____ DATE: 10/7/2000

Clerk To Wargrave Parish/Town Council.

Manor

DELEGATED

FROM: Farah Humayun

DATE: 15 June 2000

COPIES TO: ACK: FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1691

Proposal: Proposed conversion to garge to playroom.

Site Address: 64, Highfield Park, Wargrave, Reading.

Applicant: Mr Mrs Dowlins C/O Greg Farrell.

Your observations are required in respect of this application **by 09/07/2000** .

No comments

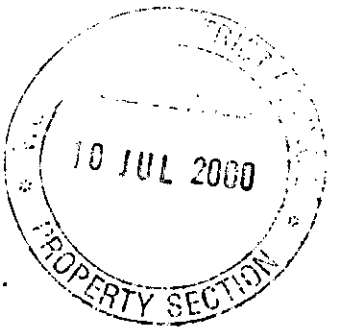
SIGNED: _____ DATE: 10/7/2000

Clerk To Wargrave Parish/Town Council.

~~To:~~

FROM : **Property Dept**

TO : ~~**From:**~~ Farah Humayun



Date: 06 July 2000

Application Number: F/2000/1691

Proposal: Proposed conversion of garage to playroom.

Site Address:
64, Highfield Park, Wargrave, Reading.

Applicant:
Mr,Mrs Dowlins C/O Greg Farrell.

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

The above property is a former Council House which was sold under Tenant's Right to Buy legislation in 1997.

The proposed conversion does not appear to adversely affect the Council's interests in this area.

Shuyans
PROPERTY MANAGEMENT OFFICER.

10/7/00.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1691

Applicant : Mr Mrs Dowlins C/O Greg Farrell.

Location : 64, Highfield Park, Wargrave, Reading.
Proposal : Proposed conversion to garge to playroom

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 5/7/00

Date Registered : 05/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 31/07/2000. 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 – Recommend approval + conditions.
WARGRAVE P.C – 'No comments'
PROPERTY DEPT – Former council house
no adverse impact of Council's interests.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/1691

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is the proposed conversion of a garage to playroom. The proposed conversion is part of an approved application for a 2 storey - side extension (98/687/31F). The proposed conversion of the garage does not alter the existing structure of the side extension in height, width or length.

The front garage door will be replaced by a primary window in the front elevation of the property. There are no additional windows to the side elevation of the extension. It is therefore considered that the proposed conversion of the garage to playroom will not have an adverse negative impact upon the neighbouring properties and their living conditions.

IMPACT UPON HIGHWAY SAFETY

The Highway Authority is satisfied that the proposed development meets the District's Highway standards, therefore it is considered that there is no detrimental impact on highway safety.

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

Application Number F/2000/1691
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS
3	SC23	SR06	PARKING

(?)

13/7/08

RECORD OF SITE VISIT

SITE ADDRESS: 64 Highfield Park Wargrave Reading.

APPLICATION NUMBER: F/2000/1691

OFFICER: Farah Humayun

DATE OF SITE VISIT: 5/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY SEMI-DET -

4. RELATIONSHIP TO ADJOINING PROPERTIES

66 - SIDE DOOR - PROPERTY AT AN ANGLE.

62 - extension exists - ~~2.5~~ 2.5 m, in height.

Shed to rear of 64. open views at back

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Space for 2.

LEVELS —

BOUNDARY TREATMENT 1.8 m fence on boundary with 66

OTHERS front mesh fencing in disrepair

1m fence to rear. - boundary with 62.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Farah Humayun **Date:** 15 June 2000

Application Number: F/2000/1691

Proposal: Proposed conversion to garge to playroom

Parish: WARGRAVE PARISH

Site Address:
64, Highfield Park, Wargrave, Reading.

Applicant:
Mr Mrs Dowlins C/O Greg Farrell.

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 (INSERT: Parking).

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles.

28/06/00.

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

Tel:

Date: **15 June 2000**

My ref: F/2000/1691

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/1691
64, Highfield Park, Wargrave, Reading.
Proposed conversion to garge to 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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1691**
64, Highfield Park, Wargrave, Reading.
Proposed conversion to garge to playroom
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel:

Date: **15 June 2000**

My ref: F/2000/1691

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/1691
64, Highfield Park, Wargrave, Reading.
Proposed conversion to garge to 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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1691**
64, Highfield Park, Wargrave, Reading.
Proposed conversion to garge to playroom

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

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1691

Proposal:
Proposed conversion of garage to playroom

Location:
64, Highfield Park, Wargrave, Reading.

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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

15 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible] 2000	
Officer: FH	Application No. F/2000/11691

Map No. 17A **Site** 005

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED CONVERSION OF GARAGE TO PLAYROOM

Location: 64 HIGHFIELD PARK

Parish: WARGRAVE Ward: Wargrave

Applicant: MR/MRS DOWLINS

(PD rights removed 98/68743/F)

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	SCALE?. 1:1250 confirmed by phone 14/6/00.		
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 : ..... 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) .....

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 + 62 + 66 + 33 HIGHFIELD PARK .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 64, HIGHFIELD PARK. PARISH WARGRAVE

PLOT No. OLD PROPERTY ORD. SHEET No. SU. 7979.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
X98/68743/F	Mr. J. Dowling	2 St/s flat.	19.1.99	C/A
FP99/8656	Mr. + Mrs. Dowling	"	27.5.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Minor amendment - change of use of garage 29/03/00 to 98/68743/F

DRAINAGE

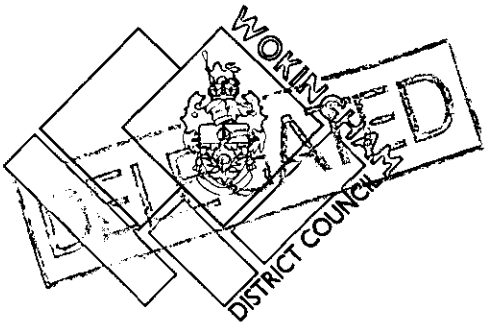
091074

05.JUN.2000* 1691

Environmental Services

For office use only.
Application number: 05.JUN.2000* 1691

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 DOWLING 65 HIGHFIELD PARK WARGRAVE READING
	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTS TO CONVERT GARAGE TO PLAYROOM (SEE PREVIOUS APPLICATION) 98/65743/F
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.	BRICK TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed: ✓
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

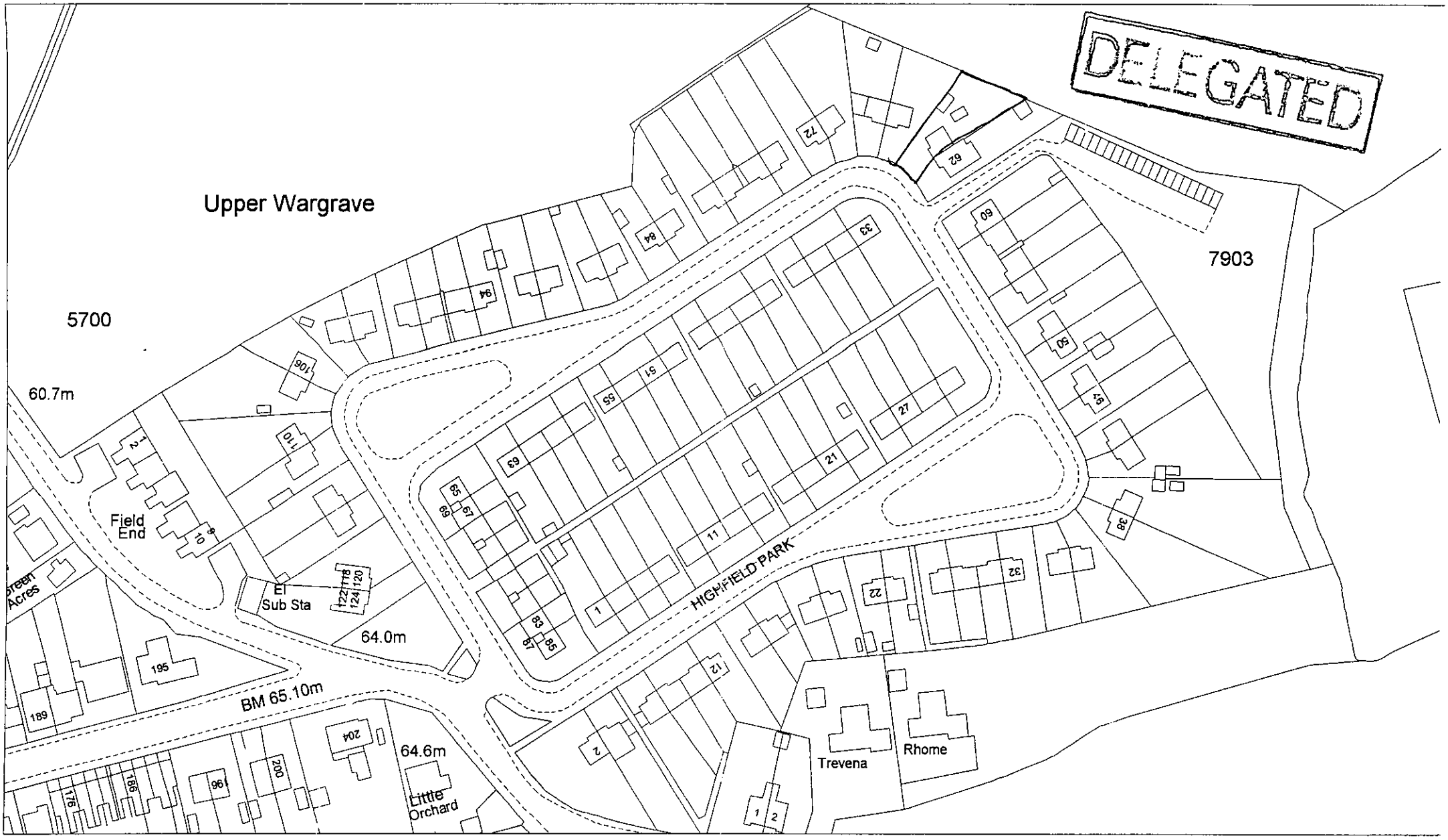
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr & Mrs Boulins

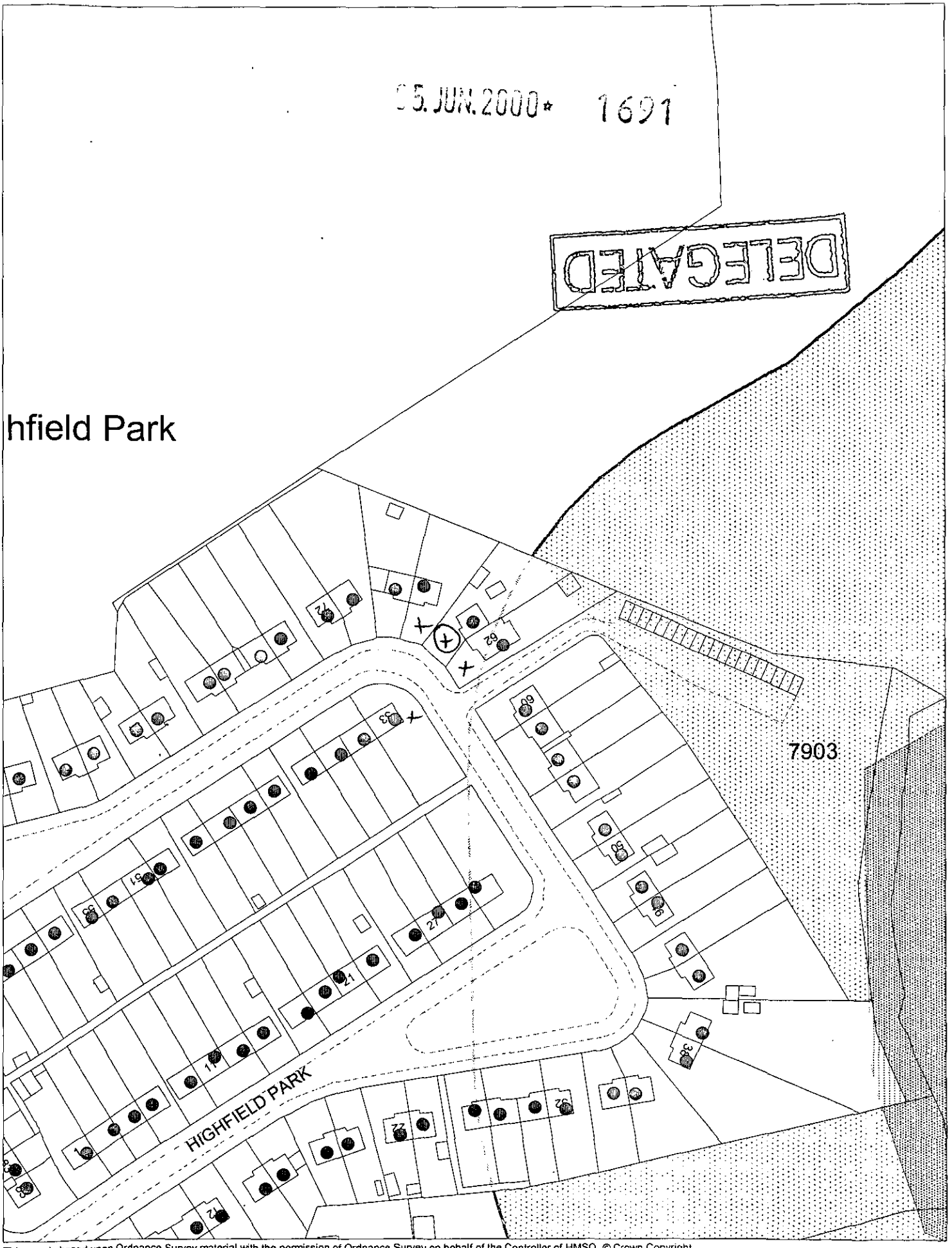
Date 27/5/00

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



1:1250

05.JUN.2000* 1691



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

N W E S