APPLICATION NO:
F/2002/8021

LOCATION:
242 London Road, Earley Reading.

APPLICANT:
Mr Surdhar C/O Excel Design Ltd

PROPOSAL:
Proposed change of use of dwelling to guest house.

EARLIEST DATE FOR DECISION: **26/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2003

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Surdhar
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berks
RG40 4EH

Application Number: F/2002/8021

Parish: **EARLEY**

Location: **242, London Road, Earley, Reading.**

Proposal: **Proposed change of use of dwelling to guest house.**

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 plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The use of the guest house hereby approved shall be limited to not more than 5 guest bedrooms and meals shall only be consumed on the premises by guests who are staying overnight.

Condition
5. The premises shall be as a guest house only, and for no other purposes within Class C1 of the Schedule to the Town & Country Planning (Use Classes) Order 1981 (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

Reason
2. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of residential amenity and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Informative
1. This permission relates to the application as amended with revised drawing numbers 02788/4A and 13A submitted to the Local Planning Authority on 30 December 2002, showing alterations to parking layout 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 Policies R7 and EN1.
Loddon Area Local Plan Policies LR17, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WR24 and WBE1.

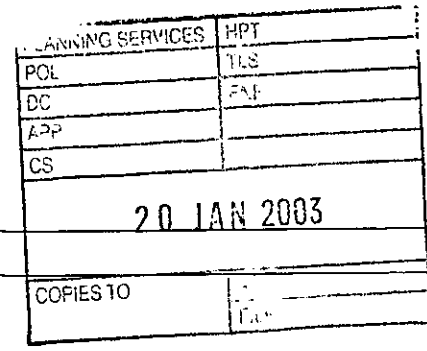
T. G Watson

Trevor Watson
Development Control Manager
Date: 20/01/2003

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.

PLANNING SERVICES	HPT
POL	TLS
DC	FNF
APP	
CS	
20 JAN 2003	
COPIES TO	



FROM: Angela Odell

DATE: 15 January 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8021

Proposal: New plans showing alterations to car parking

Site Address: 242 London Road

Applicant:

Your observations are required in respect of this application **by 04/01/03**

Councillors considered that these revisions did nothing to alleviate the concerns previously expressed about this proposal and, it is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/Town Council.

W

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8021

Applicant : Mr Surdhar C/O Excel Design Ltd.

Location : 242, London Road, Earley, Reading.
Proposal : Proposed change of use of dwelling to guest house.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 6.12.02

Date Registered : 26/11/2002

Earliest Date for Decision : 26/12/2002

Latest Consultation Date/Site Notice Expiry Date : 26/12/2002

This application will have expired on: 21/01/2003. 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 :

Environmental Health officer : No objection, subject to a condition covering equipment such as extractor fans.

- Highway officer: No objection to revised layout plan subject to a condition.
- Earley Town Council : concerned there would be insufficient parking and proposed change to a guest house was inappropriate in this area.
- Tree officer: No objection.

Planning Issues :

Application Number: F/2002/8021

Appraisal :

See attached report

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

F/2002/8021 – Appraisal

Proposal
Is to change the use of this 2 storey extended houses to a guest house providing 5 bedrooms. Revised plans show the front corner of the frontage widened by taking in land from No. 240 adjacent (also owned by the applicant), and 4 parking spaces with the corner area retained as garden. (Original plans showed a larger garden area taken and a large area of hardstanding.)

Planning History
The house has been extended by previous permissions, latest in 1997.

Appraisal
Wokingham District Local Plan Policy WR24 covers guest houses, and states that proposals for small scale visitor accommodation change to this use will be acceptable subject to 2 criteria: (a) that the use does not detract from the character of the property and (b) the residential amenity of neighbouring properties is not adversely affected. (No significant change to this policy is proposed in the agreed modifications to the WDLP, and now conforms with the Inspector's recommendation.)

Effect on the character and appearance of the area
Although the site is in a residential area, it is an area which is quite noisy due to the A4, and the property faces onto the A4 (with service road in between), and there are some non-residential uses a few properties further down to the west. Therefore, as proposed use is relatively small scale, consider the effect on the character and appearance of the area would be acceptable. The revised plan shows that there would now be no effect on existing trees, as the only boundary change would be to include some garden area of No. 240 into No. 242, and no additional hardstanding now proposed that would affect existing trees.

Effect on neighbouring properties
No. 244 London Road: This house adjoins No. 242. The only change to the rooms adjoining No. 244 would be the conversion of the ground floor rear facing dining room to a bedroom. A parking space is proposed close to the front boundary with No. 242. However, as this is already a paved area, consider this would have an acceptable effect. As the proposal is for only 5 guest bedrooms, consider the scale of use for bed and breakfast accommodation would be unlikely to cause unacceptable nuisance or disturbance to this property.
No. 240 London Road: Is owned by the applicant, and it is intended to service the bed and breakfast accommodation from No. 240 and/or No. 1 The Drive, which he also owns. As the revised plan now shows garden in the triangle of land to be transferred, consider the effect on No. 240 would be acceptable.
Nos. 3 & 5 The Drive: These houses backs onto No. 242. There would be no physical alterations to the building and the parking would all be at the front of No. 242. As the proposal is for bed and breakfast accommodation, consider that guests are unlikely to make extensive use of the rear garden, and that

any such use would be unlikely to cause significantly more nuisance/ disturbance that its use as a single family dwelling. Consider this would also be the case regarding the ground floor rooms in the house, as the layout shows there would be a guest bedroom, kitchen and utility room in the rear of the building.

Parking
Revised parking plan shows 5 spaces, including one in the garage, with a passage between to get to the front door. Highway officer has advised no objection subject to a parking condition. (Complies with the standard of 1 space per bedroom). Therefore consider acceptable.

Consider should condition use of premises for guest house use only with no meals to be provided to any non-residents of the B & Band to a maximum of 5 guest bedrooms to prevent any parking and/or disturbance problems that could arise if meals were to be offered to non-residents.

Recommendation: conditional approval

Application Number F/2002/8021
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	

2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers. / R024.

~~3~~	~~C122~~		
3	C122	R122	
4			The use of the guest house hereby approved shall be
			limited to ~~Be~~ not more than 5 guest bedrooms
			and meals shall only be consumed on the
			premises by guests who are staying overnight.
		Reason:	In the interests of residential amenity and to avoid
			adverse impact on the public highway in the
			interest of highway safety.
7			
			Informative
		N02	☒ drawing Nos. 02788/4A & 13A & 30.12.02
			☒ alterations to parking layout.
5			The premises shall be used as a
			guest house only, and ~~shall not be used for no~~ for no other purposes
			~~use~~ within Class C1 of the schedule to the Town
			Country Planning (Use classes) Order 1987 (or any provision equivalent to
			that class in any statutory instrument revoking and re-enacting that
Informative for approvals			
N16 Order with or without modification / C065			
LODDON AREA LOCAL PLAN POLICIES: LR17, LBE1, LBE2.			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WR24, WBE1.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: RT, ENI.			
MINERALS LOCAL PLAN POLICIES:			

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

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

Date: 20/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 242 London Road
Earley Reading.

APPLICATION NUMBER: F/2002/8021

OFFICER: Angela Odell

DATE OF SITE VISIT: 6.12.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Semi - detached houses in established residential area.

3. DESCRIPTION OF SITE/BUILDING Semi - detached house extended at side, 1st floor with setback and flat roof over ground floor. Includes integral single garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 240 also extended at side. grassed area where boundary change proposed. This area is enclosed by l. & m. fencing.

5. SITE CONSTRAINTS

TREES Row of chopped off trees within No. 240 adjacent to side of 242. Hedge to be removed.

ACCESS/PARKING Paved area for 2 spaces ~~outside~~ in front of extension + paved front garden.

LEVELS Flat.

BOUNDARY TREATMENT fence ~~between~~ between Nos. 240 & 242 (l. & m.)

OTHERS Noisy background from A4 traffic.

Date: 17 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8021

Location: 242, London Road, Earley, Reading.

Proposal: Proposed change of use of dwelling to guest house.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Case Officer: Angela Odell

The new plans show the following: Tree Survey.

Comments are required by 27/12/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. F/2002/8021 Date Rec. 12.12.02

Location: 242 London Road

Parish: Earley

Applicant: Mr. Surdhar

Description of attached plans: Tree Survey.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AD.

Consultations Sent by Admin. on 17.12.02

Yellow - Case Officer Copy
Green - Part One Copy

Mr H S Surdhar
1 The Drive
Earley
Reading
Berkshire
RG6 1EG

PLANNING SERVICES	HPT 64232
POL	BS
DC Amo	ENF
APP	
CS	
12 DEC 2002	
COPIES TO	ACK
	FILE

Mrs A Odell
Planning Officer
Wokingham District Council
Enviromental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

ADDITIONAL PLAN

8021/01

11th December 2002

Your ref: AO/F/2002/8021

Dear Mrs Odell

Further to your letter dated 10th December 2002 regarding the trees currently situated on the boundary of 240 & 242 London Road. There are presently two holly trees and 6 conifers located on site. As part of the planning application it is proposed to remove one holly tree (H1) and two conifers (C1 & C2) as shown on the attached diagram. The remaining holly tree (H2) and the remaining conifers (C3 to C6) will be retained to act as a screen between the buildings of 240 & 242 London Road. Please contact me if you need any further information.

Yours sincerely

Mr H S Surdhar

Date: 07 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8021

Location: 242, London Road, Earley, Reading.

Proposal: Proposed change of use of dwelling to guest house.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Case Officer: Angela Odell

The new plans show the following: Alterations to parking layout. Drawing nos: 02788/4A & 13A.

Comments are required by 17/01/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. F/2002/8021 Date Rec. 30.12.02

Location: 242 London Road

Parish: Farley

Applicant: Mr. Surdah

Description of attached plans: Showing alteration to parking layout.

Drawing No's: 0278 8/4A & 13A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓ Adam Coggins + copy of letter.
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 07.01.03.

Yellow - Case Officer Copy
Green - Part One Copy

PLANNING SERVICES | HPT 64592
POL | TLS
DC Amo | ENF
APP |
CS |
30 DEC 2002
COPIES TO | CCK
FILE

Excel Design
ExcelDesign.Ltd.uk

Mrs A Odell
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

REVISED PLAN
8021/1

Our ref. 002788
Your ref. AO/F/2002/8021

30 December 2002

Dear Mrs Odell

Re: 242 London Road, Earley.

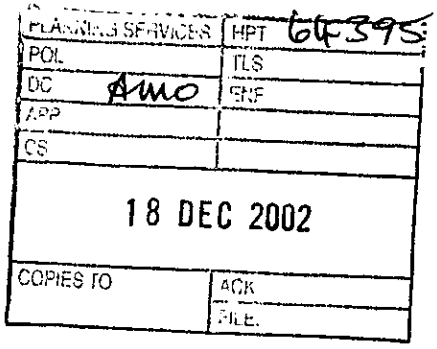
Further to your letters of the 10th and 16th December 2002 and our telephone conversation today please find encloses revised drawing number 02788/4A and 13A

We hope this revision meets with your approval.

Yours sincerely

George Avis

1 The Drive
Earley
Reading
Berkshire
RG6 1EG



Mrs A Odell
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN
8021 .01

Your ref: AO/F/2002/8021

Dear Mrs O'Dell

Thank you for your letter dated 17th December 2002 which I have received. In reply to your questions raised in the letter;

1) There are to be 5 bedrooms and I understand that this will necessitate the provision of 5 car parking spaces for guests.
2) There will be no members of staff living on the premises but the property will be serviced from the adjacent house and therefore no additional car parking will be required for staff.

I enclose revised drawings of pages 4 and 13. Because the existing property frontage will accommodate the required number of car parking spaces within the existing boundaries, there will be no need to move the existing boundary or to remove any of the trees as advised previously. These will therefore remain as they are at present.

I hope this will be satisfactory but please do not hesitate to contact me if you need any further information.

Yours sincerely

Mr H S Surdhar

Date: 17 December 2002 19 DEC 2002

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/8021

Location: 242, London Road, Earley, Reading.

Proposal: Proposed change of use of dwelling to guest house.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Case Officer: Angela Odell

The new plans show the following: Tree Survey.

Comments are required by 27/12/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

There are no tree or landscape implications and I have no objection to planning permission being granted.

Neil Etherington

16/1/03

Date: 07 January 2003

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8021

Location: 242, London Road, Earley, Reading.

Proposal: Proposed change of use of dwelling to guest house.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Case Officer: Angela Odell

The new plans show the following: Alterations to parking layout. Drawing nos: 02788/4A & 13A.

Comments are required by 17/01/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITIONAL APPROVAL

C122, R122.

JR 9/1/03.

Angela Odell

To: Harry Surdhar
Subject: RE: application F/2002/8020

extension of time agreed for this application and F/2002/8021

-----Original Message-----
From: Harry Surdhar [SMTP:HSSS@compuserve.com]
Sent: 16 December 2002 18:08
To: 'Angela Odell'
Subject: application F/2002/8020

Your reference. AO/F/2002/8020

Dear Mrs Odell,

It was a pleasure to meet you last week. I am in receipt of your letter to Mr Avis with the above reference. Thank you for your valuable advise upon which we shall act. We shall submit revised plans as per you advise however as Mr Avis is now on holiday till the 1st of January 2003, I request an extension of three weeks rather then two, i.e. we shall be pleased to have revised plans with you by Friday 4th January 2003.

Please let me know if the is acceptable.

Regards

Harry Surdhar

FROM: Angela Odell

DATE: 02 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TPS
DC	ENF
APP	
13 DEC 2002	
COPIES TO	ADM
	FILE

Application Number: F/2002/8021

Proposal: Proposed change of use of dwelling to guest house..

Site Address: 242, London Road, Earley, Reading.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Your observations are required in respect of this application **by 26/12/2002** .

Councillors were concerned that if this proposal was to proceed, there would be insufficient on site parking. Additionally, it was felt that the change of use to a guest house was inappropriate in this area.

SIGNED: _____ DATE: _____

Clerk To Earley Parish/Town Council

Date	16/12/02
Case Officer	Angela Odell
Location	242 London Road, Earley
Proposal	Change of use of dwelling to guest house
Application Number	F/2002/8021

The proposal is for the change of use of a dwelling to a guest house with an increase in parking provision from 3 cars to 4 cars and parking for 1 lorry. Although the increase in parking provision is minimal, a guest house will generate more trips to and from the property. Therefore, particular attention should be given to the effect this would have on the residential amenity of the neighbouring properties and on the flow of traffic along London Road.

In conclusion, the proposal is acceptable providing that it does not detract from the character of the property or does not adversely affect the residential amenity of neighbouring properties. Furthermore, there is a need for additional accommodation in Wokingham, therefore the Council will encourage changes of use of existing buildings to small scale, low cost visitor accommodation.

Debra Hammond

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 16 December, 2002
My ref. AO/F/2002/8021
Your ref. 02788

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) 977 8909
DX: 33506 – Wokingham

Excel Design Ltd
17 Gorse Ride South
Finchampstead
WOKINGHAM
RG40 4EH

Dear Mr Avis

PLANNING APPLICATION F/2002/8021
PROPOSED CHANGE OF USE OF DWELLING TO GUEST HOUSE AT 242 LONDON ROAD, EARLEY

I refer to the above application. I have discussed the application with the highway officer, who has advised that the turning for area for delivery vehicles shown on the proposed layout plan is not necessary. Please therefore submit revised plans removing this area and retaining more garden space, but providing parking space in accordance with our standard. The parking standard for the proposed use is one space per bedroom and one space per member of staff. Please clarify whether any member of staff will live on the premises. If not, would they be serviced from an existing property nearby (not requiring a parking space), or would a member of staff need to travel to the site, possibly by car?

It is important that the revised plans are submitted to me within two weeks, i.e. by 31 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact me immediately.

However, I advise you that receipt of the above information relates to parking only does not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

P.S. I am sending a copy of this letter to Mr Surdah as your office is closed.

c.c. Adam Coggins

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 02 December 2002

Application Number: F/2002/8021

Proposal: Proposed change of use of dwelling to guest house.

Parish: EARLEY TOWN

Site Address:
242, London Road, Earley, Reading.

Applicant:
Mr Surdhar C/O Excel Design Ltd.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

~~Goa~~
Parking to be to rear.
Turning space for service vehicle not necessary.

Signed: _____ **Print name:** _____

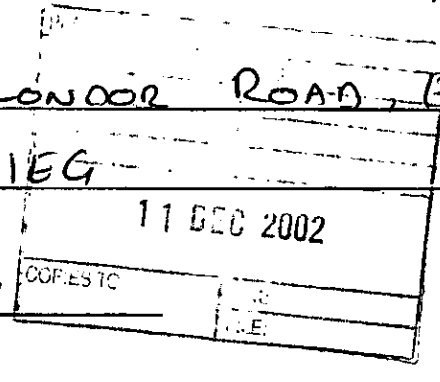
A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2002/8021 relates.

Address of site 242 LONDON ROAD, EARLEY

READING RG6 1EG



Signed

Date 10/12/02

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 December, 2002
My ref. AO/F/2002/8021
Your ref. 02788

Excel Design Ltd
17 Gorse Ride South
Finchampstead
WOKINGHAM
RG40 4EH

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Avis

PLANNING APPLICATION F/2002/8021
PROPOSED CHANGE OF USE OF DWELLING TO GUEST HOUSE AT 242 LONDON ROAD, EARLEY

I refer to the above application. As the application form is unclear on this point, please advise me whether it is proposed to retain or to fell the trees that are on the boundary between Nos. 240 and 242. (These trees are in the area of garden proposed to be transferred from No. 240 to No. 242.)

It is important that the revised plans are submitted to me within two weeks, i.e. by 24 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact me immediately.

However, I advise you that receipt of the above information relates to tree only does not commit the authority to approving the application.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

P.S. I am sending a copy of this letter to Mr Surdah as your office is closed.

Angela Odell

From: John Mullaney
Sent: 09 December 2002 13:19
To: Angela Odell
Subject: 242 London Road F/2002/8021

I have no objections to the proposal but would recommend the following condition is attached should consent be granted:

All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

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

Application Number : F/2002/8021	Map No : 41
Case Officer : AO	Site Area : 0.05
Valid Date : 26/11/02	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed change of use of dwelling to guest house.

Location : ~~238~~ 248, London Road, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mr Surdhar C/O Excel Design Ltd.

Fee Required: £220 Fee Received: £220 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Not supplied.	phoned 26/11	
S.66 MISSING/INCORRECT/ UNSIGNED	pt 2 floor space from C3 ⇒ C1	✓ alone	26/11
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Is access to site to be widened (for delivery vehicles)? Tax office.		

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ site inside redline

.....

No pre-apps

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

Tel: (0118) 974 6445

Date: 02 December 2002

My ref: F/2002/8021

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 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/2002/8021
242, London Road, Earley, Reading.
Proposed change of use of dwelling to guest house.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8021**
242, London Road, Earley, Reading.
Proposed change of use of dwelling to guest house.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Lissaman

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

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

Tel: (0118) 974 6445

Date: 02 December 2002

My ref: F/2002/8021

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/8021
242, London Road, Earley, Reading.
Proposed change of use of dwelling to guest house.

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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Storry

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8021

PROPOSAL:
Proposed change of use of dwelling to guest house.

LOCATION:
242, London Road, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8021 to enable the library staff to locate the correct information.
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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager
02 December 2002

Organisation_Name	Building_Name	address1	Postcode
		240LONDON ROADREADING	RG6 1AJ
		242LONDON ROADREADING	RG6 1AJ
		244LONDON ROADREADING	RG6 1AJ
		246LONDON ROADREADING	RG6 1AJ
		1THE DRIVEREADING	RG6 1EG
		3THE DRIVEREADING	RG6 1EG
		5THE DRIVEREADING	RG6 1EG
		7THE DRIVEREADING	RG6 1EG
		9THE DRIVEREADING	RG6 1EG

Neighbour list F/2002/8021

26.NOV.2002 8021

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

18 NOV 2002

1. APPLICANT'S NAME: MR SURDHAR
ADDRESS: 1 THE DRIVE
EARLEY READING
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: EXCEL DESIGN LTD
ADDRESS: 17 GORSE RIDE SOUTH
FINCHAMPSTEAD
POST CODE: RG40 4EH PHONE: 01189737336

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: 242 LONDON RD
EARLEY

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CHANGE OF USE
TO GUEST HOUSE

5. Give the area in hectares or part of a hectare
AREA OF SITE: .0413

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNER.

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 02788/ 1-5, 12-15.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	✓	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION		

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

EXISTING TO REMAIN

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCES TO REMAIN (FENCE ON BOUNDARY WITH 240 LONDON RD TO MOVE)

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING TO REMAIN

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£220

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF Mr SURDHAR DATE 13-11-02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				× 201 m²
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify GUEST HOUSE C3 RES		201 m²		NO CHANGE
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES 5.

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	3	0
Proposed	4	1

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
NONE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
MR SURDHAR
1 THE DRIVE, EARLEY
No.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
		1	1

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
No

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1789/a

SECTION 66 CERTIFICATE

Application No.

20.JAN.2002 8021

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Ms. Sudhar . . . . . .

Date . . . . . 26.11.02 . . . . . .

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

ADDRESS 242 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 3824	MR C. COUSTELLO	2/STOREY EXTENSION	16.12.75	APP N/A
03774	" "	" "	20 2 76	N/A C/A
97/65616/F	"	1ST FLOOR EXT.	27.6.97	C/A
FP97/6394	"	"	13.5.97	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE