APPLICATION NO:
F/2001/5302

LOCATION:
Holly Cottage Heathlands Road, Wokingham.

APPLICANT:
Mrs Brant C/O Andesign

PROPOSAL:
Proposed single storey extension to nursery school to form additional classroom with W Cs.

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Natalie Brown**

REFUSED

416
01

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs Brant
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5302

Parish: **WOKINGHAM WITHOUT**

Location: **Holly Cottage, Heathlands Road, Wokingham.**

Proposal: **Proposed single storey extension to nursery school to form additional classroom with W Cs.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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 C2 and C6.
South East Area Local Plan Policies STV2, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WRE4 and WIC16.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

Received by Wokingham District Council

Application No: F/2001/5302

Proposal:
Proposed single storey extension to nursery school to form additional classroom with W Cs.

Location:
Holly Cottage, Heathlands Road, , 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 and 1.00pm - 4.00pm Sunday. Library 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/2001/5302 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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.

Head Planning and Transportation

26 November 2001

Applicationo	Name & Addres
F/2001/5302	Richard Fenny Kingswood House Heathlands Road WOKINGHAM. RG40 3AR
Application Refused	Letters sent 10/01/02

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5302	Richard Fenny Kingswood House Heathlands Road WOKINGHAM. RG40 3AR
Application Refused	Letters sent 10/01/02

WOKINGHAM UNITARY
Aiming for Excellence

REFUSED

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5302	NB
BUILDING CONTROL NUMBER	FP2001/2401	South
~~APPLICANT~~/AGENT	Andrews	
ADDRESS OF SITE	Holly Cottage Nursery Heathlands Road WOKINGHAM WITHOUT.	
DESCRIPTION OF PROPOSED WORK	S/S ext to form additional classroom	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	8/1/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/1/02	

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	

Tel: (0118) 974 6492

Date: 28.12.01

My ref: F/2001/5302

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/5302
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to nursery school to form additional classroom with W Cs.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 7.01.02

Yours faithfully

Mr Thorn

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5302**
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to nursery school to form additional classroom with W Cs.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 28·12·01

My ref: F/2001/5302

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2001/5302
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to nursery school to form additional classroom with W
Cs..

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APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6492

Date: 28.12.01

My ref: F/2001/5302

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2001/5302
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to nursery school to form additional classroom with W Cs..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Mr Thorp

Principal Development Control Officer

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5302

Applicant : Mrs Brant C/O Andesign.

Location : Holly Cottage, Heathlands Road, , Wokingham.
Proposal : Proposed single storey extension to nursery school to form additional classroom with W Cs.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....17/12.....

Date Registered : 19/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 14/01/2002. 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 :

WOK W'out DC : strongly protect to further expansion, felt to be excessive in rural area, generating traffic in overloaded country road, further encroaching into 'green wedge' separating Crowthorne + Wokingham

Env Health : no objection -

Highways : no objection providing no additional children/staff as a result of the proposals

Env. Agency : Recommend Informative

Planning Issues : WDLP : countryside, greengap
SEMLP : rural,

Landscape : within green gap wedge, majority of trees are TPO'd. Building has been recently extended several times - cum effect of extn + repositioning of car parking will significantly inc the size of the built element within the site - detrimental visual impact upon character of surrounding countryside. No additional planting has been provided adj to Heathlands Rd to help mitigate against extns. If p.p given - landscaping scheme req'd.

Application Number: F/2001/5302

Appraisal :

see attached sheet

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

Application Number F/2001/5302
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its siting, bulk + massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap.
			As such, the proposed development would be contrary to the following policies.
			BSP: C2, C6
			WDLP: WCC1, WCC2, WREL4
			SEALP: SBE1, SBE2

RECORD OF SITE VISIT

SITE ADDRESS: Holly Cottage
Heathlands Road Wokingham.

APPLICATION NUMBER: F/2001/5302

OFFICER: Natalie Brown

DATE OF SITE VISIT: 7/12.

1 SITE/STATUTORY NOTICE DISPLAYED ? fencing at front

2. DESCRIPTION OF SURROUNDINGS

Rural.

3. DESCRIPTION OF SITE/BUILDING

Nursery school - detached - previously extended
open surroundings - play area to rear partly hedging enclosure at rear - fencing NIA otherwise.
extn to be on existing parking area - this is proposed to be relocated

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING In + our access - gravel driveway
- parking along driveway (bays not marked).

LEVELS (10 cars on SV parked)

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5302 – Holly Cottage, Heathlands Road

Appraisal:

Development

For a single storey extension to nursery to form additional classroom with WC. The proposed extension would result in a further 49.3m^2 (externally), being added on to the building, which would extend a further 8.5m beyond the existing side of the building. The class room extension would have a pitched roof 5.6m to the ridge (0.8m below existing).

The site has been extended previously, most recently by application F/2001/4038 which was for a single storey side extension and increased the number of children to 59.

The site is a detached building located within a rural/green gap area, and there are trees covered by TPOs within the site.

The relevant policies are:

WDLP: WCC1, WCC2, WRE4, WCI12
SEALP: STV2, SBE1, SBE2
BSP: C2, C6

1. Impact upon the rural character of the area
   The proposed development would increase the bulk and massing of existing building. It would increase the length of the building by 8.5m, which would be particularly visible thorough the access to the site and is visible from the road from the front boundary (given that the screening is not dense). The proposed development would therefore be contrary to polices WCC1, WCC2, C2 and C6 which seek to ensure that development would be appropriate in form, scale, design, to its location within the countryside.

   The landscape department raised concerns that the building has been extended an the cumulative effect of the extension and repositioning the car park would significantly increase the size of the built element within the site, having a detrimental visual impact on the surrounding countryside.

2. Impact upon highway safety (parking provision)
   The proposed development would be in the place of an area of existing parking. The site plans shows this to be relocated to the front of the extension. The Highways department would have no objection to the proposed development provided that there are no additional staff or children as a result of the development.

3. Other policy issues

Policy WRE4 relates to development on existing employment generating sites outside of settlements. Criterion b) and c) say that development should not have any greater visual impact on the undeveloped character of the countryside than the existing development, and would not cover a larger area on the site than that occupied by the existing authorised development. The proposed development is contrary to these policy points. This is supported in the Inspector's report of the Local Plan Inquiry of the WDLP, (published by the Council on 22 November 2001), in policy WRE4 (a).

~~**Approval:**~~ **Refusal: ✓**

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 December 2001

Location:	Holly Cottage Nursery, Heathlands Road, Wokingham
Proposal:	Proposed single storey side extension to nursery
Application Number:	F/2001/5302

In response to your consultation dated 26 November 2001 for the above application, the landscape comments are as follows:

The site is within a Green Gap Wedge designation with the majority of the trees on the site protected by a TPO. The sweet chestnut to the north of the building has recently been removed, so therefore construction of the extension will not damage the tree.

The building has recently been extended several times and the cumulative effect of this extension and repositioning the car parking will significantly increase the size of the built element within the site which will have a detrimental visual impact on the surrounding countryside. (The enclosed play areas to the rear of the nursery are not shown on the block plan.) No additional planting has been provided adjacent to Heathlands Road to help mitigate previous extensions so that there are reasonably open views into the site between the trees.

If planning permission is given to this application then a landscape scheme will need to be submitted showing additional planting, trees and shrubs, along Heathlands Road and around the repositioned parking area.

Catherine Brimble

Catherine Brimble
Landscape Architect

Wokingham Without Parish Council Consultation Sheet

Officer	Natalie Brown
No	F 2001 5302
Proposal	single storey extension to nursery school to form additional classroom with W Cs.
Site	Holly Cottage, Heathlands Road, Wokingham.

PLANNING SERVICES
POL
DC
APP
CS
ENF
11 DEC 2001
COPIES TO:
ACK:
FILE:

Committee's Comments

The committee strongly protest against further expansion of this project, felt to be excessive in a rural area, generating traffic in overloaded country roads, and further encroaching on the 'green wedge' separating Crowthorne and Wokingham.

Signed :
Clerk to Wokingham Without Parish Council

11 December 2001

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 26 November 2001

Application Number: F/2001/5302

Proposal: Proposed single storey extension to nursery school to form additional classroom with W Cs.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Holly Cottage, Heathlands Road, , Wokingham.

Applicant:
Mrs Brant 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).

Providing there are no additional children or staff as a result of the proposals.

Signed: _____ **Print name:** AC 28/11/01

Natalie Brown

From: John Mullaney
Sent: 27 November 2001 17:20
To: Natalie Brown
Subject: Heathlands Cottage Heathlands rOAD, wOKINGHAM w.o F/2001/5302

Heathlands Cottage Heathlands rOAD, wOKINGHAM w.o F/2001/5302

I have no environmental health objections to this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

① "HOLLY COTTAGE",

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. Old Property HEATHLANDS ROAD ORD. SHEET No. SU. 8266(92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1364/73	MRS. D.S. GRAY	O/APP DEMOLISH EXISTING DWELLINGS - ERECT 2 DET. HOMES.	25.10.75	N/A REF
04062	Mr R Gray	" "	20 2 76	N/A Ref
BR 4464	" "	" "	2 4 76	APP N/A
04441	"	REPLACEMENT HOUSE + GARAGE	11.4.76 25.8.76	N/A CANCELLED
BR 4745	"	" " "	9 6 76	App N/A
04732	"	" " "	10 6 76	N/A Ref
05205	"	" " "	26 8 76	N/A C/A
BR 5246	"	" " "	14 9 76	APP N/A
BR 19007	"	GARAGE + WALLING ROUND GDN.	27.7.82	REF. N/A
17911 R19320	"	"	26.8.82 16.9.82	N/A APP C/A N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 4464 - CANCELLED BY W.D.C - 22.2.77

DRAINAGE

② HOLLY COTTAGE

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU. 8266 (92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05?	MR. R. GRAY	1ST FLOOR EXTENSION	12.8.85	N/A C/A
BR25420	"	"	15.10.85	APP N/A
97/65263/F	MS M. TUCKWELL	RES. TO DAY CARE NURSERY + S/ST. EXT.	19.8.97	C/A
~~98/68366/F~~				
98/68366/F	" (RETIRED)	ENLARGE DORMER EXT.	11.11.98	C/A
FP97/6944	M Tuckwell	C. of U. to day care nursery	6.11.97	APP
99/69358/V	Holly Cottage Day Nursery.	Variation to cond. 3 on ap. 97/65263/F to ↑ children no's (35-40)	11/5/99	C/A
99/69574/F	" "	LIGHTING ER. OF ENT. PIERS + EXT.	8/7/99	REF
F/1999/0271	Holly Cottage Day Nursery	s/st ext to childrens day nursery	2.6.00	APP
FP/2000/0709	" " " "	s/st side ext	07.07.00	APP

F/2001/4038 S/ST. SIDE EXT. TO "NURSERY + VAR. COND. 03 OF 97/65263/F AS VAR. BY 99/69358/V TO INCREASE NO. OF CHILDREN TO 59.

DATE OF COMPLETION 08.08.01

MINISTRY DECISION APP.

SPECIAL ORDERS

DRAINAGE

091074

ENVIRONMENT AGENCY

Our Ref : SP/2001/004941-1/1
Your Ref : F/2001/5302

Date : 31 December 2001

PLANNING SERVICES	HPT 51448
POL	TLS
DC NAB	ENF
APP	
CS	
04 JAN 2002	
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	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

SINGLE STOREY EXT TO NURSERY SCHOOL HOLLY COTTAGE, HEATHLANDS RD, WOKINGHAM

Thank you for your letter dated 26 November 2001, received on 28 November 2001. Please quote the following reference in any correspondence: SU86NW/8/10. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

CC: Andesign

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

☎ 0118 974 6379 (Direct Line)

Tuesday, 27 November 2001

Andesign
9 Perkins Way
Wokingham
RG41 2TN

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5302

Address: Holly Cottage, Heatherlands Road, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is extended there is no obligation under the building regulations to carry out improvements within the existing building to make it more accessible. An extension should be at least as accessible to and usable by disabled people as the building being extended.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider a pedestrian route suitable for disabled people from the edge of the site to the principal entrance.
2. To consider level access into and around the building for people with disabilities.
3. To consider the provision of accessible WC facilities.
4. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility.
5. To consider the design and position of door furniture in terms of reach and grip.
6. To ensure that the force required to open doors is not in excess of 20 Newtons.
7. To consider the provision of accessible parking bays.
8. To consider the provision of appropriate lighting levels both internal and external to the building.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: WDC Planning Dept.
Natalie Brown.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 NOV 2001	Map No. 92 Site 059
Officer: NAB / Application No. F/2001/5302.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED SINGLE STOREY EXTENSION TO ~~DWEL~~ NURSERY SCHOOL TO FORM ADDITIONAL CLASSROOM WITH WCs

Location: HOLLY COTTAGE NURSERY, HEATHLANDS ROAD

Parish: WOK W/OUT Ward: Wok W/out. 26-11-01-B.

Applicant: MRS BRANT

Fee (3) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 26.11.01 TB. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPOs on site ✓ .....
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 Under 8's officer (Enid Cross) .....
Highways ✓ .....
Disabled Access Officer

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency re disposal of Sewage to cesspool .....

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

HERITAGE BODIES

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

OTHERS: Green Gap & Wedges Rural Area Countryside

.....

No pre-apps.

NEIGHBOURS:

S/N + see map +

+ Richard Fenny, Kingswood House, Heathlands Rd, Wokingham RG40 3AR

Holly Cottage Nursery

19.NOV.2001 * 5302

Dear Sir

The reasons we would like to extend Holly Cottage are as follows

1 Due to government funding all 3-5 year old children now attend nursery which was not so before the funding.

2 We have found that parents in the nursery have other siblings that take priority places. This does not leave places available to new families. This means that if you don't use our baby unit you are unlikely to get a place in our pre-school.

3 We have a super setting with excellent facilities for rambles and lots of outdoor play. We have a very safe and efficient one way system already up and running.

4 We follow the rules and regulations set out by ofsted but because we have loads of room we allow a bigger floor space area per child. We also have a Manager and a Deputy that are supernumerary to the staff/child ratios.

Thankyou for taking the time to read this letter, should you need any further information please feel free to call me at the Nursery

Yours Sincerely

M Brant

Heathlands Road, Wokingham, Berkshire RG40 3AP

Tel: 01344 761264

Holly Cottage Day Nursery Limited Registered in England No. 358 6852 Registered Office: 22-24 Broad Street, Wokingham, Berkshire.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

19.NOV.2001* 5502

1.	APPLICANT'S NAME	MRS M. BRANT
	ADDRESS	HOLLY COTTAGE NURSERY HEATHLANDS ROAD,WOKINGHAM BERKS
	POST CODE	RG40 3AP PHONE 01344 761264
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 0118 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/E/3247 AND O.S. SHEET

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 ?

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	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.

NURSERY

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

TO MATCH EXISTING

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: CESSPOOL

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

NO CHANGE

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

ALL ON GROUND FLOOR

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/XXX — * STATE No. OF HABITABLE ROOMS — 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? XXXX 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.

£190

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 (AND DESIGN) ON BEHALF OF MRS M. BRANT DATE 16/11/2001

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				
[illegible]-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify NURSERY			50m^2	
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	EXISTING CAR PARK	
Proposed		

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.

NURSERY SCHOOL

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

HOLLY COTTAGE NURSERY

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
		NO CHANGE	

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'.

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

19.NOV.2001* 5302

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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

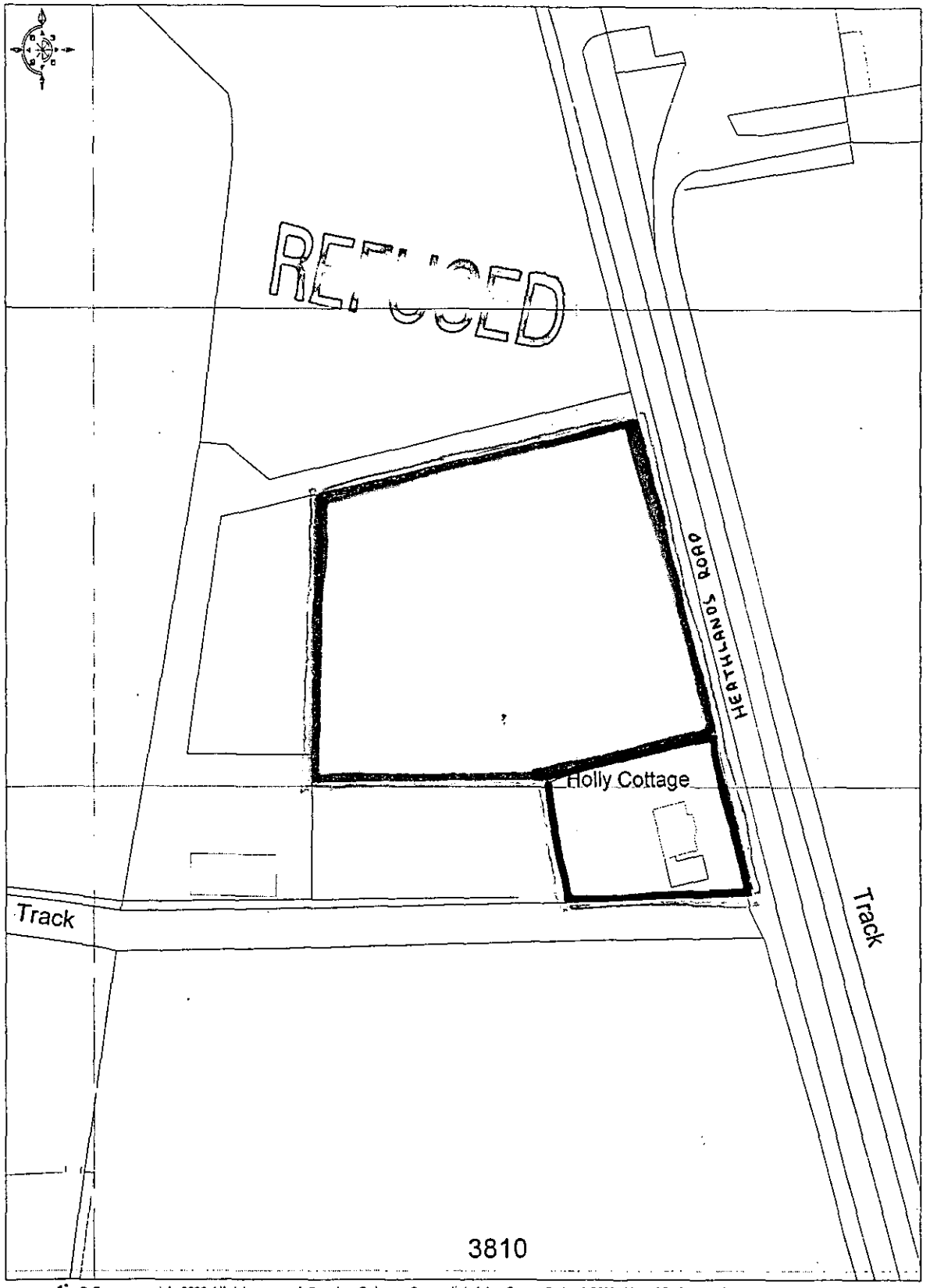
Signed . . . . . (ANDESIGN)

On behalf of . . . . MRS. M. BRANT

Date 16/11/2001

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

19.NOV.2001 * 5502



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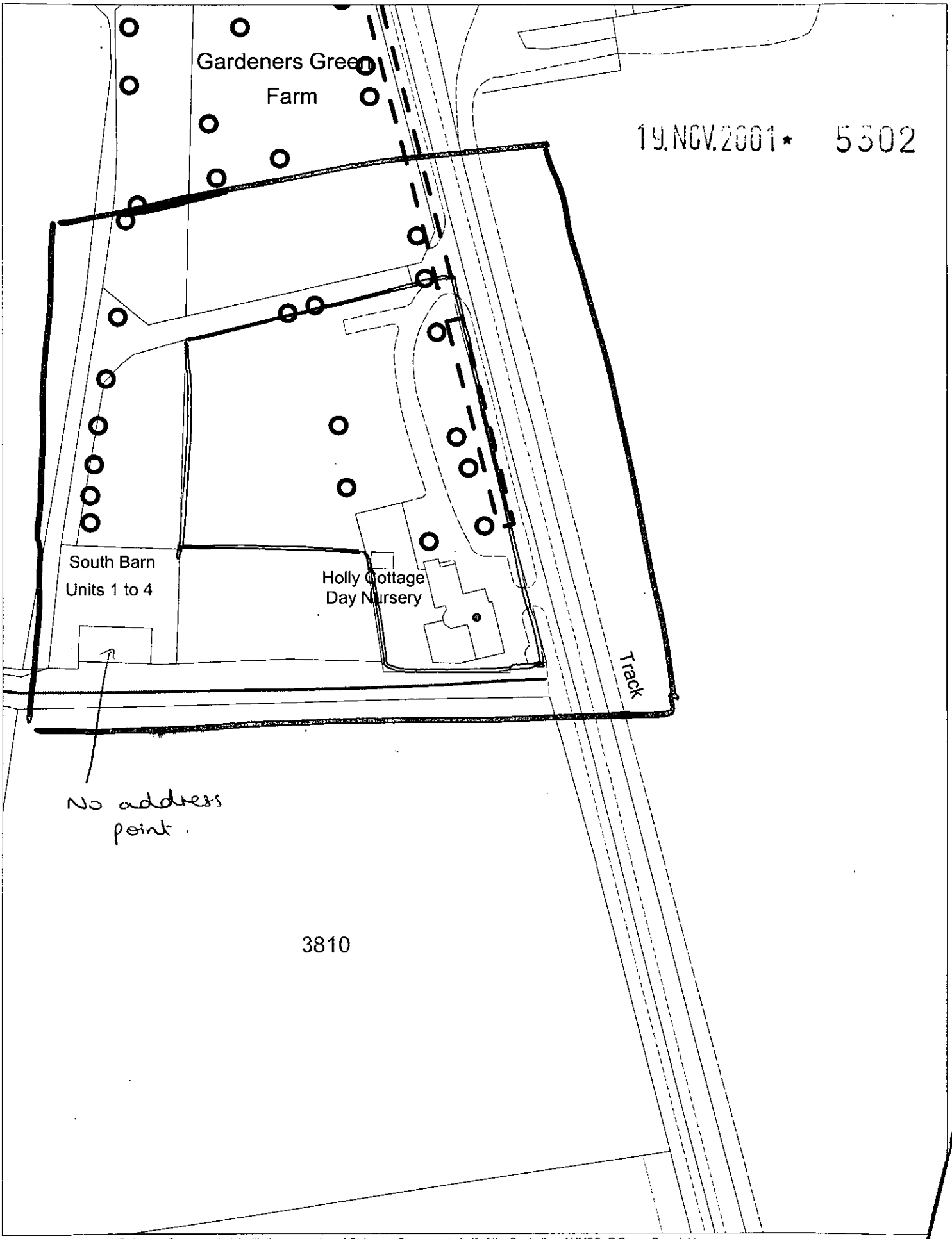

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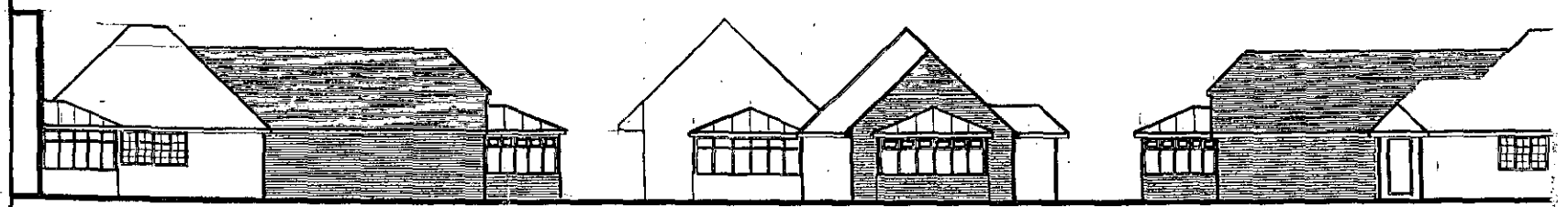
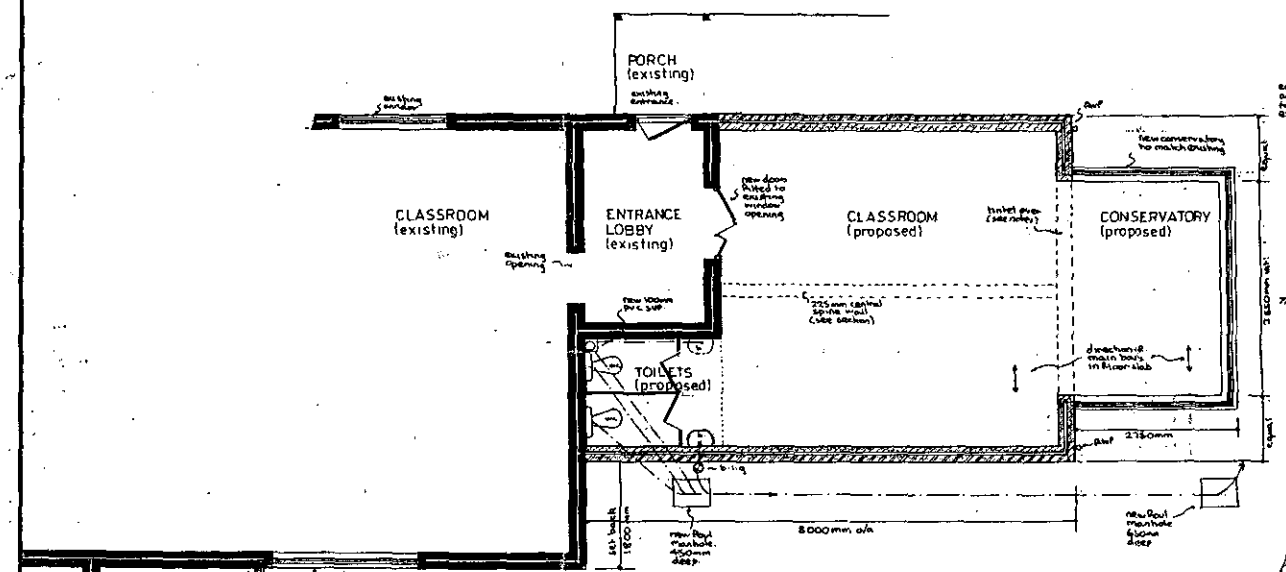
Development Control Section, Environmental Services, Wokingham District Council.
23 November 2001 Scale: 1 : 1250



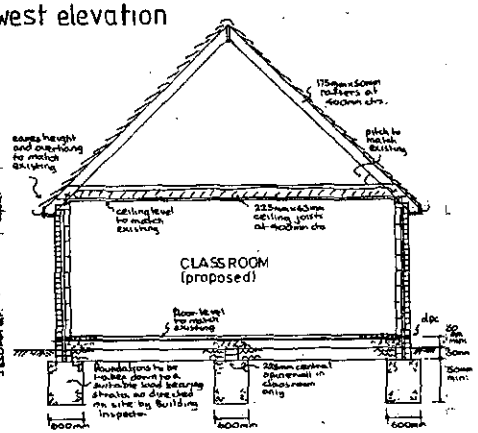
east elevation

north elevation

west elevation



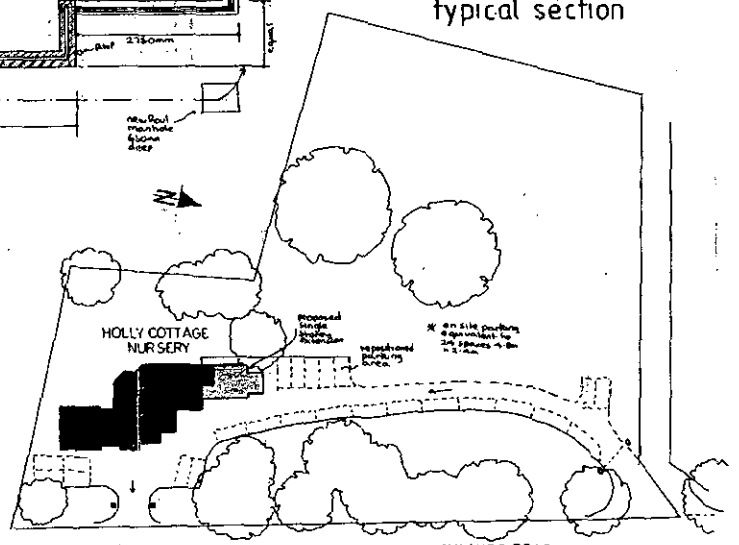
part ground floor plan



typical section

gross internal areas

classroom	= 30m²
conservatory	= 10m²
toilet area	= 4m²
total area	= 44m²



block plan 1:500

notes:-

14.NOV.2001 5502

Roof:- Tiling to match existing on felt and battens on 175mm x 50mm rafters pitched to match existing and set at 400mm centres with 225mm x 63mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint is to be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vertical on similar depth on 150mm suspended concrete floor slab supported on all edges and reinforced with A193 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external skin of facing quality brickwork colour matched to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm celcon blockwork internal skin and 13mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new opening at junction with conservatory to be insulated.

Conservatory:- All to match existing conservatory, double glazed with low opening vents. Any glass in windows below 800mm min measured from floor level to be in laminated safety glass.

Lintels:- 2 no. lintels std type W/S galvanised steel insulated lintel.

Dpc & Flashings:- Dpc to be lead cored felt and flashings in code 4 lead to include stepped cavity tray flashing at junction of conservatory and wall of classroom.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E. regulations including extension of existing smoke detection and alarm system.

Ventilation:- Allowance to be made for extract ventilation discharging to open air.

Rainwater:- 112mm gutters and 65mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 6000mm from any building.

Foul drainage:- New soil to terminate through roof min: 900 above highest opening window. All new foul drainage to be cowled at min 100mm upvc underground drainpipe, bedded in pea shingle, set to min: 1in 40 fall and provided with concrete lintels where pipes pass under walls. Final discharge to new cesspool in adjacent paddock, with capacity and position to be agreed on site with Building Inspector.

Toilet fittings:- Toilet equipment and partitions to match existing.

REVISED

for location plan see ordinance survey sheet

PROPOSED EXTENSION at HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE for MRS. M. BRANT.

Revisions:-

Drawing Nº AHE/3247
Scales 1:50 & 100
Date OCT 2001

ANDESIGN BUILDING PLANS