APPLICATION NO:
F/2000/0508

LOCATION:
55 High Street, Wargrave Reading.

APPLICANT:
Mr G Butler

PROPOSAL:
Proposed change of use from office (B1A) to residential use (C3).

EARLIEST DATE FOR DECISION:

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Butler
55 High Street
Wargrave
READING
Berkshire
RG10 8BU

Application Number: F/2000/0508

Parish: **WARGRAVE**

Location: **55 High Street, Wargrave, Reading**

Proposal: **Proposed change of use from office (B1A) to residential use (C3)**

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. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. This consent relates solely to the change of use of the existing office accommodation back into residential, and to no other areas indicated on the approved drawings.

Condition
4. The residential element hereby approved shall be incorporated into the existing unit and shall not form separate accommodation.

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

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

Reason
3. For the avoidance of doubt.

Reason
4. For the avoidance of doubt.

Informative
1. The applicant is advised that the area shown as Post Office shall be retained as such, as approved under earlier Consent 96/63549/F.

Informative
2. The applicant is also advised that this consent does not in any way authorise the apparent use of part of the approved retail space under 96/63549/F for residential purposes. You are advised to discuss this matter separately with the Senior Planning Officer, Heather Morgan on (0118) 974 6446.

Head of Planning and Transportation
Date: 18 April 2000

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

Please file

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
10 MA...	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel FAX 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

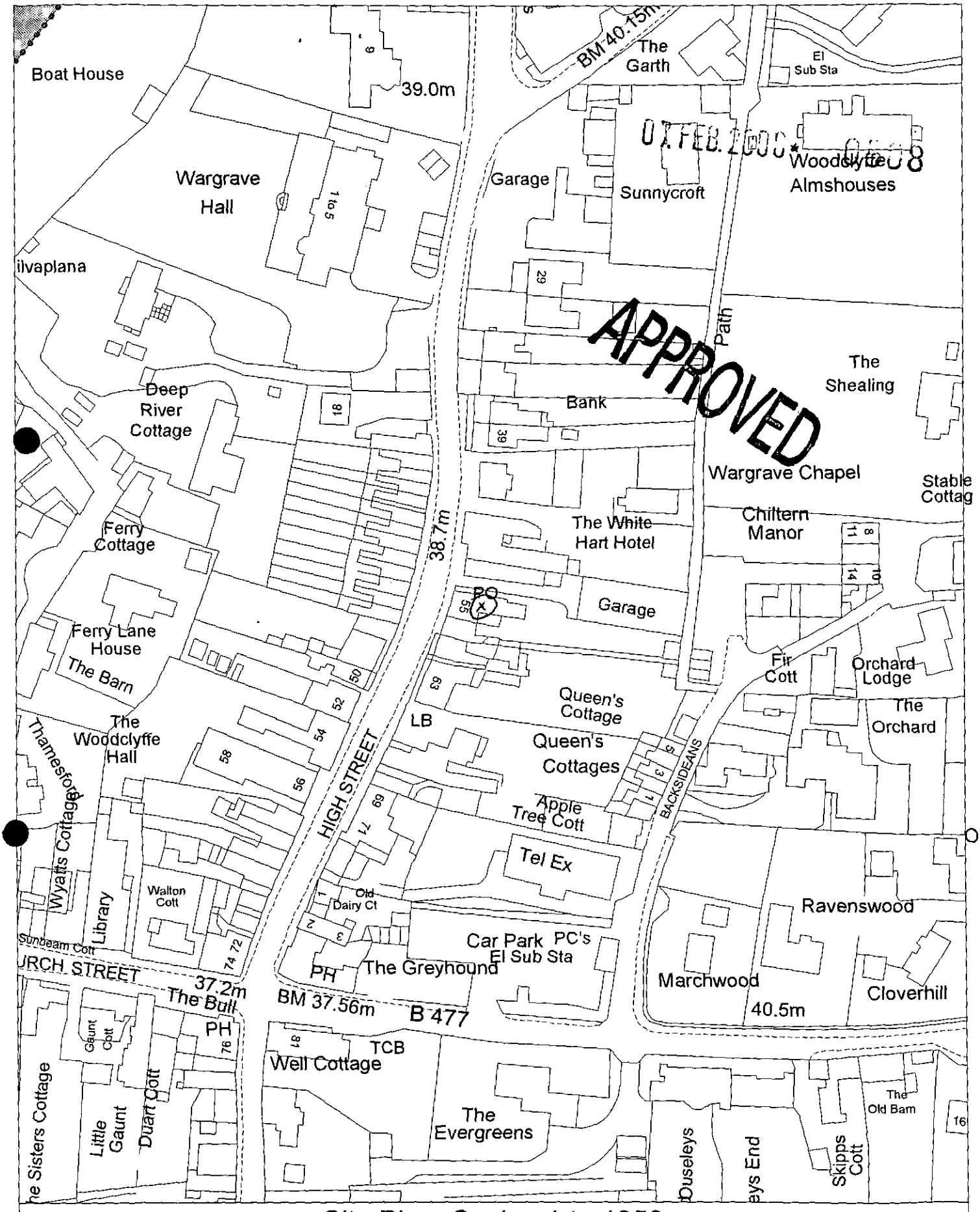
CASE OFFICER:	Heather Morgan
APPLICATION NUMBER:	F/2000/0508
SITE	55, High Street, Wargrave, Reading
PROPOSAL:	Proposed change of use from office (B1A) to residential use (C3)
COMMENTS:	Parking restricted, currently shared with the post office

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 9 March, 2000

Comments required by	09/03/2000
Fax	974 6484



Site Plan, Scale: 1 to 1250

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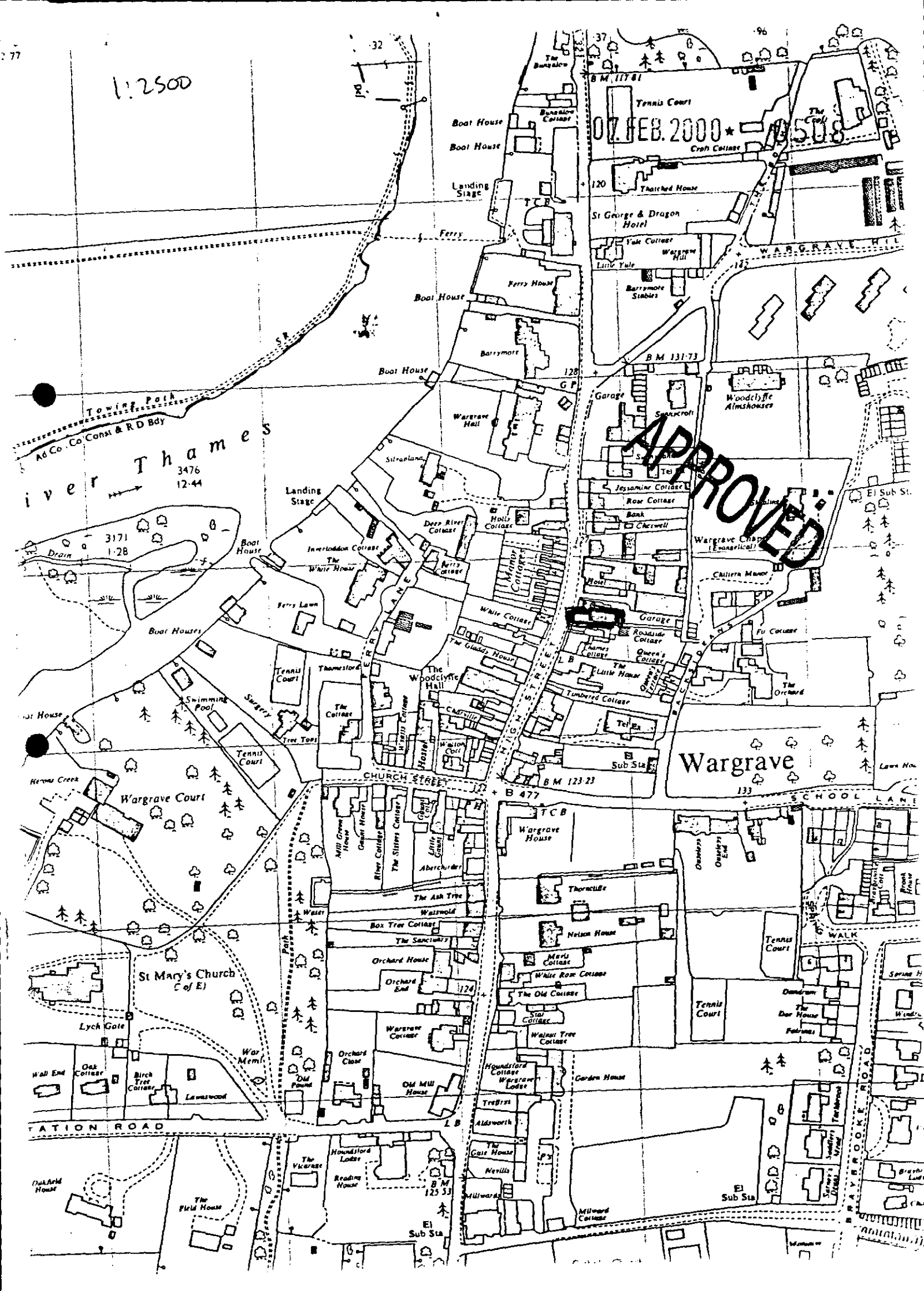
Date: 14 December 1999


1:2500
07 FEB 2000
APPROVED
Wargrave
Wargrave Court
St Mary's Church
C of E
CHURCH STREET
B 477
SCHOOL LANE
WARGRAVE HILL
RAYBROOKE ROAD
STATION ROAD
Landing Stage
Boat House
Ferry
Towing Path
Ad Co. Co Const & R D Bdy
River Thames
Tennis Court
Swimming Pool
Surgery
Lych Gate
War Mem
Garage
Sub Sta
El Sub Sta
B M 131·73
B M 123·23
B M 125·53
Wargrave House
Nelson House
The Old Cottage
Garden House
Millward Cottage
The Vicarage
The Field House
Oakfield House
Lawswood
Wall End
Oak Cottage
Birch Tree Cottage
Orchard House
Orchard End
Orchard Close
Old Mill House
Wargrave Lodge
Houndsford Lodge
Reading House
The Gate House
Millwards
Neville
Trefrys
Aldsworth
Woodclyffe Hall
Woodclyffe Almshouses
Wargrave Hall
Barrymore
Ferry House
Ferry Lawn
Boat Houses
Thameside
The Cottage
Tree Tops
Hermes Creek
Water
Park
Thatched House
St George & Dragon Hotel
Yule Cottage
Little Yule
Barrymore Stables
Jessamine Cottage
Rose Cottage
Bank
Chetwell
Holly Cottage
Deep River Cottage
Inverliddon Cottage
The White House
Ferry Cottage
Manor Cottage
White Cottage
Roadside Cottage
Laurels Cottage
Queen's Cottage
The Little House
Timbered Cottage
The Gladdy House
Chiltern Manor
Hotel
Fu Cottage
The Orchard
Tel Ex
Thorncliffe
Nelson House
Maru Cottage
White Rose Cottage
Star Cottage
Walnut Tree Cottage
Warsgrave Cottage
Houndsford Cottage
Trefrys
Aldsworth
Neville
Millwards
Tennis Court
Garden House
Box Tree Cottage
The Sanctuary
The Ash Tree
Watswold
Abercrombie
Little Court
The Sisters Cottage
River Cottage
Mill Green House
Gerard House
Court House
Oakleys
Oakleys End
Frank House
Spring House
Dundrum
The Bear House
Fairmeads
Tennis Court
WALK
Lawn House
Sunnycroft
Tel
Bank
Chetwell
Hotel
Garage
Roadside Cottage
Laurels Cottage
Queen's Cottage
The Little House
Timbered Cottage
The Orchard
Tel Ex
Sub Sta
Wargrave
Lawn House
Tennis Court
Swimming Pool
Surgery
Tree Tops
The Cottage
Thameside
Ferry Lawn
Boat Houses
Boat House
Landing Stage
Deep River Cottage
Holly Cottage
Inverliddon Cottage
The White House
Ferry Cottage
Manor Cottage
White Cottage
The Gladdy House
Roadside Cottage
Laurels Cottage
Queen's Cottage
The Little House
Timbered Cottage
The Orchard
Chiltern Manor
Hotel
Fu Cottage
Wargrave Chapel (Evangelical)
Jessamine Cottage
Rose Cottage
Bank
Chetwell
Holly Cottage
Sunnycroft
Tel
Garage
Woodclyffe Almshouses
Wargrave Hall
Barrymore
Ferry House
Boat House
Boat House
Boat House
Landing Stage
Ferry
Towing Path
Ad Co. Co Const & R D Bdy
River Thames
3476
12·44
3171
1·28
Drain
Tennis Court
Swimming Pool
Surgery
Tree Tops
Tennis Court
Hermes Creek
Wargrave Court
Water
Park
St Mary's Church
C of E
Lych Gate
War Mem
Wall End
Oak Cottage
Birch Tree Cottage
Lawswood
Orchard House
Orchard End
Orchard Close
Old Mill House
Wargrave Lodge
Houndsford Lodge
Reading House
The Vicarage
The Field House
Oakfield House
Box Tree Cottage
The Sanctuary
The Ash Tree
Watswold
Abercrombie
Little Court
The Sisters Cottage
River Cottage
Mill Green House
Gerard House
Court House
Wargrave House
Nelson House
Maru Cottage
White Rose Cottage
The Old Cottage
Star Cottage
Walnut Tree Cottage
Garden House
Tennis Court
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Oakleys End
Frank House
Spring House
Dundrum
The Bear House
Fairmeads
Tennis Court
WALK
Lawn House
Thorncliffe
Trefrys
Aldsworth
Neville
Millwards
Millward Cottage
The Gate House
Houndsford Lodge
Reading House
B M 125·53
El Sub Sta
Sub Sta
El Sub Sta
Garage
Sub Sta
Tel
Tel Ex
Sunnycroft

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0508

Applicant : Mr G Butler .

Location : 55 , High Street, Wargrave, Reading.
Proposal : Proposed change of use from office (B1A) to residential use (C3).

Site Notice Displayed ? :

YES	NO	DATE
✓		16/2/00

28/3. once moved to the front.

Date of Neighbour Notifications : N/A

Date of Site Visit : 7/3/00

Date Registered : 07/02/2000

Earliest Date for Decision : 9.3.2000

Latest Consultation Date/Site Notice Expiry Date :

Application Expiry Date: 03/04/2000

Consultation Responses :

(1) Env. Health - No Objections
(2) Highways - No Objection subject to conditions
SC23 plans etwing SR06
(3) Conservation - The drawing suggests that the Post Office facility is to remain and the rear section only is to be changed from office to residential.
Its not a listed building but the P.O facility is of great importance to the village, and contributes to the character of the High Street and Conservation Area.
No Objection to the change of use but plans submitted should be amplified to show the extent of the residential unit and its access arrangement.

~~Planning Issues~~ :

Planning History

There has been a lot of history on the site, particularly in respect of the section to the rear of the property.
17853 - Change of use from retail with ancillary residential to one residential unit and one retail unit with ancillary 2 bed flat at 55-57 High Street, Granted 1982.

30075 – Change of use of shop unit adjacent to the Post Office to a dwelling.
Granted May 1988.

Claim from agents that rear section had never been used for residential purposes as approved under 17853. Instead it has been used for business purposes since 1988

96/63549/F – Proposed change of use from storage (B8) to office B1(a) Retrospective.
Granted 03/07/96.

This was granted on the basis that there had been complaints in respect of the office use and the level of activity would be broadly similar to that of storage.

Application

Seeks consent to revert the office space at the back into residential. It will go back to form one residential property and expand the level of accommodation available to the occupants. The main door to the side of the property is to be kept and the one to the rear and lobby will be a secondary access. No external alterations are proposed.

Main Issues

1/ Loss of office accommodation.
2/ Retention of A1 accommodation & residential.
3/ Highways provision

1/ Office accommodation

There are no policies in the WDLP (1995) which encourages the retention of office space. The deletion of this element will decrease the level of traffic movements which will benefit adjoining residents. Whilst the offices are well located within the centre of the village there is no objection to this loss in policy terms.

2/ Retention of A1 accommodation

The scheme purely relates to the change of use of the existing office area back to [redacted] residential use. There is no objection to improving the amenity of the existing residential unit by the addition of these rooms. The applicants have verbally con-

Application Number: F/2000/0508

Appraisal :

formed that this will stay as one unit (Subdivision would require a separate application in any event).
The application does not cover the post office at the front, which again the applicants have confirmed is to remain in situ. An informative will be added to this effect.
Having looked into the site history it appears that the area identified as an existing lounge to the rear of the post office counter. On all the previous approvals it indicates that this area was part of the retail store. Whilst there is no objection as such to this whilst the post office is in operation it would be of concern in the future if the post office closed since the 16m² currently used would be insufficient to provide a viable A1 unit. Any subsequent loss of A1 back to residential for example would potentially conflict with local plan policy. This element is not part of the current application but it is considered necessary to make it clear that approval of the application does not in any way imply use of this area as a lounge. An informative is to be added to this effect.

3, Highway Provision
The current parking is provided to the rear of the site. 4 spaces are evident. The loss of office space should assist in reducing vehicle movements. Adequate parking can be provided on site for the number of bedrooms

Recomendation : Approval: ☑ [redacted]
(tick appropriate box)

Application Number F/2000/0508
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
①	SC01	SR02	
②	SC23	SR06	parking and turning.
③		SR04	This consent relates solely to the change of use of the existing office accommodation back into residential, and to no other areas indicated on the approved drawings.
④		SR04	The ~~change of use~~ residential element hereby approved shall be incorporated into the existing unit and shall not form separate accommodation.
			INFORMATIVE
①			The applicants is advised that the area shown as Post Office shall be retained as such, ~~unless~~ as approved under earlier consents 96/63599/F.
②			The applicants is also advised that this consent does not in any way authorise the apparent use of part of the approved retail space under 96/63599/F for residential purposes. You are advised to discuss this matter separately with the Senior Planning Officer Heather Morgan on (0118) 9376446

RECORD OF SITE VISIT

SITE ADDRESS: 55 High Street
Wargrave Reading.

APPLICATION NUMBER: F/2000/0508

OFFICER: Heather Morgan

DATE OF SITE VISIT: 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. Side door. Agreed to move to the front.

2. DESCRIPTION OF SURROUNDINGS Residential properties adjacent & behind commercial on the High Street. Conservation Area

3. DESCRIPTION OF SITE/BUILDING Originally all one residential property with shop to front. Earlier consents to separate the back to offices and blocking off inside. To revert back to original. 19th C

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 4 existing to the rear of house

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Received by Wokingham District Council

Application No: F/2000/0508

Proposal:
Proposed change of use from office (B1A) to residential use (C3).

Location:
55 , High Street, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day *Wednesday*)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6446

Date: 28\03\00

My ref: F/2000/0508

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0508
55 , High Street, Wargrave, Reading.
Proposed change of use from office (B1A) to residential use (C3)..

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 28|3|00

My ref: F/2000/0508

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0508
55 , High Street, Wargrave, Reading.
Proposed change of use from office (B1A) to residential use (C3).

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7|4|00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/0508**
55 , High Street, Wargrave, Reading.
Proposed change of use from office (B1A) to residential use (C3).

Transfer: Yes ☐ No ☐
Reason for Transfer:

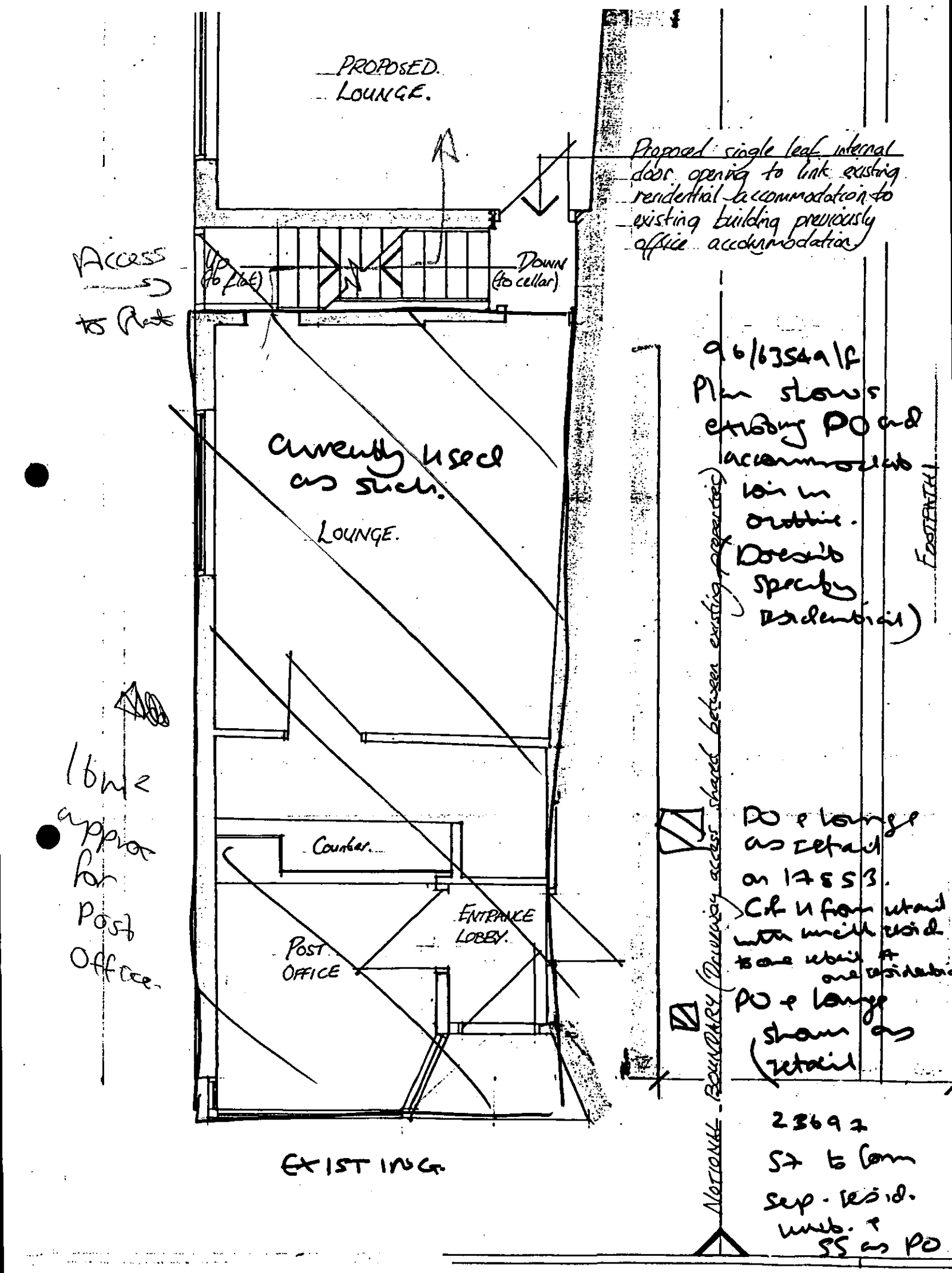
_____

_____

Signed: _____ Date: _____

Councillor F Browne

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


PROPOSED LOUNGE.
Proposed single leaf internal door opening to link existing residential accommodation to existing building previously office accommodation
Access to flat
Up (to flat)
Down (to cellar)
currently used as such.
LOUNGE.
Counter.
ENTRANCE LOBBY.
POST OFFICE
EXISTING
96/63549/F
Plan shows existing PO and accommodation in outline. (Doesn't specify residential)
FOOTPATH
PO & lounge as retail on 17853.
Cf U from retail with uncill resid to one retail & one residential
PO & lounge shown as retail
NOTIONAL BOUNDARY (Driveway access shared between existing properties)
23697
57 to form sep. resid. unit. & SS as PO
showing change of use

15 FEB 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 14 February 2000

Application Number: F/2000/0508

Proposal: Proposed change of use from office (B1A) to residential use (C3)..

Site Address:
55 , High Street, Wargrave, Reading.

Applicant:
Mr G Butler .

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

THE DRAWING GB00/001. SUGGESTS THAT THE POST OFFICE FACILITY IS TO REMAIN AND THE REAR SECTION (ONLY) IS TO BE CHANGED FROM OFFICE TO RESIDENTIAL USE.

NO 55. IS NOT A LISTED BUILDING BUT THE POST OFFICE FACILITY IS OF GREAT IMPORTANCE TO THE VILLAGE AND THE BUILDING CONTRIBUTES TO THE CHARACTER OF THE HIGH ST. AND CONSERVATION AREA.

I DO NOT OBJECT TO THE PROPOSED CHANGE OF USE BUT THE PLANS NOW SUBMITTED SHOULD BE AMPLIFIED TO CLEAR SHOW THE EXTENT OF THE RESIDENTIAL UNIT, AND ITS ACCESS ARRANGEMENT.

Harold Sanders.

CONSERVATION + DESIGN

02.03.00.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 14 February 2000

Application Number: F/2000/0508

Proposal: Proposed change of use from office (B1A) to residential use (C3)..

Site Address:
55 , High Street, Wargrave, Reading.

Applicant:
Mr G Butler .

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

✓ below as applicable;

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

Sc 23 - Parking & Turning (SR06)

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

2-3-00

2681/9

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Heather Morgan, Development Control

My Ref: JPE/high

Your Ref: F/2000/0508

Date: 07 March 2000

PROPOSED CHANGE OF USE FROM OFFICE (B1A) TO RESIDENTIAL USE (C3)
55 HIGH STREET, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~06 DEC 1999~~ VALID 07 FEB 2000	Map No. 21 Site 0:02
Officer: HM | Application No. F/2000/0508	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

Description:
(f) PROPOSED CHANGE OF USE FROM OFFICE (B1a) TO RESIDENTIAL USE (C3)

Location: 55 HIGH STREET

Parish: WARGRAVE Ward: Remenham & Wargrave

Applicant: MR G BUTLER

Fee Received ~~95-00~~ Required 190-00 received 9/2 Additional ~~95-00~~ Refund ~~95-00~~

(2) (2)

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	No of bedrooms? Parking?	16/12	07 FEB 2000
3	Forms unsigned	Q24 could be other C3 should (Q14) redidential		07 FEB 2000
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Should show Proposed use Scale?	16/12	07 FEB 2000
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wargrave .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N Sufficient.

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

07.FEB.2000* 0508

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 . . . . . GC Burrows

Date 26/1/00

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

POST OFFICE

ADDRESS 55, 55A, 57 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 (2

BUILDER 30075 (55) MR. G. BUTLER SHOP TO RES 13.6.88 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
707/72	MR G.C. BUTLER	ILLUMINATED SIGN	11.4.72	N/A REFU
09156	"	STORE ROOM TO OFF-LICENCE (57)	23.11.78	N/A C/A
BR9564	"	" "	11.10.78	APP. W/
BR 18964	"	ALTS & CHANGE OF USE	12.7.82	APP N/A
17553	"	RETAIL & RES. UNITS	26.8.82	N/A C/A
21483	"	GR. FLOOR TO DANCE STUDIO & RETAIL	31.5.84	N/A REF
23697	"	CONVERT SINGLE RETAIL UNIT TO TWO SEPARATE UNITS	14.8.85	N/A C/A
BR25170	"	" " " (SHOP & OFFICE)	9.8.85	APP N/A
25199	"	TO DENTAL SURGERY	23.4.86	C/A
28630	"	P.O. TO EST. AGENTS/REPOS. P.O.	11.6.86	REF.

DATE OF COMPLETION

...ISION

SPEC

1933

(2)

ADDRESS 55, 55A, 57 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
28683 APPEAL	MR. B. CLAYTON	OFFICE & RES. TO CONSULTANTS - 57	4.11.87	Re
BRA 4018	55	/ SHOP TO 2 DWELLINGS	14.12.87	APP
29472	W/DR.			
30698 APPEAL	OAKRIDGE EST. AGENTS 55	GR. FLOOR TO EST. AGENTS	6.7.88	Re
31656	W/DR.			
44236	MR. B. CLAYTON 57	OFFICE TO RES	13.6.95	C/A
95/60325/F				
96/63549/F	MR. K. ABDEN 55	C/O/USE STORAGE (B8) TO OFFICE (B1A) RETRO.	3.7.96	C/A

MINISTRY DECISION 28683 - APPEAL ALLOWED - 24.1.89 30698 - APPEAL REFUSED - 7.4.

SPECIAL ORDERS

1769d

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.'

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

07 FEB 2000* 07 FEB 2000

1.	APPLICANT'S NAME	G.C. BUTLER
	ADDRESS	55 HIGH STREET
		WARGRAVE BERKS.
	POST CODE	RG10 8BN PHONE 01189 402835
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	WARGRAVE (55 HIGH STREET)
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 FROM OFFICE TO LIVING ACCOMMODATION
5. Give the area in hectares or part of a hectare	AREA OF SITE	.01 HECTARES.
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	LOCATION PLAN SITE PLAN & FLOOR PLANS. GB00/001

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

CHANGE OF USE	[X]	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	[X]	
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.
COMMERCIAL (OFFICE) & RESIDENTIAL (PRIMARY USE).

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 BUILDING, NO ALTERATION TO EXISTING EXTERNAL APPEARANCE.

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.
NO ALTERATION TO ANY EXISTING SITE ENCLOSURE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
NO ALTERATIONS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system — YES/NO
If no, please give details: NO ALTERATIONS.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
NO ALTERATION TO ANY EXISTING ACCESS ARRANGEMENTS.

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

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	1 * 12 *	1 *	*
BUNGALOW	1 *	1 *	*
FLAT/MAISONETTE	1 *	1 *	*
OTHER	1 *	1 *	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? * STATE No. OF HABITABLE ROOMS
~~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.
£190-00.

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 [signature] ON BEHALF OF DATE 12/01/00

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		30m²		
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				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify: C3 Residential				30m²
OTHER	Please Specify:				
	TOTAL		30m²		30m²

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	
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.
LIVING ACCOMMODATION PROPOSED FROM EXISTING OFFICE USE. ORIGINAL USE OF THIS AREA WAS RESIDENTIAL.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
G.C. BUTLER (OCCUPIER & OWNER), 55 HIGH STREET WARGRAVE BERKS.

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
N/A			

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.
N/A
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".