WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Mr T Day
Day Tanner Ltd
Suite 1a Market House
19/21 Market Place
Wokingham
RG40 1AP

Application Number:	170925
Parish:	Wokingham Town
Location:	3 Rectory Road, Wokingham, RG40 1DW.
Proposal:	Full planning application for proposed change of use of the building from office to residential to form 1 x 3 bed dwelling.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out 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.

Conditions and Reasons

1. Timescale
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

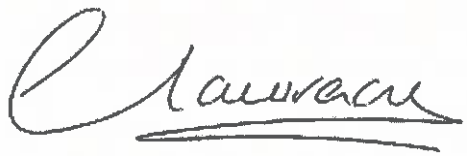
2. Approved details
This permission is in respect of the submitted application plans and drawings numbered 3386/101A; 3386/102; 3386/103A; 3386/201B; 3386/202D; 3386/203G and; Heritage and Planning statement received by the local planning authority on 27/03/2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations,

including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed



Clare Lawrence
Head of Development Management & Regulatory Services
Date: 19/05/2017

Further Information
Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Pooja Kumar on telephone number: 0118 974 6626 or by email at:
pooja.kumar@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.
DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:
http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf
Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:
https://www.gov.uk/planning-inspectorate. which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party

please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
    - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
    - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
    - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does <u>not</u> give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - 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.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Mr T Day
Day Tanner Ltd
Suite 1a Market House
19/21 Market Place
Wokingham
RG40 1AP

Application Number: 170926

Parish: Wokingham Town

Location: 3 Rectory Road, Wokingham, RG40 1DW.

Proposal: Listed building consent for the proposed change of use of the building from office to residential to form 1 x 3 bed dwelling.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out 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.

Conditions and Reasons

1. Timescale
The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

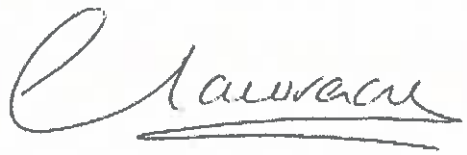
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Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Safeguarding Existing Joinery
Notwithstanding the details hereby approved, the integrity of the existing internal joinery (floorboards, skirting, stairs, doors, architraves etc.) shall be preserved

through ensuring that any new work/fittings are installed to fit around the existing joinery, leaving the existing joinery undamaged.
Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

4. Matching finishes
All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Signed



Clare Lawrence
Head of Development Management & Regulatory Services
Date: 19/05/2017

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A NUMBER '1 RECTORY ROAD' ADDED DN 18.10.16



Block Plan 1:500



Location Plan 1:1250

1:1250 scale Bar
This Drawing has been produced for printing onto A3 size paper,
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0m 6.2m 12.5m 25m 50m 100m

1:500 scale Bar
This Drawing has been produced for printing onto A3 size paper,
If printing on any other size please use the scale bar below.

0m 2.5m 5m 10m 20m 40m

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Day Tanner Partnership ARCHITECTURE AND PLANNING
www.daytanner.co.uk
Suite 1A, Market House
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0118 989 0808
info@daytanner.co.uk

CLIENT Mr P. Kopik

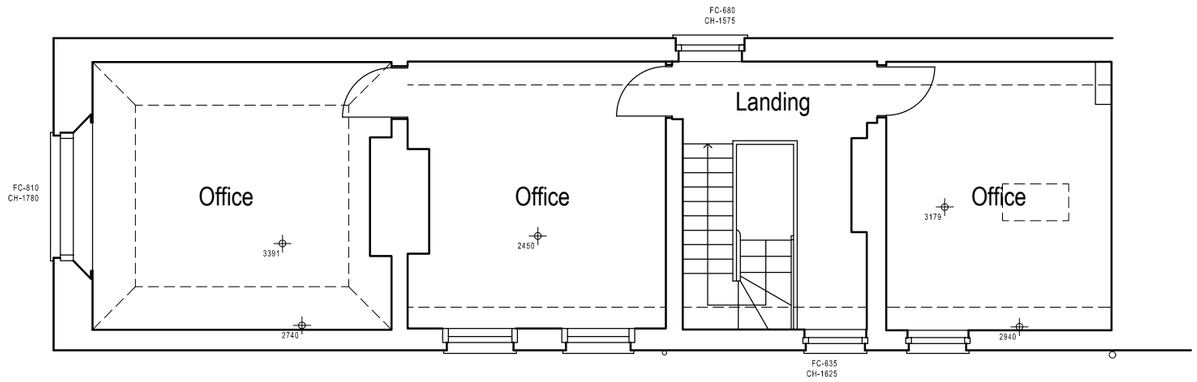
JOB 3 Rectory Road, Wokingham

DRG Existing Block and Location Plans

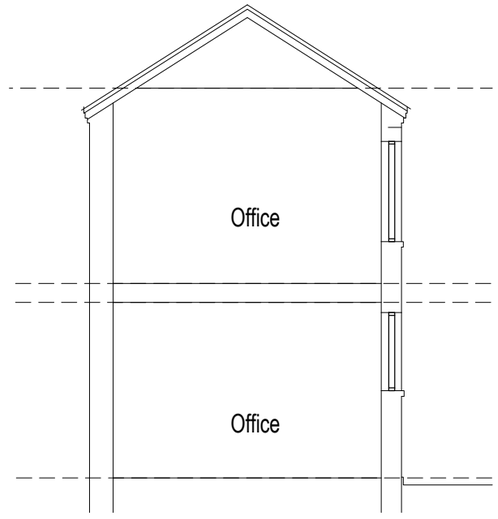
SCALE 1:500/1250 DRAWN CC DATE JUNE 2016

3386 / 101 A

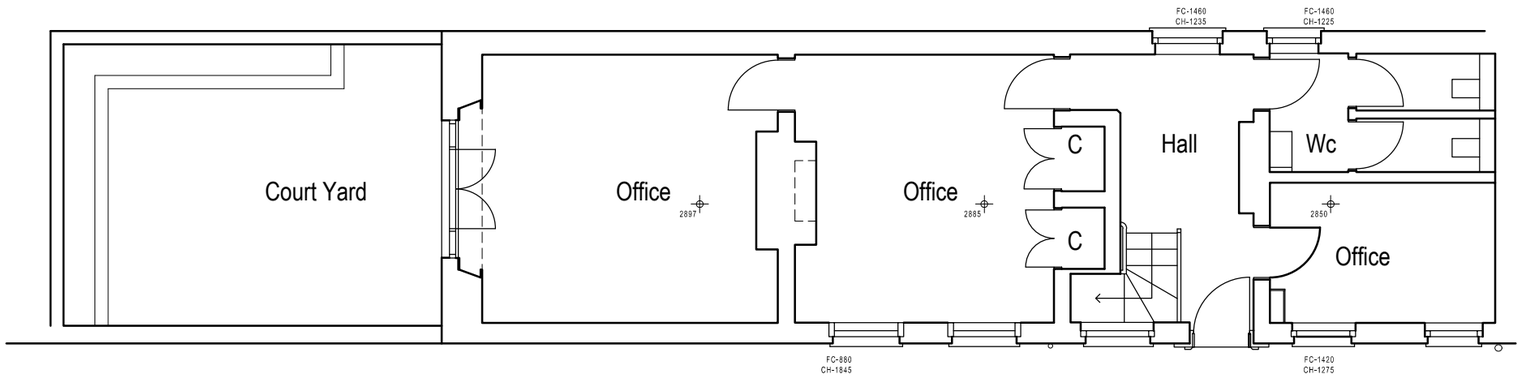
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First Floor Plan 1:100



Typical Section 1:100



Ground Floor Plan 1:100

1:100 scale Bar
This Drawing has been produced for printing onto A3 size paper,

0m 0.5m 1m 2m 4m 8m

Day • Tanner Partnership ARCHITECTURE AND PLANNING
www.daytanner.co.uk

CLIENT Mr P. Kopik

JOB 3 Rectory Road, Wokingham

DRG As Existing Plans and Section

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Berkshire
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0118 989 0808
info@daytanner.co.uk

SCALE 1:100 DRAWN JB DATE JUNE 2016

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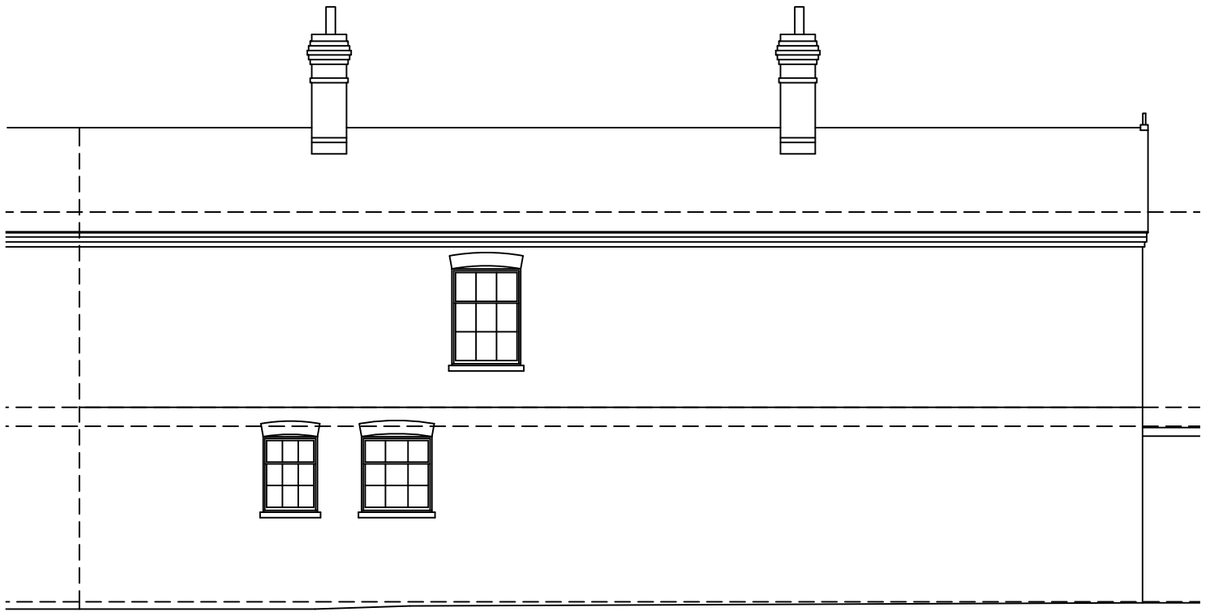
A	WINDOW ADDED	DN	18.10.16



Front Elevation (Rectory Road) 1:100



Side Elevation (Courtyard) 1:100



Rear Elevation 1:100

1:100 scale Bar
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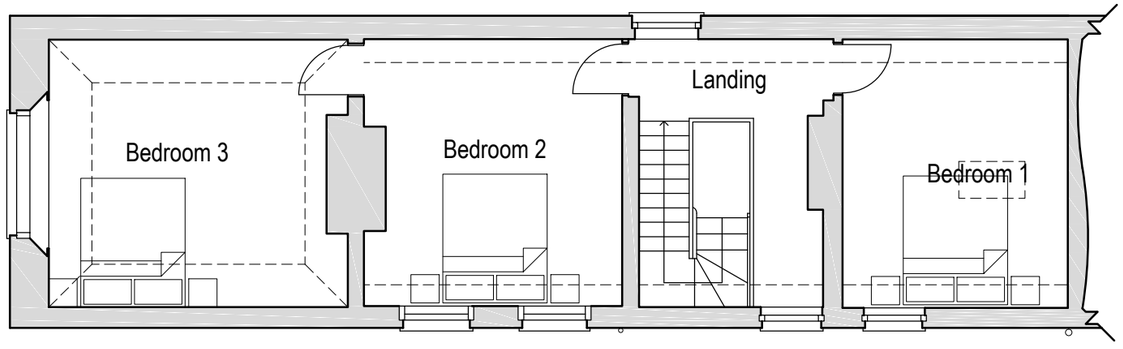
DRG As Existing Elevations

SCALE 1:100 DRAWN JB DATE JUNE 2016

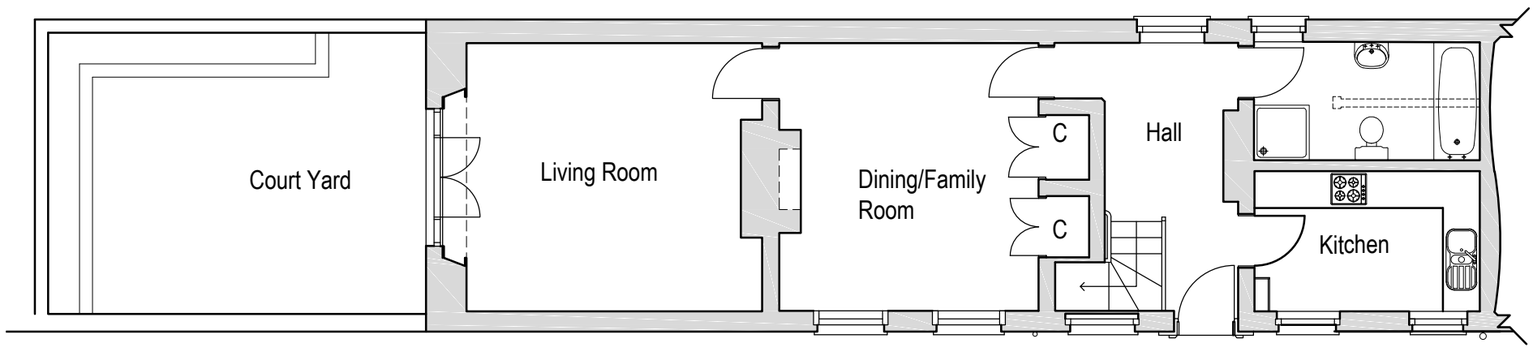
3386 / 103 | A

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A	Client Revisions	CC	27.07.16
B	Conservation officer comments	CC	07.09.16
C	Kitchen opening blocked up, shower to Bed1	DN	04.10.16
D	Conversion to one 3 bed scheme	GH	24.03.17



First Floor Plan 1:100



Ground Floor Plan 1:100

1:100 scale Bar
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0m 0.5m 1m 2m 4m 8m

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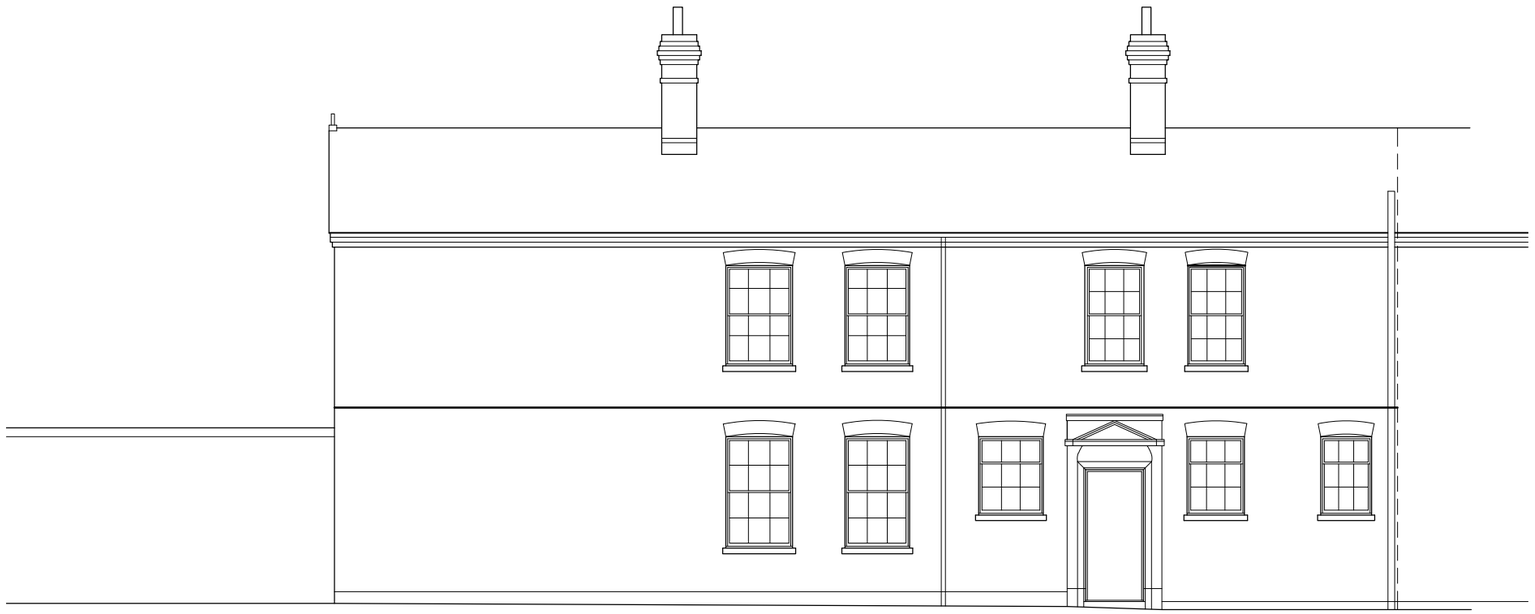
DRG Proposed Floor Plans

SCALE 1:100 DRAWN CC DATE JULY 2016

3386 / 202 | D

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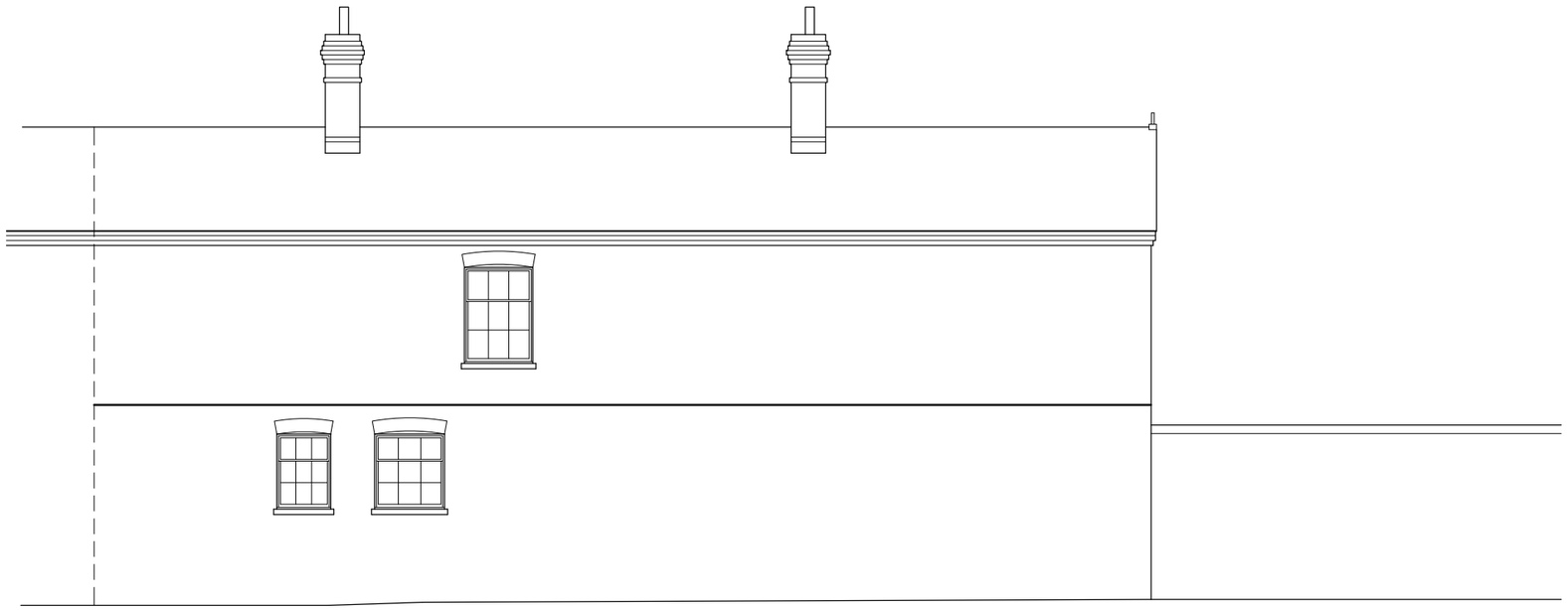
A	Client Revisions	CC	27.07.16
B	Client Revisions	CC	28.07.16
C	Clarification of cladding	CC	28.07.16
D	Conservation officer comments	CC	07.09.16
E	Updating roof material	KN	19.09.16
F	Updating roof material	DN	18.10.16
G	Revised Scheme	GH	24.03.17



North-West Elevation (Rectory Road) 1:100



North-East Elevation 1:100



South-East Elevation 1:100

1:100 scale Bar
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CLIENT Mr P. Kopik

JOB 3 Rectory Road, Wokingham

DRG As Proposed Elevations

SCALE 1:100 DRAWN CC DATE JULY 2016 | 3386 / 203 | G