APPLICATION NO:
F/2001/4959

LOCATION:
11, School House Duffield Road, Woodley Reading.

APPLICANT:
Wokingham District Council C/O The Anthony Smith Partnership

PROPOSAL:
Proposed formation of new access and change of use of dwelling to private residence.

EARLIEST DATE FOR DECISION: 12/11/01

APPLICATION WILL HAVE EXPIRED ON:
23/11/2001

CASE OFFICER: **Joss Miller**

WITHDRAWN

D4 69

Heidi Lynch

From: Floyd Thomas
Sent: 17 November 2003 10:29
To: Heidi Lynch
Cc: Tristan Miles
Subject: RE: 11 School House, Duffield Road F/2001/4959

Heidi... thank you for your e-mail ...

Since we have planning permission for the scheme.... the above application should be withdrawn...

take care,

Floyd

-----Original Message-----
From: Heidi Lynch
Sent: 17 November 2003 10:13
To: Floyd Thomas
Subject: 11 School House, Duffield Road F/2001/4959

Floyd,

Could you please send me a quick e-mail withdrawing this application so i can take it off the system. It only needs to be one sentence!

Cheers
Heidi Lynch

Tel: (0118) 974 6487 (Direct Line)
Email: Trevor.Watson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 6 October2003
My ref: TGW/SB/Woodley 1A
Your ref:
File ref:Marc Sartorio 6Oct03

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

Marc Sartorio
Corporate Asset Manager
Property Services
Wokingham District Council
Shute End
WOKINGHAM
Berks

Dear Marc,

PERMITTED USE OF PROPERTY AT 11 DUFFIELD ROAD, WOODLEY

I refer to recent discussions regarding the permitted use of the above property.

The property forms a residential dwelling which was formerly occupied by the school caretaker. It is my view that the permitted use of the property falls within Class C3 of the Use Classes Order. It can therefore be used as a single family dwellinghouse without the requirement for planning permission.

I trust this provides the necessary clarity you are seeking. Should you require further advice then please let me know.

Yours sincerely,

TGW

TREVOR WATSON
Development Control Manager

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174 (Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

203. APPLICATION NO: 2001/4959, PROPOSED FORMATION OF NEW ACCESS & CHANGE OF USE OF DWELLING TO PRIVATE RESIDENCE, 11 SCHOOL HOUSE DUFFIELD ROAD WOODLEY, FOR: WOKINGHAM DISTRICT COUNCIL

The Committee considered a report about this application set out on Agenda pages 2512 to 2519.

Mrs. Davies, a local resident attended the meeting and spoke against the proposal.

In discussing the proposal, Members expressed serious concern regarding the consequences of the proposal for the safety of access to and from the school. A number of Members also commented that the proposal appeared to be contrived.

In response to a question, officers confirmed that the schoolhouse that the proposed access would serve had been declared surplus to requirements.

In the circumstances it was;

RESOLVED: That Application No: 2001/4959 be deferred until the proposal is in compliance with the Safer Routes to School Strategy.

Development Control Ref No:	Received	Parish
F/2001/4959	28.09.01	Woodley

Applicant: Wokingham District Council
Location : 11, School House, Duffield Road, Woodley.
Proposal : Proposed Formation of new access & change of use of dwelling to private residence.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Andrew Thorley

SUMMARY:

1. **Planning History** – The site is located within the identified settlement of Woodley in a predominantly residential area. There is no relevant planning history for the site.

2. **Proposal** – The proposal is for the formation of a new access on to Duffield Road and for the change of use of the existing bungalow (formerly Willow Bank Primary School's caretakers bungalow) to a private residence.

   This application is before the Development Control Committee as the proposed development is on a property owned by Wokingham District Council.

RECOMMENDATION - **GRANT PLANNING PERMISSION** subject to conditions.

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Woodley Parish Council:*** Express concerns - See attached sheet.
   - ***Highways:*** No objections subject to conditions.
   - ***Neighbours:*** 4 letters of objection relating to the position of the proposed access, conflict between cars and school children and the loss of an educational asset.
   - ***Environmental Health:*** No objections.
   - ***Environmental Agency:*** No objections.

4. **Appraisal** – The main considerations are:

   A. Impact on the street scene:
   Loddon Area Local Plan policies LBE1, LBE2 & LTV6
   Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1.

   B. Impact on neighbouring properties:
   Loddon Area Local Plan policies LBE1 & LBE2
   Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1.

   C. Highway Concerns

   D. Flooding Issues

   E. Concerns of the Parish Council and local residents.

A. **Impact upon street scene**
The application site is partially hidden from view from Duffield Road. This is due to the existing hedging located on the side boundary. The existing driveway would have to be extended to accommodate the additional parking and turning provision. This would mean that part of the existing front garden would have to be removed. This would have minimal impact on the street scene. It is considered that the formation of a new access on to Duffield Road and for the change of use of the existing bungalow to a private residence would have minimal visual impact on the character of the area.

B. **Impact on neighbouring properties**
The nearest residential properties to the proposal is 15, Duffield Road, a 2 storey detached house set back and at right angles to the bungalow, behind a 1.8 metre high fence and brick wall. Therefore it is considered that due to the distance, boundary treatment and orientation the proposed use of the bungalow will not affect the amenity of this property.

C. **Highway Concerns**
Whilst the proposal may generate additional car traffic at the entrance to Willow Bank School it will not result in a material impact on the highway network. The Highways officer considers the proposed access details satisfactory. The layout shows sufficient parking area and turning area to

comply with standards. The proposal is therefore considered acceptable in relation to traffic, access and parking.

D. **Flooding**
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. **Concerns of the Parish Council local residents**
The concerns of the Parish Council and local residents have been addressed in paragraph (C) above.

5. **Conclusion** –The proposed development, will have no significant detrimental impact on the character of the area and appearance of the surrounding area, to the neighbouring properties, or highway safety and would therefore not be contrary to local plan policies.

6. **Recommendation** – GRANT Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building as an independent residential dwelling or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

5. Notwithstanding the plans submitted the dwelling shall not be used as an independent unit until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

6. The "private residence" shall not be used as an independent unit until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. No building shall be used as an independent unit until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of "5 metres" measured from the carriageway edge.

REASONS

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

2. To safeguard the visual amenities of neighbouring properties and the locality.

3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

5. In the interests of highway safety and convenience.

6. In the interests of highway safety and convenience.

7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

INFORMATIVES

1. This permission relates to the application as amended with revised plans drawing number 2957/01/C, submitted to the Local Planning Authority on 7th December 2001. Showing new driveway and turning space.

2.The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

3. You are advised, in compliance with The Town & 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: EN1, LD3
Loddon Area Local Plan policies: LBE1, LBE2, LTV1/6.
Wokingham District Plan (Deposit Draft) policies: WBE1, WOS2 & WOS3, WT6& 7.

Andrew Thorley

[redacted]

	HPT
P	TLS
	ENF

Plan No. F/2001/4959

Location: 11 School Duffield Road, Woodley

Proposal: Formation of new access etc.

11 JAN 2002

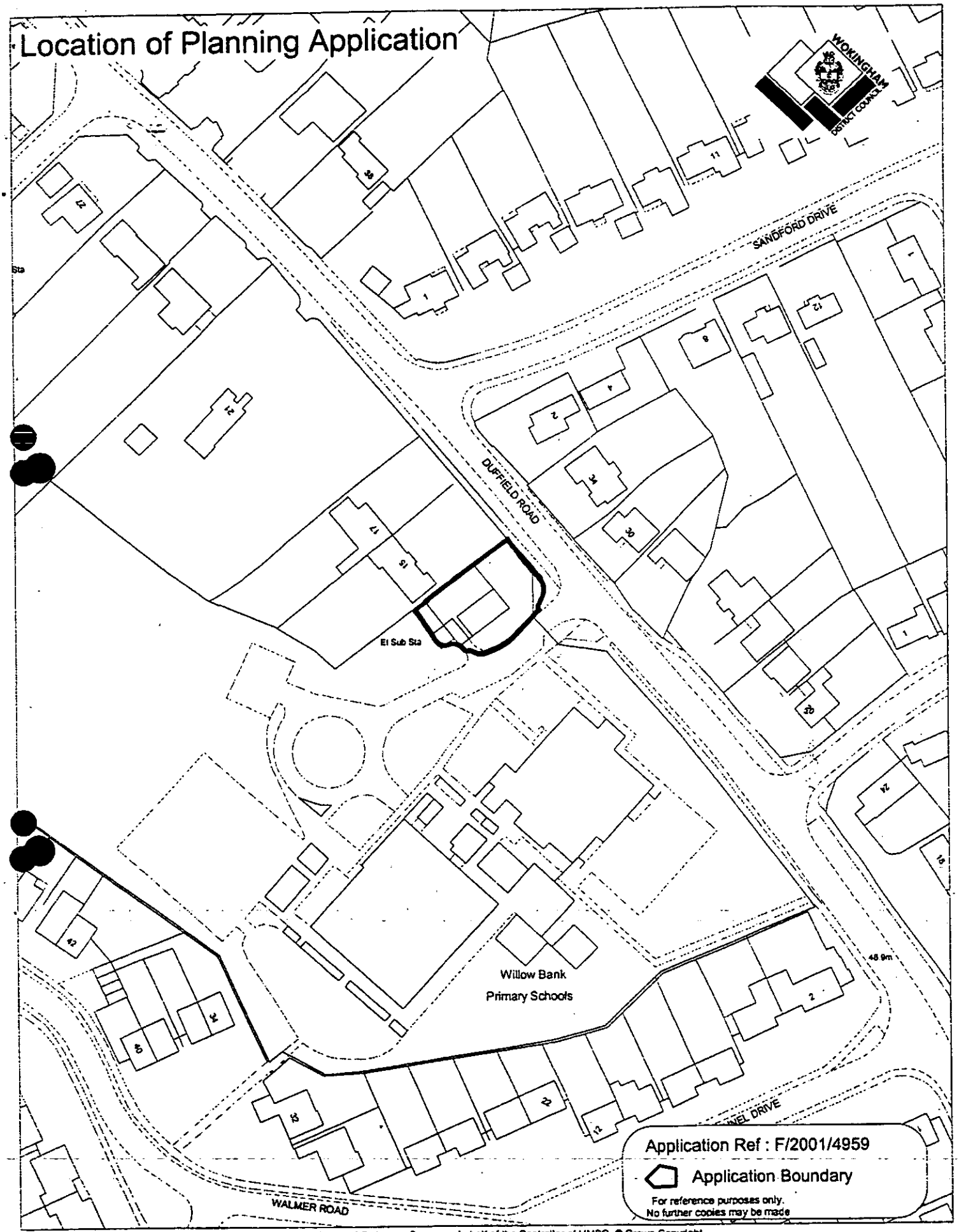
COPIES TO:	ACK:
	FILE:

On noting the additional information, Members still expressed concern at the possible conflict between cars and children.

It was also likely that the fence could obscure 'small' pedestrians from exiting vehicles.

10.1.02

Location of Planning Application



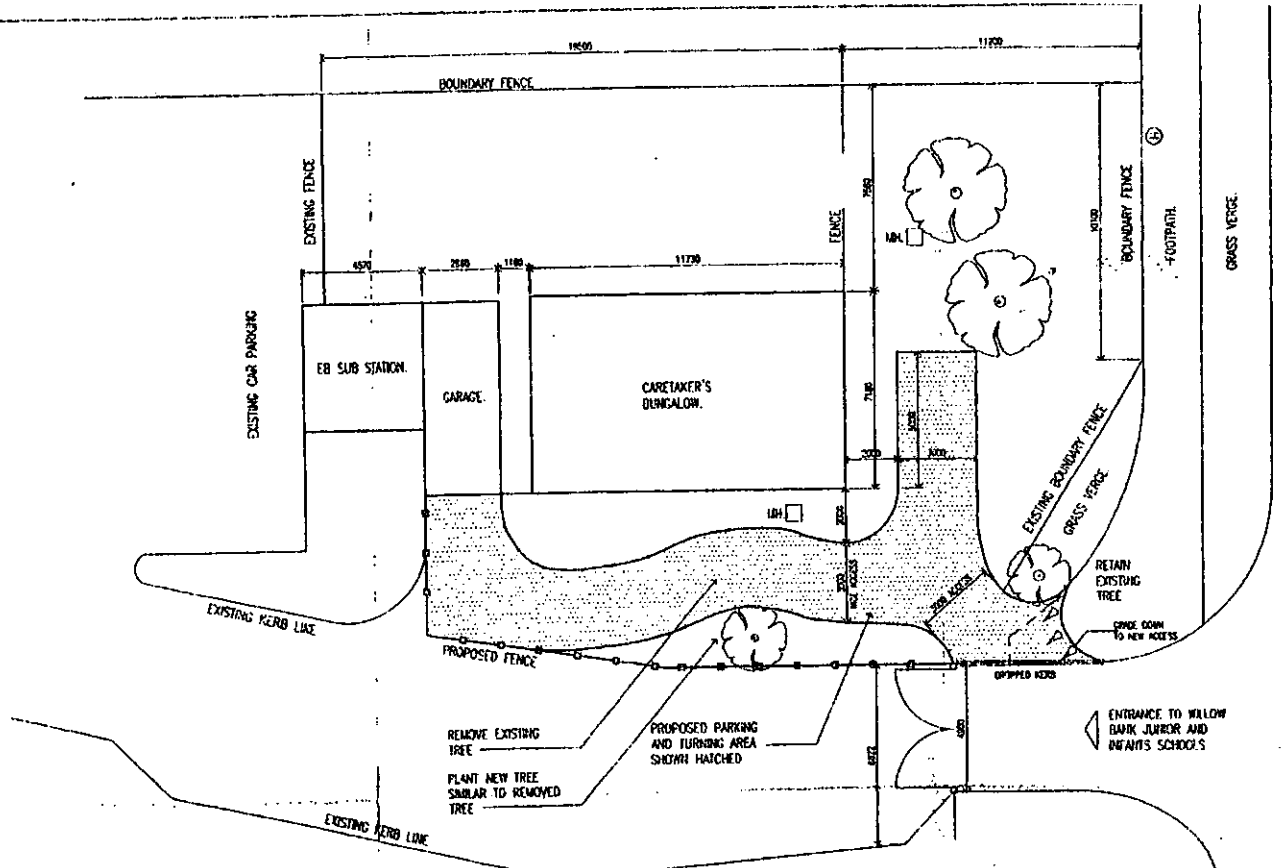
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

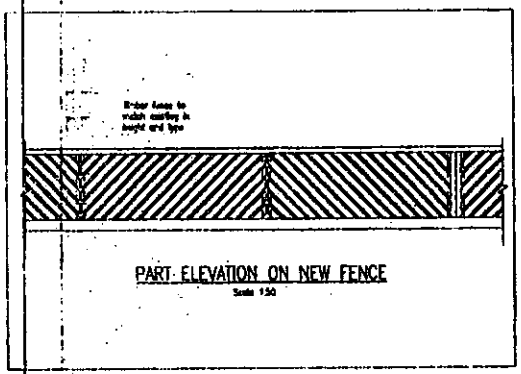
Central Support Section, Environmental Services, Wokingham District Council.

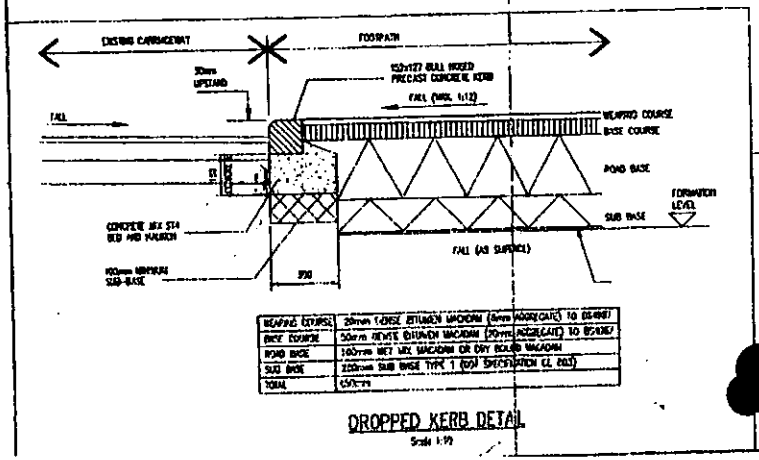
20 February 2002

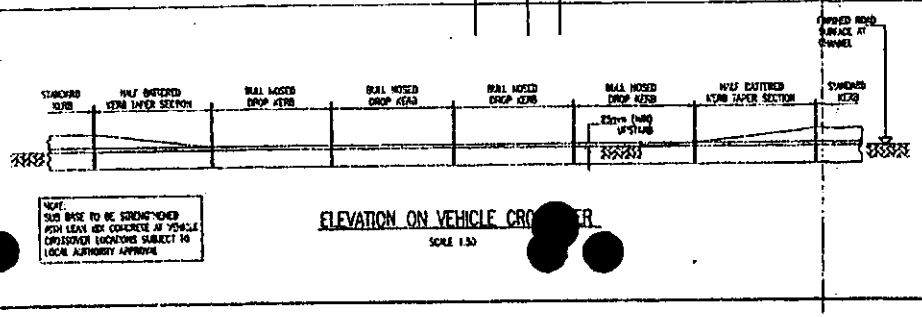
Scale: 1 : 1250

N W E S









ADDITIONAL PLAN

4959

PLANNING

2518

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1188
Fax 0118 955 4170

Client: Wokingham District Council
Support Services Department
Property Services, Shute End
Wokingham, Berks, RG40 1WH

Project: Willow Bank Infants
Caretakers Bungalow

Drawing: Proposed Access and Parking Layout

Drawn by: BpR

Date: 15.5.2001

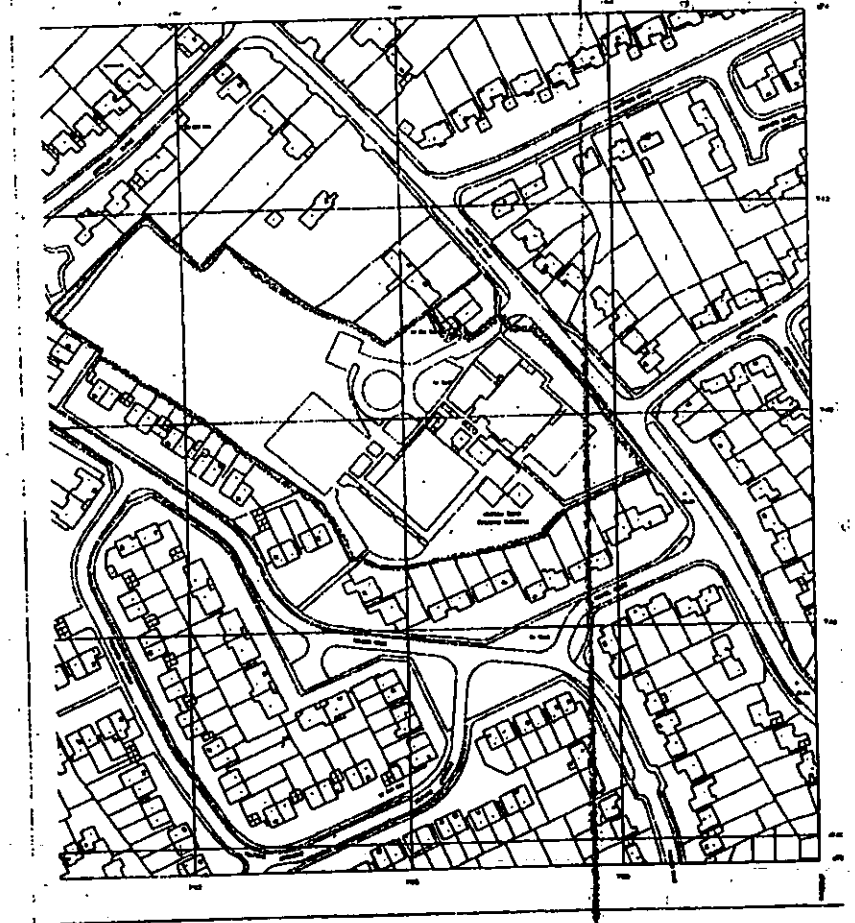
Scale: 1:100 1:50 1:10

Dwg.No. 2957/01 C

Cad Ref. C:\My Documents\Autocad

Revisions	Date
Issued for planning	15.5.2001
Drawing and sequence details added	11.6.2001
Access to service yard added	21.6.2001

87 DEC 2001



Scale 1: 1250

FOR PLANNING

M.Sartorio ARCS MSEng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 [illegible]
Fax 0118 [illegible]

Client	Wokingham District Council Support Services Department Property Services, Shute End Wokingham, Berks, RG40 1WH
Project	Willow Bank Infants Caretakers Bungalow
Drawing	Location Plan
Drawn by	Bpft
Date	14.08.2001
Scale	1:1250
Dwg. No.	2957/12 A
Cad Ref.	[illegible]

Revisions	
A	[illegible]

2519

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: 22 February 2002
Ref: f/2001/4959

The Anthony Smith Partnership
Castlefield House
113 Castle Hill
Reading
Berks
RG1 7SY

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 Sir,

RE: 11 SCHOOL HOUSE, DUFFIELD ROAD, WOODLEY

The above planning application was taken to the Council Development Control Committee Meeting on 20th February 2002.

The application was deferred until such time as compliance with the Safe Routes to School Strategy has been obtained.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

Heidi Lynch
Planning Officer

Application No	Received	Woodley
F/2001/4959	28.09.01	

Applicant: **Wokingham District Council**
Proposal : **Proposed Formation of new access & change of use of dwelling to private residence.**
Location : **11, School House, Duffield Road, Woodley.**

1. **Planning History** – The site is located within the identified settlement of Woodley in a predominantly residential area. There is no planning history for the site.

2. **Proposal** – The proposal is for the formation of a new access on to Duffield Road and for the change of use of the existing bungalow (formerly Willow Bank Primary School's caretakers bungalow) to a private residence.

   This application is before the Development Control Committee as the proposed development is on a property owned by Wokingham District Council.

RECOMMENDATION - **GRANT PLANNING PERMISSION** subject to conditions.

Application was deferred at committee until such time as compliance with the Safe Routes to School Strategy has been met.

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Woodley Parish Council:*** See attached sheet.
   - ***Highways:*** No objections subject to conditions.
   - ***Neighbours:*** 4 letters of objection relating to the position of the proposed access, conflict between cars and school children and the loss of an educational asset.
   - ***Environmental Health:*** No objections.
   - ***Environmental Agency:*** No objections.

4. **Appraisal** – The main considerations are:

   A. Impact on the street scene:
   Loddon Area Local Plan policies LBE1, LBE2 & LTV6
   Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1.

   B. Impact on neighbouring properties:
   Loddon Area Local Plan policies LBE1 & LBE2
   Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1.

   C. Highway Concerns

   D. Concerns of the Parish Council and local residents.

   E. Flooding Issues

   F. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. **Impact upon street scene**
The application site is partially hidden from view from Duffield Road. This is due to the existing hedging located on the side boundary. The existing driveway would have to be extended to accommodate the additional parking and turning provision. This would mean that part of the existing front garden would have to be removed. This would have minimal impact on the street scene. It is considered that the formation of a new access on to Duffield Road and for the change of use of the existing bungalow to a private residence would have minimal visual impact on the character of the area.

B. **Impact on neighbouring properties**
The nearest residential properties to the proposal would be 15, Duffield Road, a 2 storey detached house set back and at right angles to the bungalow, behind a 1.8 metre high fence and brick wall. Therefore it is considered that due to the distance, boundary treatment and orientation the proposed use of the bungalow will not affect the amenity of this property.

C. **Highway Concerns**
Whilst the proposal may generate additional car traffic at the entrance to Willow Bank School it will not result in a material impact on the highway network. Our Highway Section considers the proposed access details satisfactory. The layout shows sufficient parking area and turning area to

comply with standards. The proposal is therefore considered acceptable in relation to traffic, access and parking.

D. **Concerns of the Parish Council local residents**
The concerns of the Parish Council and local residents have been addressed in paragraph (C) above.

E. **Flooding**
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F **Inspector's Report on Part Two of the Wokingham District Local Plan.**
The inspector's recommendations are a material consideration in the Determination of applications.

Policy WBE1: The inspector recommends that the importance of good design be
more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.

Policy WOS3: The inspector does not recommend any changes to the wording of this policy themselves.
Policy WT7: The inspector recommends changes to this policy, but they would impact in a similar way on the proposed development.

Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is considered acceptable, as the review has not yet been undertaken.

5. **Conclusion** –The proposed development, will have no significant detrimental impact on the character of the area and appearance of the surrounding area, to the neighbouring properties, or highway safety and would therefore not be contrary to local plan policies.

6. **Recommendation** – GRANT Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

3. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

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

6. Notwithstanding the plans submitted the dwelling shall not be occupied until visibility splays of 2.4 metres by
2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

7. The "private residence" shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

8. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of "5 metres" measured from the carriageway edge.

REASONS

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

2. To safeguard the visual amenities of neighbouring properties and the locality.

3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

6. In the interests of highway safety and convenience.

7. In the interests of highway safety and convenience.

8. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

INFORMATIVES

1. This permission relates to the application as amended with revised plans drawing number 2957/01/C, submitted to the Local Planning Authority on 7th December 2001. Showing new driveway and turning space.

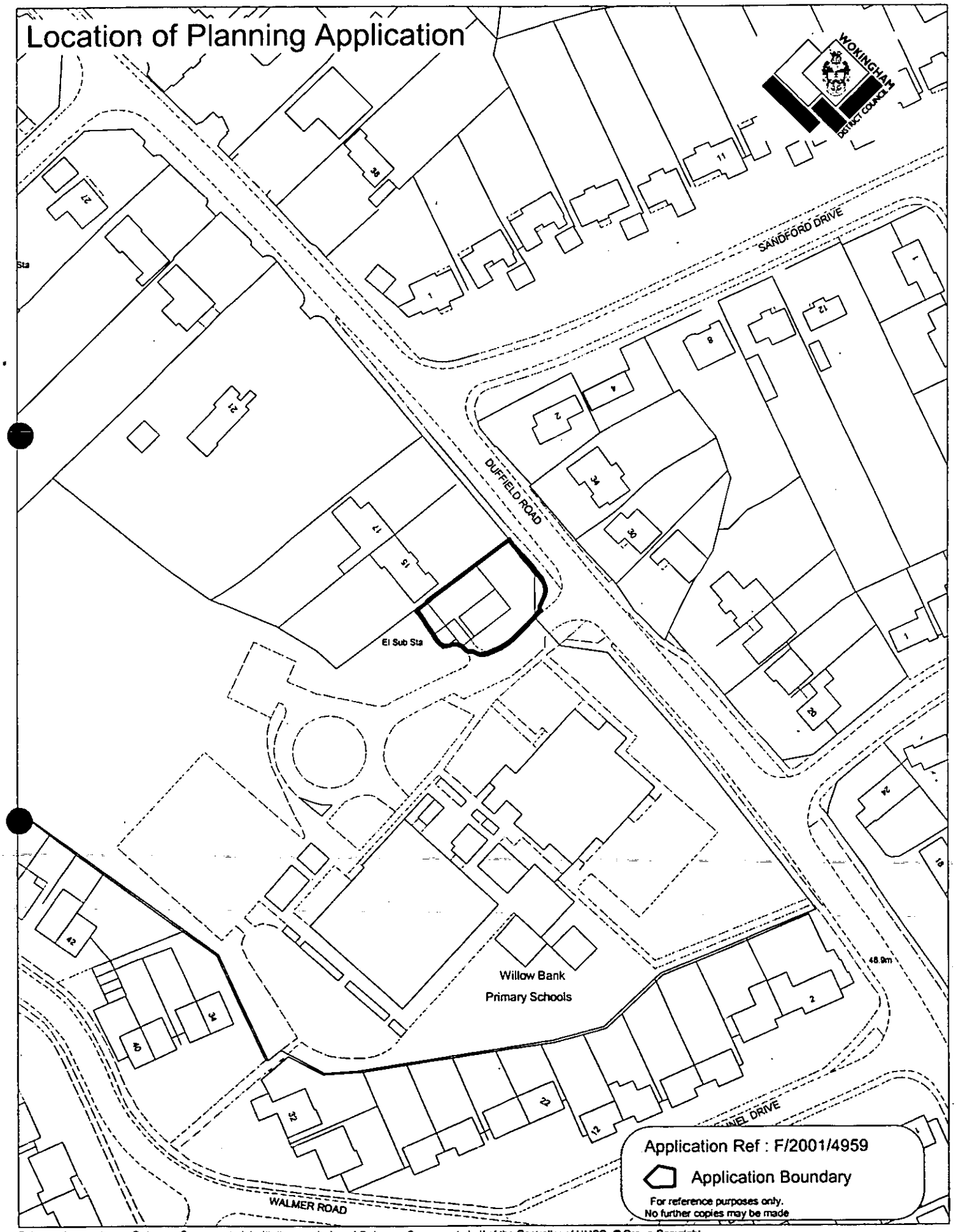
2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

3.The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

4. You are advised, in compliance with The Town & 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: EN1, LD3
Loddon Area Local Plan policies: LBE1, LBE2, LTV1/6.
Wokingham District Plan (Deposit Draft) policies: WBE1, WOS2 & WOS3, WT6& 7.

Andrew Thorley

Location of Planning Application



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

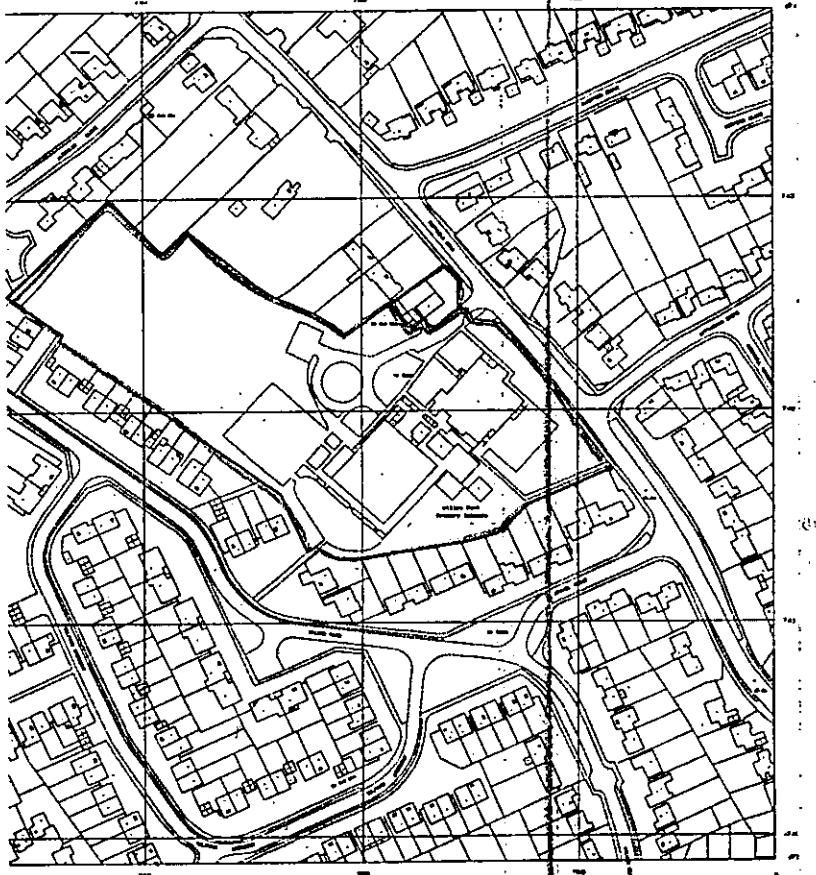
Central Support Section, Environmental Services, Wokingham District Council.

20 February 2002

Scale: 1 : 1250

N W E S

10 SEP 2001 4959



Scale 1: 1250

FOR PLANNING

H.Sorbello ARICS MRICS
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Olds Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170

Client: Wokingham District Council
Support Services Department
Property Services, Shute End
Wokingham, Berks, RG40 1WH

Project: Willow Bank Infants
Caretakers Bungalow

Drawing: Location Plan

Drawn by: Bpft

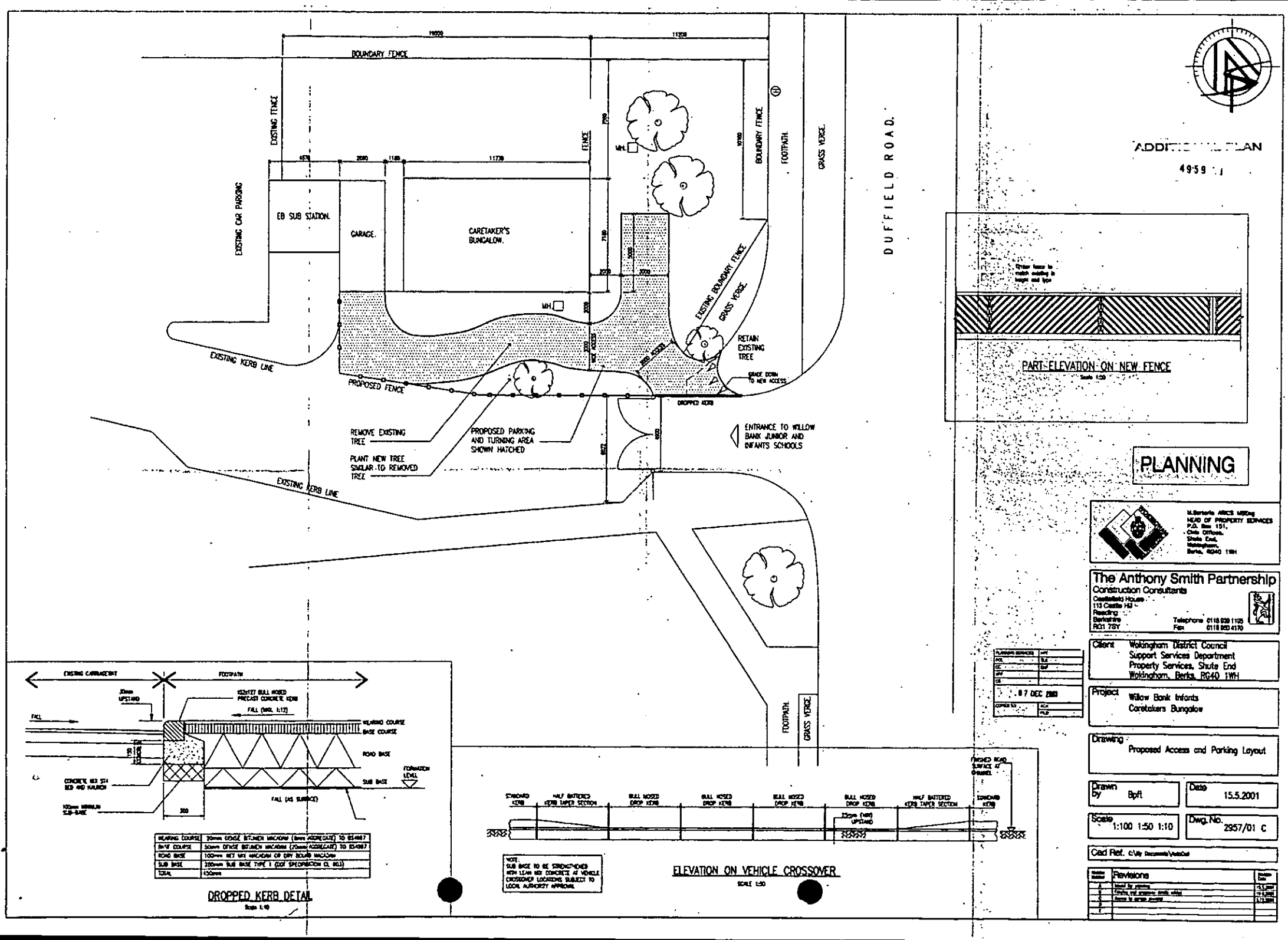
Date: 14.08.2001

Scale: 1:1250

Dwg.No. 2957/12 A

Cad Ref. C:\My Documents\AutoCad

Number	Revisions	Number Date
A	Issued for Planning	4.09.2001



BOUNDARY FENCE
EXISTING FENCE
FENCE
EXISTING CAR PARKING
EB SUB STATION.
GARAGE.
CARETAKER'S BUNGALOW.
MH.
BOUNDARY FENCE
FOOTPATH.
GRASS VERGE.
DUFFIELD ROAD.
EXISTING BOUNDARY FENCE
GRASS VERGE.
RETAIN EXISTING TREE
GRADE DOWN TO NEW ACCESS
DROPPED KERB
EXISTING KERB LINE
PROPOSED FENCE
REMOVE EXISTING TREE
PLANT NEW TREE SIMILAR TO REMOVED TREE
PROPOSED PARKING AND TURNING AREA SHOWN HATCHED
ENTRANCE TO WILLOW BANK JUNIOR AND INFANTS SCHOOLS
EXISTING KERB LINE
FOOTPATH.
GRASS VERGE.
PART ELEVATION ON NEW FENCE
Scale 1:50
PLANNING
M.Sartorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH
The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170
Client
Wokingham District Council
Support Services Department
Property Services, Shute End
Wokingham, Berks, RG40 1WH
Project
Willow Bank Infants
Caretakers Bungalow
Drawing
Proposed Access and Parking Layout
Drawn by
Bpft
Date
15.5.2001
Scale
1:100 1:50 1:10
Dwg. No.
2957/01 C
Cad Ref.
Revisions
07 DEC 2001
EXISTING CARRIAGEWAY
FOOTPATH
FALL
WEARING COURSE
BASE COURSE
ROAD BASE
SUB BASE
FORMATION LEVEL
FALL (AS SURFACE)
300
WEARING COURSE
BASE COURSE
ROAD BASE
SUB BASE
TOTAL
DROPPED KERB DETAIL
Scale 1:10
STANDARD KERB
HALF BATTERED KERB TAPER SECTION
BULL NOSED DROP KERB
FINISHED ROAD SURFACE AT CHANNEL
NOTE:
SUB BASE TO BE STRENGTHENED WITH LEAN MIX CONCRETE AT VEHICLE CROSSOVER LOCATIONS SUBJECT TO LOCAL AUTHORITY APPROVAL
ELEVATION ON VEHICLE CROSSOVER
SCALE 1:50

WORK SHEET FOR : Joss Miller

Application Number : F/2001/4959

Applicant : Wokingham District Council C/O The Anthony Smith Partnership.

Location : 11, School House, Duffield Road, Woodley, Reading.

Proposal : Proposed formation of new access and change of use of dwelling to private residence.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/09/2001

Earliest Date for Decision : 27/10/2001

Latest Consultation Date/Site Notice Expiry Date : 27/10/2001

This application will have expired on: 23/11/2001. 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 :

See committee Report

Planning Issues :

Application Number: F/2001/4959

Appraisal :

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

Application Number F/2001/4959
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 11, School House
Duffield Road Woodley Reading.

APPLICATION NUMBER: F/2001/4959

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4959
CASE OFFICER: Joss Miller

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Tel: (0118) 974 6463

Date:

My ref: F/2001/4959

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 Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2001/4959
11, School House, Duffield Road, Woodley, Reading.
Proposed formation of new access and change of use of dwelling to private residence.

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 **Joss Miller** on **(0118) 974 6463**. 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/4959**
11, School House, Duffield Road, Woodley, Reading.
Proposed formation of new access and change of use of dwelling to private residence.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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 6463

Date:

My ref: F/2001/4959

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2001/4959
11, School House, Duffield Road, Woodley, Reading.
Proposed formation of new access and change of use of dwelling to private residence.

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 **Joss Miller** on **(0118) 974 6463**. 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/4959**
11, School House, Duffield Road, Woodley, Reading.
Proposed formation of new access and change of use of dwelling to private residence.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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 6463

Date:

My ref: F/2001/4959

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/4959
11, School House, Duffield Road, Woodley, Reading.
Proposed formation of new access and change of use of dwelling to private residence.

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 **Joss Miller** on **(0118) 974 6463.** 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/4959**
11, School House, Duffield Road, Woodley, Reading.
Proposed formation of new access and change of use of dwelling to private residence.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Lennard

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

Date: 19 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/4959

Location: 11, School House, Duffield Road, Woodley, Reading.

Proposal: Proposed formation of new access and change of use of dwelling to private residence.

Applicant: Wokingham District Council C/O The Anthony Smith Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Additional information re: new driveway and turning space. Drawing no 2957/01C.

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL

1/ C049, R049

2/ C122, R122

3/ C140 (INSERT: 5 metres), R140.

4/ Notwithstanding the plans submitted; C128, R128.

5/ C137 (INSERT: private residence), R137.

ND7.

AC 24/12/01

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 04 October 2001

Application Number: F/2001/4959

Proposal: Proposed formation of new access and change of use of dwelling to private residence.

Parish: WOODLEY TOWN

Site Address:
11, School House, Duffield Road, Woodley, Reading.

Applicant:
Wokingham District Council C/O The Anthony Smith Partnership.

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).

Comment.

Please could highways have additional written confirmation of the number of bedrooms and the proposed use/access to the existing garage.

Signed: _____ **Print name:** AC 10/10/01

Andrew Thorley

WOODLEY TOWN COUNCIL CONSULTATION SHEET

	HPT
P	TLS
	ENF
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Plan No. F/2001/4959

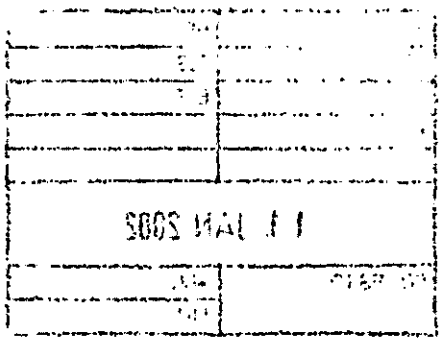
Location: 11 School Duffield Road, Woodley

Proposal: Formation of new access etc.

On noting the additional information, Members still expressed concern at the possible conflict between cars and children.

It was also likely that the fence could obscure 'small' pedestrians from exiting vehicles.

10.1.02

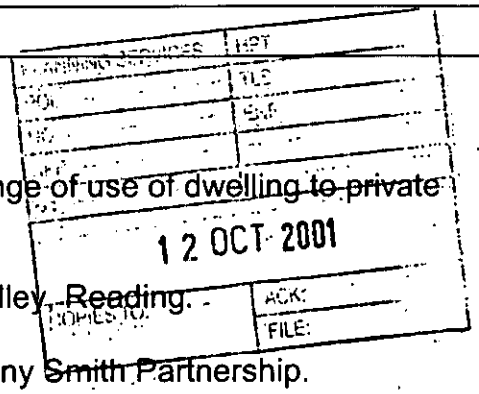


FROM: Joss Miller

DATE: 04 October 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2001/4959

Proposal: Proposed formation of new access and change of use of dwelling to private residence..

Site Address: 11, School House, Duffield Road, Woodley, Reading.

Applicant: Wokingham District Council C/O The Anthony Smith Partnership.

Your observations are required in respect of this application **by 27/10/2001** .

The committee expressed the following concerns about this application:

- the future use of the existing garage which, according to the plan, would appear to be unusable
- the access to and from the changed use bungalow would be directly on to the school drive and views would be obscured
- there were no apparent measures to slow traffic down, e.g. speed humps/cushions

SIGNED: _____ DATE: 11.10.01.

Clerk To Woodley Parish/Town Council.

Date: 19 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4959

Location: 11, School House, Duffield Road, Woodley, Reading.

Proposal: Proposed formation of new access and change of use of dwelling to private residence.

Applicant: Wokingham District Council C/O The Anthony Smith Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Additional information re: new driveway and turning space. Drawing no 2957/01C.

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

* write up for next planning committee

1970

(RING ONE)

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

F/2001/4959

App No. (Planaps) / (Ludhouse) Date Rec. 7/12/01

Location: School House
11, Duffield Road

Parish Woodley

Applicant: W.D.C.

Description of attached plans
Additional information
re: new driveway + turning space etc

Drawing No's: 2957/01 C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AT

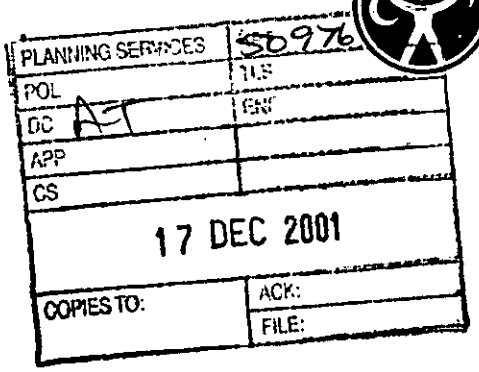
Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

ENVIRONMENT AGENCY

Our Ref : SP/2001/004633-1/1
Your Ref : F/2001/4959

Date : 13 December 2001



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

Dear Sir/Madam

NEW ACCESS AND CHANGE OF USE OF DWELLING TO PRIVATE RESIDENCE 11 SCHOOL HOUSE, DUFFIELD ROAD, WOODLEY, BERKSHIRE

Thank you for your letter dated 4 October 2001, received on 8 October 2001. Please quote the following reference in any correspondence: SU77SE/22/16. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO APPLICANT

The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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 faithfully

MATTHEW ROSE
Development Planning Officer

CC: The Anthony Smith Partnership

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Joss Miller Development Control	Your Ref:	F/2001/4959
From:	Tom Payne Environmental Heath	My Ref:	20014666
		Date.	October 10, 2001

PROPOSED FORMATION OF NEW ACCESS AND CHANGE OF USE OF DWELLING TO PRIVATE RESIDENCE.

11 SCHOOL HOUSE, DUFFIELD ROAD, WOODLEY

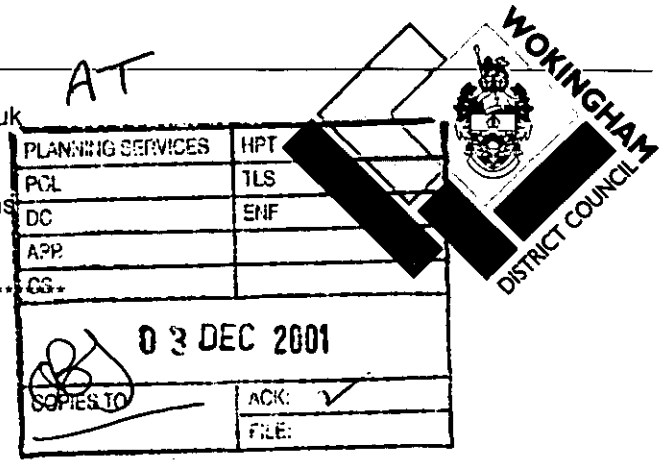
These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Ian Jordan

AT



From: WebComments@wokingham.gov.uk
Sent: 28 November 2001 15:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/4959
Correspondent_FullName: Jeremy Wallis
Correspondent_StreetAddress: 3 Ashtrees Road
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 4LP
Correspondent_Telephone: 0118 901 4050
Correspondent_Email: jeremy.wallis@ntlworld.com

Comments:

(have only recently received a copy of a letter dated 4/10 indicating that comments must be made within 21 days)

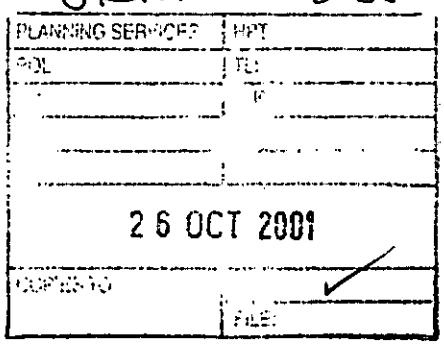
As Chair of Governors, I am objecting on behalf of the Governing Body of Willow Bank Infant School specifically on the grounds of safety. Creating a driveway that leads directly into the entrance of two schools will create a serious safety threat to children and adults entering and leaving the school. There would be a blind spot where the exiting tree would be retained that would prevent someone leaving the drive from seeing any person entering the school grounds from the North.

Furthermore, the Highways Dept. are due to start work in Jan/Feb on measures to reduce and calm traffic around the school. One of the issues the school faces at the moment is cars using the entrance as a turning point. Building a driveway into this entrance would make the situation worse.

There is clearly space to build a driveway on the North side of the bungalow that would lead directly into Duffield Road.

JKM OBS

PLANNING SERVICES	HPT
POL	TL
	IP
26 OCT 2001	
COPIES TO	✓
	FILE



27 Tiger Close
Woodley
Reading
RG5 4UY

21st October 2001

Joss Miller
Development Control Officer
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Re: Application Number F/2001/4959

Dear Ms Miller

As both a Governor and a parent at Willow Bank Junior School I would like to object to the plan as quoted above.

I object on the grounds that the proposed siting of the new access to the 'School House' will be extremely dangerous for the children and indeed other pedestrians using the site. As proposed it would necessitate cars entering and leaving the 'School House' driving across and obstructing the main school driveway. This crossing point is already dangerous and certainly doesn't want to be made even worse.

The school is currently involved in a 'Safer Routes to School' project but this proposal would make a mockery of all we have been trying to achieve.

I hope serious consideration will be given to the safety of the children and that the new access be amended accordingly.

Yours sincerely

Catherine M Jones

Monday 22nd[th] October 2001 JKM OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 OCT 2001	
COPIES TO:	ACK ✓
	FILE:

26 Rothwell Gardens
Woodley
Reading
Berks
RG5 4TJ
T: 0118 9691232

Joss Miller
Development Control Officer
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Miller

Re: Planning Application F/2001/4959: School House, Duffield Road, Woodley

I am writing as chairman of the Governing Body of Willow Bank Junior School, situated on Duffield Road, to object to this application.

The Junior School has just received a letter (wrongly addressed) regarding this application. I understand that the Infant School, which is a separate body, has received the same letter. In light of the short notice, the Governing Body of the Junior School has not had time to review the plans as a body, but we did discuss the matter in principle at our meeting of 9th October. Since then, I and a number of my colleagues have reviewed the proposal.

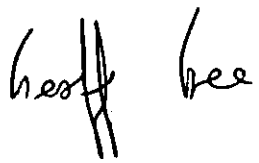
There are three issues

1. Position of access and road safety
In the light of the work that has been done recently on the issues of road safety and security around the school site, this proposal is not only unacceptable, but as a colleague said to me, ridiculous. While the access to a single dwelling may not create significant traffic, the position shown on the plan would create a dangerous situation if any use of it was made around the start and end of the school day. In addition, it seems obvious that the intention is to obtain planning permission for the purposes of selling the site for re-development. As we have recently had building work at both schools on the site we are particularly conscious of the dangers of builder's vehicles accessing the site using the proposed new access.

2. Change of use
We appreciate that there is a difficulty and that the council has a duty to make best use of its assets. In the past, the property has been used to let to teachers moving into the area. The most recent Education Director's report to schools refers to "radical solutions" to the teacher shortage issue. This appears to have been lost sight of in the consideration of the use of this property.

3. Consultation Process
Up to now it has proved very difficult for the school to obtain information about the Council's intentions for this property. Both I and the Head have requested information with little result. We are the body most affected, with the Infants School, and most familiar with the issues surrounding the site. It would have seemed sensible if some approach had been made to the schools prior to the formal process of seeking planning permission.

Yours sincerely

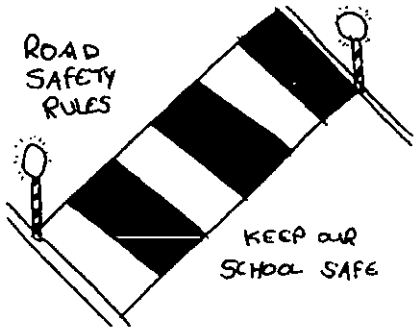


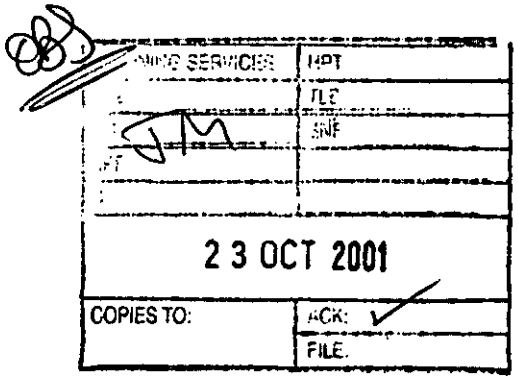
Geoff Gee
Chairman of Governing Body
Willow Bank Junior School

cc Geof Forster, Head Teacher, Willow Bank Junior School
Andrea Stephens, Head Teacher, Willow Bank Infants School
Jerry Wallis, Chair of Governing Body, Willow Bank Infant School



Safer Routes to Willow Bank





Willow Bank Infant School
Duffield Road
Woodley
Reading
RG5 4RW

Tel. 0118 969 5452

Joss Miller
Development Control Officer
Environmental Services Department
Planning Services
P.O.Box 157
Shute End, Wokingham
Berkshire RG40 1WR

20th October 2001

Dear Joss,

Application Number F/2001/4959

'Safer Routes to Willow Bank' is a committee which represents the Willow Bank Infant and Junior Schools and also Willow Bank Pre-School, all of which share the same site. Following the initiatives laid down by the 'Safer Routes to School' Campaign, our aim is to encourage children to walk to school (and recommend that parents who need to drive park well away from the school), by ensuring that the area surrounding the school is a danger-free environment. To this end, we have created a School Travel Plan and have the backing of Wokingham District Council, which has agreed to carry out safety measures within the school area.

With these objectives in mind, we strongly object to the proposals regarding vehicular access to the bungalow.

The plans show the access to the parking bay to be very close to the school entrance gates. This would provide problems for both the schools and the bungalow. The school car park is officially closed to parents between 8.30 and 9.30am and again between 2.30 and 3.30pm, but is used by parents at other times of the day, eg. those collecting children from after-school activities and parents bringing children to the Pre-School, which runs two sessions per day. There are also a number of staff cars entering and leaving the school grounds during the day.

Many children walk into school through this gateway and cars using the bay would provide a hazard. While there may be space for a single car to turn around in the bay to avoid having to reverse out, if two cars were parked there, reversing would be necessary, either in or out. This situation would be far from ideal: there is very little space between the main road and the school gates which would make manoeuvring extremely awkward; the existing tree to the right of the bay would reduce visibility; and Duffield Road is a busy road, both with passing traffic and with children crossing.

The ages of the children using the site range from rising three year olds to eleven year olds – some of the older ones walking to school independently.

For the sake of the children, parents and staff on the Willow Bank site, we urge you to take these objections seriously.

Yours sincerely,

A M Davies

Angela Davies (Secretary)
On behalf of 'Safer Routes to Willow Bank'.
Chair – Caroline Hayden

PLANNING SERVICES	HPT 50690
POL	TLS
DC	ENF
APP	
CS	
07 DEC 2001	
COPIES TO:	ACK:
	FILE:

Mr .A. Thorley
Wokingham District Council
Planning Department
P.O.Box No. 157
Civic Offices
Shute End
Wokingham RG40 1WR

Our Ref:-29570512.A

5th December 2001

Dear Sir,

Re:- Ref: F/2001/4959 – School House, 11 Duffield Road, Woodley

We have been asked to provide additional information to you by Mr.M.Redman of WDC Property Department.

a. The number of bedrooms in the property is 3.

b. The existing garage will remain in use as a garage.

c. We enclose 4 copies of our drawing, revised to issue c. to show additional new driveway and turning space, providing direct access to the garage.

Should you require further information please do not g=hesitate to contact the writer.

Yours faithfully

ADDITIONAL PLAN

4959 1

P.S.Ansell
Senior Project Manager
enc:

cc: M.Redman – WDC Property

THE ANTHONY SMITH PARTNERSHIP
Construction Consultants

Castlefield House, 113 Castle Hill, Reading, Berkshire RG1 7SY
Telephone: 0118 939 1195 Fax: 0118 950 4170
e-mail: admin@asp-constructionconsultants.co.uk
Offices in London, Berkshire, Buckinghamshire, Hampshire
V.A.T. Registration No. 314 5390 75

Received by Wokingham District Council

Application No: F/2001/4959

Proposal:
Proposed formation of new access and change of use of dwelling to private residence.

Location:
11, School House, Duffield Road, Woodley, 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 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 take this letter with you or quote application number F/2001/4959 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/10/2001. 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

04 October 2001

Applicationo	Name & Address
F/2001/4959	Angela Davies "Safer Routes to Willow Bank" Willow Bank Infants School Duffield road WOODLEY RG5 4RW
F/2001/4959	Geoff Gee 26 Rothwell Gardens WOODLEY RG5 4TJ
F/2001/4959	Catherine M. Jones 27 Tiger Close 28 WOODLEY 29 RG5 4UY
F/2001/4959	Jeremy Wallis 3 Ashtrees Road WOODLEY RG5 4LP

Committee letters sent 14/02/02

WOKINGHAM UNITARY
Aiming for Excellence

Date: 14 February 2002

Your Ref:

My Ref: **Andrew Thorley - F/2001/4959**

Wokingham District Council
C/O The Anthony Smith Partnership
Castlefield House
113, Castle Hill
Reading
Berks
RG1 7SY

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/4959

Site Address: 11, School House, Duffield Road, Woodley, Reading.

Proposal: Proposed formation of new access and change of use of dwelling to private residence..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

12

Valid
Start date: ~~20/8/01~~ 28 SEP 2001

Officer: JM | Application No. F/2001/4959

Map No. 37 Site 008
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED FORMATION OF NEW ACCESS & ~~RELOCATION OF~~
~~CONVERSION OF GARAGE TO ALLOW OCCUPATION~~
~~BY PERSONS NOT~~ & CHANGE OF USE OF DWELLING
TO PRIVATE RESIDENCE

Location: 11 DUFFIELD ROAD

Parish: WOODLEY Ward: CORONATION

Applicant: WOKINGHAM DISTRICT COUNCIL
BY INTERNAL TRAY

Fee Received £10-00 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 X	NOT OUTLINED IN RED.	4/9	✓ 28/9
2	1:500 block plan showing existing & proposed dev. + adj. Properties ✓			
3	Forms unsigned			
4	Correct S 66 certificate ✓			
5	Elevation plans NOT REQ.	Elevation of new kerb & fencing?		✓ 28/9
6	Floor plans ✓			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	IF OCCUPIED BY ANY PERSONS NEED ? THEN WE NEED ADDRESS & CONTACT NUMBER		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4/10 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ Groundwater Zone 3 ✓
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
NO Pre Apps
.....

NEIGHBOURS:

Site notice & see map for neighbour notices ✓

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

28 SEP 2001 * 4259 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
Mark Redman
974629

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	PROPERTY SERVICES, BUILDINGS UNIT, P.O. BOX 151, SHUTE END, WOKINGHAM
	POST CODE	RG40 1WH PHONE 0118 974 6749
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE ANTHONY SMITH PARTNERSHIP Paul Antell
	ADDRESS	CASTLEFIELD HOUSE, 113 CASTLE HILL READING, BERKS
	POST CODE	RG1 7SY PHONE 0118 939 1195
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	11, DUFFIELD ROAD, WOODLEY, BERKSHIRE, RG5 4RW
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		FORM NEW ROAD ACCESS POINT & CHANGE OF USE OF BUNGALOW TO PRIVATE RESIDENCE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.056 HECTARE
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	2957/01C & 12A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☑	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

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

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

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

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

TIED ACCOMODATION TO EDUCATIONAL PREMISES

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.

N/A

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 BOUNDARY FENCES AND NEW TO MATCH

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

EXISTING: THROUGH SCHOOL GROUNDS.
PROPOSED: NEW ROAD ACCESS POINT UTILISING EXISTING SCHOOL ROAD ACCESS.

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

N/A

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	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

PLEASE CHARGE WDC COST CODE. (~~M.REDMAT 07467P9~~) YP006

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 WOKINGHAM DISTRICT COUNCIL DATE 16TH AUGUST 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				
[redacted]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				
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		
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.

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

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

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.

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'.

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 28 SEP 2001* 4951

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 WOLLATON DISTRICT COUNCIL

Date . 16TH AUGUST 2001 . . . . . .

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

① WILLOW BANK PRIMARY SCHOOL. PC 23 511 506

ADDRESS 11. DUFFIELD ROAD. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7674 (37)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
141/48	Ham River Grit Co	Gravel Excavation	23. 4. 48	N/A C/A
426/48	Thames Grit & Aggregate Ltd	"	8. 2. 49	N/A C/A
630/57	Ham River Grit Co	"	9. 10. 57	N/A C/A
O/216/65	Mr R Pinnacia	Outline Resid Devel	29. 10. 65	N/A Refuse
S/3/67	Wokingham R.D.C	County Primary School	10. 5. 68	N/A C/A
S/25/68	Royal County of Berkshire	site for Rebuilding C.E. & Nursery Schools	25. 9. 68	N/A C/A
S/17/69	"	New Junior School	3. 9. 69	N/A C/A
S/21/70	"	New Infants School	26. 8. 70	N/A App
1194/71	"	9' High Boundary Fence	6. 12. 71	N/A C/A
177/33	[illegible]	[illegible]	[illegible]	[illegible]
22479		TEMP. CLASSROOM (UNDER SS)	24.12.84	TP 31.12.89

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

33864

1933 ②

ADDRESS Willow Bank Primary School 11 Duffield Road PARISH Woodly

PLOT No. ORD. SHEET No. SU 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
46601	W.B.C.J SCHOOL	NEW. MOD. CLASSROOM	1.8.95	C/A
95/60690/F				
[illegible]5/3788	"	"	17.8.95	C/App
99/70505/F	WDC Property Services Dept	s/st. extn. + int. alterations	17.12.99	C/A
99/70507/F	" " " "	S/st extn. to form add classroom	17.12.99	C/A
F/2000/0295	WDC Property Services	S/st ext. New classroom & Ass. alterations	11.04.00	C/A
F/2000/2552	WDC "	S/st ext New classroom and admin accomodation	20.12.00	C/A

MINISTRY DECISION

SPECIAL ORDERS