APPLICATION NO:
F/2000/1813

LOCATION:
St. Sebastians Primary School Nine Mile Ride, Wokingham.

APPLICANT:
Governors Of St Sebastians C Of E School C/O The Oxford Diocesan Board Of Finance

PROPOSAL:
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Governors Of St Sebastians C Of E School
C/O The Oxford Diocesan Board Of Finance
Buildings Committee
Diocesan Church House
North Hinksey
Oxford
OX2 ONB

Application Number: F/2000/1813

Parish:	**WOKINGHAM WITHOUT**
Location:	**St. Sebastians Primary School, Nine Mile Ride, Wokingham.**
Proposal:	**Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Informative;
The applicant is reminded that this permission 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.

John Mitchell
Development Control Manager
Date: 15/08/2000

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

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 27 August, 2002
My ref. BC/DC/F/2000/1813
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

The Governors
C/o The Oxford Diocesan Board of Finance
Buildings Committee
Diocesan Church House
NORTH HINKSEY
OX2 0NB

Dear Sirs

PLANNING PERMISSION F/2000/1813
SITE: ST SEBASTIANS PRIMARY SCHOOL, NINE MILE RIDE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1813 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Senior Planning Officer

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1813	EXC
BUILDING CONTROL NUMBER	RP 2002/3226 South	
~~APPLICANT~~/AGENT	The Oxford Diocesan board of finance	
ADDRESS OF SITE	St Sebastians C of E School Nine Mile Ride WOK WITHOUT.	
DESCRIPTION OF PROPOSED WORK	ext to form staff room, medical room general office + entrance lobby.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	Phase 2 JLE date 4.02	
FLOOR PLANS	Phase 2 JLE date 5.02	JLE date 5.00.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/7/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	9/1/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1813	EFC
BUILDING CONTROL NUMBER	FP 2001/2379 South	
APPLICANT/AGENT	The Oxford Diocesan Board of Finance	
ADDRESS OF SITE	St Sebastians Church School Nine Mile Ride WOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	Exts to school to form hall, store, servery.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/042/3330/06A	00/042/3330/02
ELEVATIONS	05	03
FLOOR PLANS	06A	02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	7/11/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 25 January, 2002
My ref. BC/DC/2000/1813

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

The Governors
c/o The Oxford Diocesan Board of Finance
Building Committee
Diocesan Church House
North Hinksey
OX2 0NB

Dear Sirs

PLANNING PERMISSION 2000/1813
SITE: ST SEBASTIANS PRIMARY SCHOOL, NINE MILE RIDE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1813 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Senior Planning Officer

973

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 9 May, 2000

My ref: EC/DC/FINCHAMPSTEAD/PREAPP

Your ref:

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

Mr D E Hooley
Diocese of Oxford
The Oxford Diocesan Board of Finance
Buildings Committee
Diocesan Church House
North Hinksey
Oxford
OX2 0NB

Dear Sir

RE: PROPOSED SINGLE STOREY SIDE EXTENSION AT ST SEBASTIAN PRIMARY SCHOOL, 9 NINE MILE RIDE, FINCHAMPSTEAD

I refer to your letter and plan (drawing no. 00/042/3330/01) of the 30th March 2000 and apologise for the delay in replying.

I write to advise that the proposed single storey side extension to St Sebastians Primary School to create a new hall, servery, staffroom office and entrance lobby may be considered acceptable. You have not suggested in your letter that the additional facilities are necessary to accommodate extra pupils to the school. If this were the case our Highways Authority may have some comments to make. It is therefore necessary that you advise us of this when making a planning application.

I hope this information is of assistance to you. May I remind however, that this is informal advice only and is given without prejudice to any future decision that this Council may take.

Please find enclosed a planning application pack for your convenience.

Yours faithfully

AO

for

ELAINE CONNOR

Planning Assistant

AO

Encl: Planapps

DIOCESE OF OXFORD

THE OXFORD DIOCESAN BOARD OF FINANCE

BUILDINGS COMMITTEE

Principal Buildings' Officer & Diocesan Surveyor : Roger B Harwood RIBA

Tel: (Oxford) 01865 208200 **Fax:** (Oxford) 01865 790470

David Hooley - Direct Line : (Oxford) 01865 208233

DIOCESAN CHURCH HOUSE
NORTH HINKSEY
~~OXFORD OX2 0NB~~

PLANNING SERVICES	HPT 21772
POL	TLS
DC EC	ENF
APP	
CS	
30 MAR 2000	
COPIES TO:	ACK:
	FILE:

Reply rqd.

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

DEHmt
28 March 2000

Dear Sirs

Wokingham St Sebastian CE (Aided) Primary School
9 Mile Ride, Wokingham, Berkshire RG40 3AT

The existing school has four classrooms, see drawing 1274, enclosed, with access to classroom 1 via classroom 2 or the hall. We have been instructed by the School Governing Body to rationalise this, see drawing 042/3330/01, with access to all existing classrooms via a central corridor and to provide two additional classrooms.

Our proposals would involve the construction of a new hall servery, staffroom office, entrance and lobby. The hall will have an eaves level of approximately 4 meters with a 15 degree pitch roof, similar to the existing. Servery, staffroom office and entrance lobby will have a fascia board level of approximately 2.4 meters with a flat roof, again, to match adjacent areas. All will be constructed with cavity walls with facing bricks to match existing as near as possible. I have coloured the extension areas in red which would require a planning application. The works would not encroach upon the children's playground areas. I would appreciate your comments on this as soon as possible.

Should you require any further information, please do not hesitate to contact the writer.

Yours faithfully

D E Hooley
Surveyor

Enc

The Oxford Diocesan Board of Finance is a company limited by guarantee, registered in England (No 142978)
whose registered office is as above, and is a Registered Charity, (No 247954)
VAT Registration number 630 634561

F:\Users\MAGGIE\CORRES\28March.doc

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1813

Applicant : Governors Of St Sebastians C Of E School C/O The Oxford Diocesan Board Of Finance.

Location : St. Sebastians Primary School, Nine Mile Ride, , Wokingham.

Proposal : Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12 July 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4 July 2000

Date Registered : 22/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application <u>will have expired on</u>: <u>17/08/2000.</u> 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 :

Highways - no objections
Environmental Health - no objection
W'ham Without PC - no objection
Trees - "no objection"

Planning Issues :

Gap / Countryside
neighbours / character of area

Application Number: F/2000/1813
St Sebatians School, Nine Mile Ride

Appraisal: The proposal is for a single-storey extension to the school and addition of a pitched roof over existing, flat-roofed extensions. The main accommodation in the extension would be a new school hall, while associated internal alterations would include the conversion of the existing hall to classrooms. However, the work is intended to provide extra amenities for existing pupils and staff and no increase in numbers is proposed.

The proposals would represent a substantial extension to a building complex in the Green Gap but are acceptable in principle as the work is required to improve existing community facilities.

The extension would be on the western side of the existing school. The hall would form the widest part of the extension, projecting 17.5 metres to the west of the existing buildings, while the remainder of the extension would project 8.2 metres. The hall would encroach slightly on the adjacent woodland area, which accommodates some play equipment, and two existing trees would require removal.

The ridge of the roof would be 7 metres high, the same height as the roof of the original building and it appears that the design of the proposals is intended to reflect the design of this part of the building rather than the later additions. Although the scale of the proposals is quite large the site is not exposed and, therefore, the impact on the character of the area is considered acceptable.

Recommendation: conditional approval

Application Number F/2000/1813
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
IN04			

RECORD OF SITE VISIT

SITE ADDRESS: St. Sebastians Primary School Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2000/1813

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on Nine mile Ride

2. DESCRIPTION OF SURROUNDINGS

ribbon of development along Nine Mile Ride, cluster of community facilities form immediate neighbours. rural to north of site.

3. DESCRIPTION OF SITE/BUILDING

school buildings - older core with numerous extensions in widely varying styles. hard surfaced playground to south + woodland area to west.

4. RELATIONSHIP TO ADJOINING PROPERTIES

extension would be far enough from neighbouring buildings not to impair directly .·. impact on character is the main consideration

5. SITE CONSTRAINTS

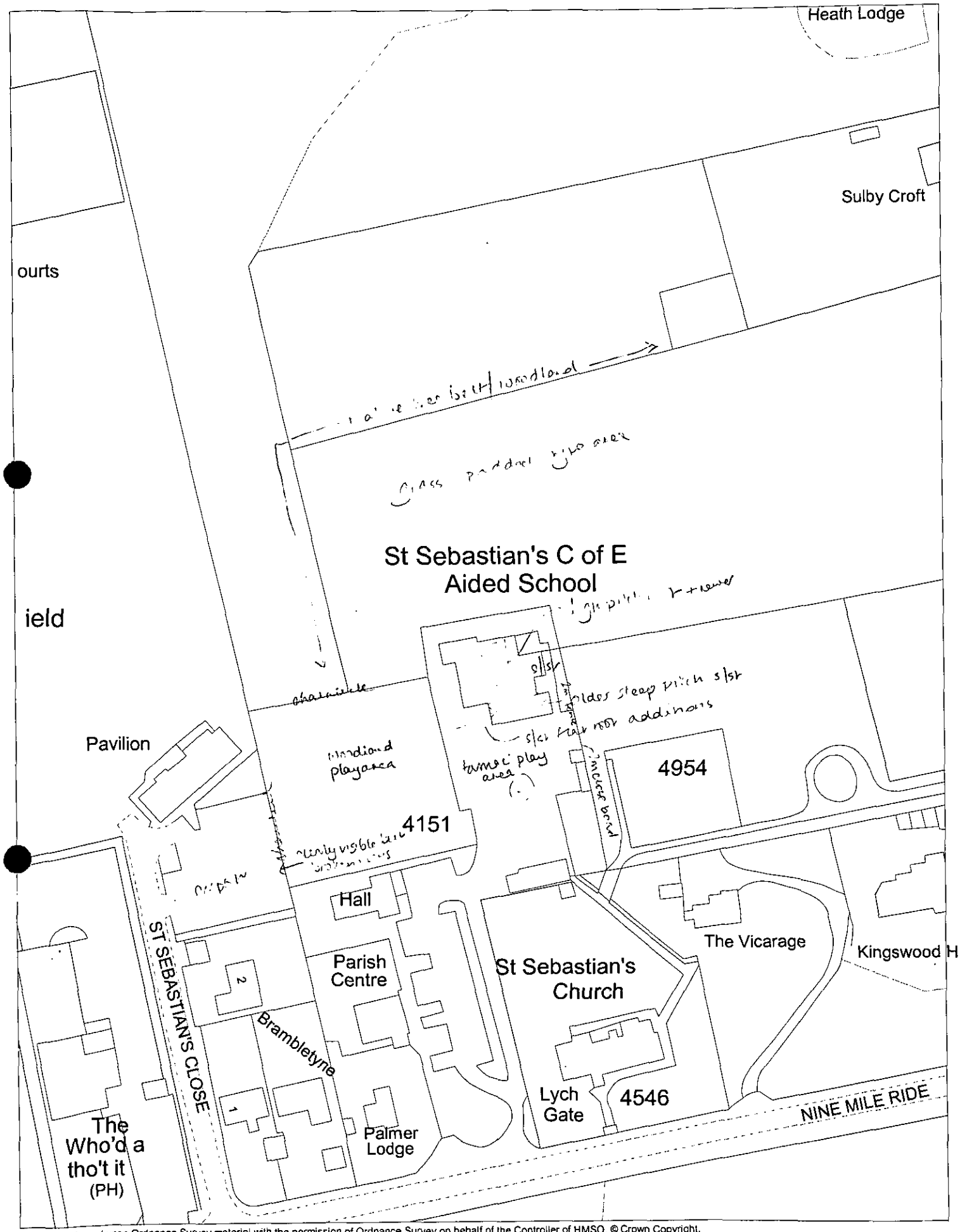
TREES - 2 to be removed.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT chainlink and board fences.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 1250

N
W E
S

Tel: (0118) 974 6479

Date: 7 August 2000

My ref: F/2000/1813

PLANNING SERVICES RECEIPT
POL
DC
APP
CS
COPIES TO

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1813
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 August 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1813**
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 10.8.00

Councillor A Ross

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

Tel: (0118) 974 6479

Date: 7 August 2000

My ref: F/2000/1813

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1813
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1813**
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6479

Date: 7 August 2000

My ref: F/2000/1813

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1813
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area..

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6479

Date: 7 August 2000

My ref: F/2000/1813

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1813
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area..

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: F/2000/1813

Proposal:
Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

Location:
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

30 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL (X) PRE-APP ATTACHED (X)

Start date:	22 JUN 2000
Officer: EXC	Application No. F/2000/1813

Map No. 100 Site ...073....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED EXTENSIONS TO SCHOOL TO FORM HALL, STORE, SERVERY, STAFF ROOM & OFFICE
& new pitched roof to headteachers office & display area

Location: ST SEBASTIANS SCHOOL NINE MILE RIDE

Parish: ~~FINCHAMPSTEAD~~ Wokingham. Ward: Wokingham. 30.6.2000.

Applicant: GOVERNORS OF ST SEBASTIANS C OF E SCHOOL NINE MILE RIDE

Fee Received 760-00 Required ..... Additional ..... Refund .....

(1)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30-6-2020 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 (BABTIE) .....
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 .....

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
.....
..... Pre-app attached .....

NEIGHBOURS:

S/N + St. Sebastian's Church, The Vicarage, Nine Mile Ride
Palmer Lodge
2 St. Sebastian's Close
returned 10/7 "addressee has gone away"

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 04/08/00

Location: St Sebastians Primary School

Proposal: Proposed extension

Application Number: F/2000/1813

In response to your consultation dated 30 June 2000 for the above application, the arboricultural comments are as follows:

The trees to be removed are on the edge of a wooded area. Their removal will have little impact on the wider landscape. Therefore, I have no objection to planning permission being granted.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL
OC
APP
GRM
COPIES TO:
13/07/00

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Planning Department

Date:

ST SEBASTIANS PRIMARY, NINE MILE RIDE, WOKINGHAM W.O. F/2000/1813.

Having considered the above application, I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

Wokingham Without Parish Council Consultation Sheet

Officer	Emy Circuit
No	F 2000 1813
Proposal	extensions to school to form hall, store, servery, staff room and office, and a new pitched roof to headteacher's office and display area.
Site	St.Sebastians Primary School, Nine Mile Ride, Wokingham

POL	
APP	
CS	

13 JUL 2000

COPIES TO:	ACK:
	FILE:

Committee's Comments

No objections.

Signed : _____
Clerk to Wokingham Without Parish Council

11 July 2000

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 30 June 2000

Application Number: F/2000/1813

Proposal: Proposed extensions to school to form hall, store, servery, staff room and office and new pitched roof to headteachers office and display area.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
St. Sebastians Primary School, Nine Mile Ride, , Wokingham.

Applicant:
Governors Of St Sebastians C Of E School C/O The Oxford Diocesan Board Of Finance.

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).

Highway has no comments.

Signed: _____ **Print name:** Stephanie Kneller

10/07/00

DIOCESE OF OXFORD

THE OXFORD DIOCESAN BOARD OF FINANCE

BUILDINGS COMMITTEE

Principal Buildings' Officer & Diocesan Surveyor : Roger B Harwood RIBA
Tel: (Oxford) 01865 208200 **Fax:** (Oxford) 01865 790470
David Hooley - Direct Line : (Oxford) 01865 208233

DIOCESAN CHURCH HOUSE
NORTH HINKSEY
OXFORD OX2 0NB

22. JUN. 2000 * 1813

Direct line: 01865 208217

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

00/042/903/3330/jle/lp

15 June 2000

Dear Sirs

Re: Proposed Extensions at St Sebastian's C of E Primary School, Nine Mile Ride, Finchampstead, Wokingham

I enclose herewith my application for planning consent for the works at the above and include the following documentation:

6 copies Application Forms (Parts 1 and 2).
1 copy Certificate 'A'.
6 copies drawing Nos. 00/042/3330/02 and 03.
The Board's cheque for £760.00 being the required planning fee for this project.

I confirm that the works are to be undertaken to provide extra amenities for the existing school numbers and that it is not proposed to increase the number of pupils attending the school or the staff levels.

If you have any queries, please do not hesitate to contact me.

Yours faithfully

J L English
Surveyor

Encls

The Oxford Diocesan Board of Finance is a company limited by guarantee, registered in England (No 142978)
whose registered office is as above, and is a Registered Charity, (No 247954)
VAT Registration number 630 634561

1789/a

SECTION 66 CERTIFICATE

Application No.

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

22 JUN 2000* 1813

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . J. L. English . . . . .

On behalf of . . . . . BOARD OF GOVERNORS.

Date . . . . . 15-6-00 . . . . .

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

ST. SEBASTIANS C. OF E. SCHOOL.

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8265 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
730/53	St. Sebastians School Managers	Extension	10.11.53	App. App.
78/55	" "	Assembly Hall	8.3.55	App. App.
62/56	Wokingham R.D.C.	Extn of School site	14.7.55	N/A. App.
R/604/70	Mrs E. Davies (Head)	Storage hut on playground	21.1.71	App. App
118/72	Rev Can Bottrell	Prefab Part Classroom		C/C.
02448	St Sebastians School	classroom ext.	17.4.75	N/A C/D
BR 5288	The Managers "	endosure of courtyard to form class + store	15.9.76	APP N/A
05259	"	alt.	30.9.76	- C/A.
BR 5602	"	ext to form office + class	19.10.76	APP N/A
16807	Governors	REPAIR + REPLACE CLASSROOM ROOF.	14.1.82	N/A C/A
29282	"	ALTS. & EXT.	27.11.87	- C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

22.JUN.2000* 1813

1.	APPLICANT'S NAME	GOVERNORS OF ST SEBASTIANS C of E SCHOOL
	ADDRESS	NINE MILE RIDE, WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 3AT PHONE 01344 772427
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE OXFORD DIOCESAN BOARD OF FINANCE, BUILDINGS COMMITTEE
	ADDRESS	DIOCESAN CHURCH HOUSE, NORTH HINKSEY, OXFORD.
	POST CODE	OX2 0NB PHONE 01865 208217
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	ST SEBASTIANS CHURCH (AIDED) SCHOOL NINE MILE RIDE, WOKINGHAM, BERKSHIRE, RG40 3AT.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSIONS TO FORM HALL, STORE, SERVERY, STAFF ROOM & OFFICE TOGETHER WITH VARIOUS INTERNAL WORKS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.70 HA.
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	00/042/3330/02 & 03.

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 ?

N/A.

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

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

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.

FACING BRICKWORK TO MATCH EXISTING
ROOF TILES - COLOUR TO MATCH EXISTING
WINDOWS - WHITE U.P.V.C.
DOORS - WHITE ALLUMINIUM

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 FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

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

AS EXISTING (UNCHANGED)

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

YES

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

	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.

£760-00

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

SIGNED J.L. English ON BEHALF OF BOARD OF GOVERNORS DATE 15-6-00

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

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				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify SCHOOL	605 sq m		286 sq m	
OTHER	Please Specify				
	TOTAL	605		286	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	10	
Proposed	NO EXTRA	—

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.

N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — STAFF & PUPILS – ST SEBASTIANS SCHOOL
b) Will these premises be vacated? — NO

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

Existing Staff	Transferred Staff	New Staff	Total
11	-	-	11

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? NO

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.'