SV 19/11/02

APPLICATION NO:
**F/2002/7964**

LOCATION:
**Broad Oak House London Road, Wokingham.**

APPLICANT:
**Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design**

PROPOSAL:
**Proposed single storey front extension to day nursery and 2 storey rear extension.**

EARLIEST DATE FOR DECISION: **08/12/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**03/01/2003**

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2002/7964 EXC

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Kingsclere Nurseries Ltd**
**C/O 4th Dimension Architectural Design**
**Tregosse House**
**Treknow**
**TINTAGEL**
**Cornwall**
**PL34 0ED**

**Application Number: F/2002/7964**

**Parish:** **WOKINGHAM**

**Location:** **Broad Oak House, London Road, Wokingham**

**Proposal:** **Proposed single storey front extension to day nursery and 2 storey rear extension. Variation of Condition 3 of Planning Permission 97/66844/V to increase the number of children from 42 to 55.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

**Condition**
3. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

**Condition**
4. The number of children attending the day nursery at any one time shall not exceed 55. The children shall be between 0 to 5 years of age only.

**Condition**
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.

**Condition**
6. The first floor WC window in the west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

**Reason**
3. To protect the safety of existing/proposed occupants of the application site from landfill gas.

**Reason**
4. In the interests of residential amenity.

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

**Reason**
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Informative**
1. This permission relates to the application as amended with revised plans, drawing numbers 5217/06A and 5217/10A, submitted to the Local Planning Authority on 15 January 2003 showing revised parking layout for 17 cars and revised plans, drawing numbers 5217/08 and 5217/09, submitted to the Local Planning Authority on 8 November 2002 and does not approve the proposals as originally submitted.

**Informative**
2. The applicant is reminded that this approval 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.

**Informative**
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

# APPEALS TO THE SECRETARY OF STATE

## PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

### PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

### COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Application No: F/2002/7964 EXC

Berkshire Structure Plan Policies EN1, C2
South East Area Local Plan Policies STV2, SC2, SBE1, SBE2, SBE5, SPS7, ST3
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2, WIC12, WT7

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/02/2003

Notice checked by: _____

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.




FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Grahsec

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER EXC

| | |
|---|---|
| [illegible] NUMBER | F/2002/7964 |
| [illegible] NUMBER | FX 2003 4463 |
| [illegible] | 4TH Dimension Arch. Design |
| ADDRESS OF SITE | Merrydale Broadoak House London Road Wokingham. |
| DESCRIPTION OF PROPOSED WORK | S/S Front and Two Storeys Rear Extension. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 5217/10A | 5217/10A ✓ |
| ELEVATIONS | 5217/09 | 5217/09 |
| FLOOR PLANS | 5217/08 | 5217/08 |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 4/2/03 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | NONE | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 14/8/03 | |

| 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 | |

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2002/7964

**Applicant :** Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.

**Location :** Broad Oak House, London Road, , Wokingham.
**Proposal :** Proposed single storey front extension to day nursery and 2 storey rear extension.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | ✓ | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** ....19 November 2002.....

**Date Registered : 08/11/2002**

**Earliest Date for Decision : 08/12/2002**

**Latest Consultation Date/Site Notice Expiry Date : 08/12/2002**

**This application will have expired on: 03/01/2003. 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 :**

Education - no comments.
Highways - request additional info re No of children/staff travel/existing+proposed vehicle movements.
Environmental Health - conditions
Env. Agency - no comments about the extension or variation of the condition.
BFBC - do not wish to comment.
Highways - additional information requested - on basis of this no objection subject to conditions.

**Planning Issues :**

Countryside / GAP
character of area, impact on neighbours, Access and movement.

F/2001/7964
Kingsclere Nurseries, Broad Oak House, London Road, Wokingham

**History:** The application site is located in the Countryside/Green Gap between Wokingham and Bracknell.

Planning permission for Broad Oak House was granted in 1986/87 (25242/27920). In 1989 temporary planning permission was granted for the change of use to a day nursery, for 24 children, aged 2-5 (33043). This was renewed in 1993 (68060) and permanent consent for 36 children between 0-5 years was granted in 1994 (43390). In 1998 condition 2 of 43390 was varied to increase the number of children to 42.

The history of the neighbouring site is also relevant. Sandlea Farm is occupied by staff from the Coppid Beech Hotel. In 1999 an application for a substantial extension (187% increase in footprint and 203% increase in floor area) (99/70298/F) was refused due to the impact on the Green Gap and this decision was upheld at appeal.

In December 2001 an application for two-storey side and rear extensions and a single-storey front extension (porch) was refused for the reason that *"The proposed extensions, by virtue of their scale, design and massing, would be detrimental to the open, countryside character of the area between Bracknell and Wokingham. As such the proposal would be contrary to policies C2 of the BSP, LTV2 and SC2 of the LALP and WCC1 and WCC2 of the WDLPDD."*

**Proposal:**
There are two elements to the proposal:
1. a single-storey front and two-storey rear extensions to the building,
2. variation of condition 03 of planning permission 97/664844/V to increase the number of children attending the nursery at any one time from 42 to 55.

**Appraisal:** The proposal is to extend an existing day nursery. Although it would be preferable for such facilities to be provided within Identified Settlements, it is an existing facility, located on a route between Bracknell and Wokingham and close to the settlement of Wokingham and extension and an increase in the number of children is considered acceptable in principle. Where development is acceptable in principle in rural areas, policies WCC1/LTV2 require that it should be appropriate in scale, form, design, materials and character to its location in the countryside. In this case, the site is also located in a Green Gap - policies WCC2/SC1 seek to maintain a clear visual and physical separation between settlements.

The original building had a footprint of 94m$^2$ and a floor area of 184m$^2$. In addition there is a double garage with a footprint of 30m$^2$ 7.5 metres from the existing building. There is a single-storey rear extension with an area of 14m$^2$ 4.3 metres wide x 4.1 metres deep) but this would be removed as a result of the proposals. The previously refused extensions would increased the

footprint by 92m$^2$ (98%) and the floor area by 170m$^2$ (92%), giving an overall footprint of 186m$^2$ and floor area of 354m$^2$.

The extensions now proposed would comprise of an 11.3 m$^2$ front porch and a rear extension with a ground-floor area of 55.5 metres and a first-floor area of 32.5 metres, resulting in a total increase in floor-area of 99 m$^2$, approximately a 54% increase in floor area, compared to the original building. This is considered acceptable, subject to the design of the proposed extensions.

The single-storey, front extension would provide an enclosed porch with a canopy over the entrance door. The existing property has an L-shaped foot print, projecting forward by 2.8 metres on the east side - the enclosed porch would be contained within the L-shape footprint of the building, being flush with the existing projecting wing at the front and 2.9 metres in width, with a catslide roof. The open canopy would project 1.1 metres forward of the existing building and have a pitched roof, supported by pillars at the outer corners. The combined footprint would be about 11.3 m$^2$. Construction of the porch would necessitate blocking up of ground- and first-floor WC windows and relocation of a landing window in the front-elevation of the original building. The porch would not be prominent or significantly increase the size and massing or spread of development on the site.

The rear extension would be part single-, part two-storey with a maximum width of 10.2 metres and maximum depth 6.5 metres. The single-storey element would have a flat roof, while the two-storey component would have a maximum ridge height of 7.8 metres (0.6 metres lower than the main ridge of the existing building and 0.1 metres lower than the existing forward projecting wing) and would project 1.4 metres to the side of the existing building. It would not appear prominent when viewed from the front of the building, and has been designed with hipped roofs to reduce its massing when viewed from the rear. Therefore, visual impact is considered acceptable.

The layout of the proposed extension is such that there would be first-floor windows in the side elevations but not in the rear elevation, which would be occupied by a stairway. There would be first-floor kitchen and WC windows facing Sandlea Farm and a play area facing The Old Oak. Sandlea Farm has secondary windows in its side elevation. The extension would be 11 metres from the boundary and 20 metres from the flank of the neighbouring property. The first-floor windows facing The Old Oak would be 12.5 metres from the boundary and the neighbouring property is a further 12 metres from this boundary. These distances are considered to be sufficient to prevent unacceptable overlooking.

The distances from the boundary are also sufficient to prevent an adverse impact overbearing or overshadowing impact.

Broad Oak House and the properties to either side have large gardens and it is not considered that the increase in the number of children by 13 from 42 to 55 would result in unacceptable disturbance to neighbours.

There is no highway objection to the proposal.

**Recommendation:** conditional approval

**Application Number F/2002/7964**
**Conditions/~~Reasons for~~ Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | ~~600~~ 5(years). |
| 2 | C014 | R014 | (materials to match). |
| ~~3~~ | ~~C070~~ | ~~R070~~ | ~~(flows of construction)~~ |

~~4~~ 3 The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
**Reason** - To protect the safety of existing/proposed occupants of the application site from landfill gas.

| | | | | |
|---|---|---|---|---|
| 4 | ~~5.~~ | | | The number of children attending the day nursery at any one time |
| | | | | shall not exceed 55. The children shall be between 0 & 5 years of age only. |
| | | Reason | | In the interests of residential amenity. |
| 5 | ~~6~~ | C122 | R122 | (parking + turning before occupation) |
| 6 | ~~7~~ | C045 | R045 | First-floor WC / |
| | | | | West elevation. |
| | | | | delete last sentence. |
| | | | | |
| | | | | |
| | | ~~Site location plan 52~~ | | ~~17/06A~~ |
| | | | | |
| | | | | |
| | No2. | 5217/06A, | | 5217/10A, |
| | | 15 January 2003. | | Revised parking layout for 17 cars. + 5217/08 & 5217/09 received on 8 Nov 2002. |
| | No4. | | | |
| | | | | |

If any of the consultee's have requested a copy of the decision notice please list them below;

**Informative for approvals**

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: ~~SBE~~ STV2, SC2, SBE1, SBE2, SBE5, SPS7, ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WCC1, WCC2, WIC12, WT7

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, C2

~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T C Watson
(Development Control Manager)

Date: 4/2/03

# RECORD OF SITE VISIT

**SITE ADDRESS:** Broad Oak House
London Road Wokingham.

**APPLICATION NUMBER:** F/2002/7964

**OFFICER:** Emy Circuit

**DATE OF SITE VISIT:** 19 Nov 2002

**1 SITE/STATUTORY NOTICE DISPLAYED ?** NO.

**2. DESCRIPTION OF SURROUNDINGS**

row of dwellings / former dwellings now in commercial use, set back from London Road on a service road.

**3. DESCRIPTION OF SITE/BUILDING**

2-storey detached house now used as day nursery - raised above service road + London Rd, well screened boundaries

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

2 storey detached.
2° windows in side elevation of Sandlea Farm - relationships as for F/2001/4725

**5. SITE CONSTRAINTS**

**TREES** 2 oaks at front of site.

**ACCESS/PARKING** revised layout as for 97/66844/V.

**LEVELS** ~~raised~~ land falls to N of site

**BOUNDARY TREATMENT** rear garden 8m conifers to SE+NE, mixed deciduous + evergreen to SW - 2 oaks + grass on front
**OTHERS** boundary

some views from A329 (M) in winter, partially screened by deciduous trees.

**HIGHWAYS CONSULTATION SHEET**

**From:** Emy Circuit **Date:**

**Application Number:** F/2002/7964

**Proposal:** Proposed single storey front extension to day nursery and 2 storey rear extension.

**Parish:** WOKINGHAM TOWN

**Site Address:**
Broad Oak House, London Road, , Wokingham.

**Applicant:**
Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.

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).

Following the receipt of additional information from the applicant the highway authority has no objection to the proposal.

Recommend: C122, R122.

**Signed:** _____ **Print name:** AL 30/01/03

# Kingsclere Nurseries Ltd


Kingsclere
Forest Road
Wokingham
Berkshire
RG40 5SA
Tel: 01344 489328

Merrydale
Coppid Beech Hill
Wokingham
Berkshire
RG40 5JP
Tel: 01344 412132

Stepping Stones
152 Nine Mile Ride
Finchampstead
Berkshire
RG40 4JA
Tel: 0118 932 8117

Bramley Wood
Old Bracknell House
Crowthorne Road North
Bracknell Berkshire
RG12 7AJ
Tel: 01344 300677

Abacus
Westside
Oxford Road
Newbury Berkshire
RG14 1XB
Tel: 01635 550134

The Bee's Knees
97 Connaught Road
Reading
Berkshire
RG30 2UE
Tel: 0118 959 0364

www.kingsclere-nurseries.co.uk
mail@kingsclere-nurseries.co.uk





Emy Circuit
Senior Planning Assistant
Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Monday 27th January 2003

Dear Ms Circuit,

Following your e-mail on 24th January regarding the comments from the Highway Officer, here are the answers to the points raised

- There are at present 12 existing staff and the proposed increase would be five. At present we have four staff (3 full time, 1 part time) who drive on a daily basis and one on two days (part time). There is currently three staff that bring a total of five children to the nursery.

- The amount of parents who bring two children to the nursery are eight.

We would like to add that there have never been any parking problems at this site, especially as we are at the bottom of the dead end road.

Please do not hesitate to contact us if you have any further queries.

Yours sincerely

S.J. Cox.

Mrs Sylvia Cox (Director)

J Cox.

Miss Julia Cox (Director)

**Emy Circuit**

**From:** Emy Circuit
**Sent:** 24 January 2003 08:49
**To:** 'richard@4thdimension.freeserve.co.uk'
**Cc:** 'mail@kingsclere-nurseries.co.uk'
**Subject:** Broad Oak House, London Road, Wokingham

Dear Mr Hart,

I have received further comments from the Highway Officer who seeks additional information, to demonstrate that the level of parking proposed would be sufficient to meet the increased demand. The information sought is as follows:

- Details of the number of staff requiring a parking space/who bring their own children to the nursery (I understand, from the application form that there are 12 existing members of staff and it is proposed that this will increase by five to 17)?
- How many parents bring more than one child to the nursery?

If you have any queries regarding the information requested I can be contacted on the number below or Adam Coggins, the Highway Officer can be contacted on (0118) 974 6330.

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

Date: 22 January 2003

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/7964

Location: Broad Oak House, London Road, Wokingham.

Proposal: Proposed single storey front extension to day nursery and 2 storey rear extension.Variation of condition 3 of planning permission 97/66844/V to increase the number of children from 42 to 55.

Applicant: Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.

Case Officer: Emy Circuit

---

The new plans show the following: Revised site layout with position of existing garage shown correctly and revised parking layout for 17 vehicles, as approved for application 97/66844/V. Drawing no: 5217/10A & 06A.

---

**Comments are required by 01/02/2003.**

**Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.**

The highway authority request more detailed information to show that the level of car parking proposed can accommodate the increase in demand for these spaces.

- Details of the number of staff; how many of which require a parking space and bring their own children?
- How many parents bring more than one child?

23/01/03.

Date: 22 January 2003

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/7964

Location: Broad Oak House, London Road, Wokingham.

Proposal: Proposed single storey front extension to day nursery and 2 storey rear extension.Variation of condition 3 of planning permission 97/66844/V to increase the number of children from 42 to 55.

Applicant: Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.

Case Officer: Emy Circuit

---

The new plans show the following: Revised site layout with position of existing garage shown correctly and revised parking layout for 17 vehicles, as approved for application 97/66844/V. Drawing no: 5217/10A & 06A.

---

**Comments are required by 01/02/2003.**

**Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.**

(RING ONE)

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

App. No. F/2002/7964 Date Rec. 15 January 2003

Location: Broad Oak House, London Road

Parish: Wokingham

Applicant: Kingsclere Nurseries

Description of attached plans: Revised site layout with position of existing garage shown correctly and revised parking layout for 17 vehicles, as approved for application 97/60844/V.

Drawing No's: 5217/10A & 06A.

## CONSULTEES

**Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.**

**Please tick which of the following you wish consulted.**

| | |
|---|---|
| Landscape & Trees | |
| Urb. Design & Conservation | |
| Highways | ✓ |
| Dinton Pastures | |
| Environmental Health | |

**OTHER INTERNAL / EXTERNAL CONSULTEES**
**(EXCLUDING NEIGHBOURS)**

**A full set of plans will be sent to all consultees unless particular drawings 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)

Revised Proposal Description:

CASE OFFICER EXC.

Consultations Sent by Admin. on 22.01.03

Yellow - Case Officer Copy
Green - Part One Copy

| PLANNING SERVICES | HPT 64953 |
|---|---|
| POL | TLS |
| DC EXC | ENF |
| APP | |
| CS | |
| 15 JAN 2003 | |
| COPIES TO | ACK |
| | FILE |

Ref RTH/5217

13 January 2003

Emy Circuit,
Planning Department,
Wokingham Unitary,
Shute End,
Wokingham,
Berkshire.

Fourth Dimension
ARCHITECTURAL DESIGN
The Studio, Tregosse House
Treknow, Cornwall, PL34 0EP
**Telephone: 01840 779230**
Email: richard@4thdimension.freeserve.co.uk

REVISED PLAN
7964

Dear Miss Circuit,

**RE: APP No F/2002/7964 Broad Oak House, London Road, Wokingham.**

Further to your recent E-Mail regarding the above application, please find enclosed 6 No copies of our revised drawings 5217/06A & 10A indicating the actual garage position and the car parking as approved in the previous application.

We trust this is to your satisfaction and look forward to hearing from you in the near future.

Yours sincerely,

Richard Hart.
**4th Dimension Architectural Design.**

C:C Mrs S Cox

Offices also at:
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
**Telephone: 01344 761727**
Email: richard@4thdimension.freeserve.co.uk

**Emy Circuit**

**From:** Emy Circuit
**Sent:** 30 December 2002 12:24
**To:** 'richard@4thdimension.freeserve.co.uk'
**Subject:** Broad Oak House, London Road, Wokingham - planning application F/2002/7964

Dear Mr Hart,

I write with regard to the above application. I notice that the siting of the garage shown on the site layout for the above application differs from that shown on the application 97/66844/V (variation of condition restricting the number of children), which shows it at an angle, rather than parallel to the house. Please can you confirm which is correct and provide a revise site layout drawing if necessary. I also note that the approved parking layout provided space for 17 vehicles but did not require extension of the hard surfaced area to allow parking adjacent to the boundary with The Old Oak. I have not received any comments from Highways regarding the additional information submitted but may contact you again regarding the parking layout once I have received their feedback.

In the meantime, if you wish to discuss this matter, I can be contacted on (0118) 974 6479.

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

**Emy Circuit**

**From:** Sarah Paxman [sarah.paxman@environment-agency.gov.uk]
**Sent:** 18 December 2002 16:44
**To:** emy.circuit@wokingham.gov.uk
**Subject:** F/2002/7964 - Broad Oak House, London Rd

Dear Emy,

*re: proposed variation of condition 3*

The Environment Agency has no comment regarding this application.

Regards

Sarah Paxman
Development Planning Officer
Environment Agency - Thames Region
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

Tel: 01276 45 4323
Fax: 01276 45 4352

This message is confidential as it contains information about the person we are sending it to. If you have received this message by mistake, please delete it and do not copy it to anyone else.

If this message contains information that you have requested from us please see our standard notice for details of how you may use that information. If the notice is not attached and you require a copy please telephone 0845 9333111 and ask for the customer contact.

For further information about the Environment Agency call the number above or look at our web site at http://www.environment-agency.gov.uk

Date: 11 December 2002

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/7964

Location: Broad Oak House, London Road, Wokingham.

Proposal: Proposed single storey front extension to day nursery and 2 storey rear extension.Variation of condition 3 of planning permission 97/66844/V to increase the number of children from 42 to 55.

Applicant: Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.

Case Officer: Emy Circuit

---

The new plans show the following: Description of development revised to include variation of the condition limiting the number of children at the nursery as well as extension to the building. Letter dated 06.12.2002.

---

**Comments are required by 01/01/2003.**

**Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.**

(RING ONE)

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

App. No. F/2002/79604 Date Rec. 9/12/02

Location: Broad Oak House, London Road

Parish: Wokingham

Applicant: Kingsclere Nurseries

Description of attached plans: description of development revised to include variation of the condition limiting the number of children at the nursery as well as extension to the building

Drawing No's: letter dated 6/12/2002

## CONSULTEES

**Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.**

**Please tick which of the following you wish consulted.**

| | |
|---|---|
| Landscape & Trees | |
| Urb. Design & Conservation | |
| Highways letter | ✓ |
| Dinton Pastures | |
| Environmental Health | ✓ |

**OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)**

Education
Social Services
Access officer
Bracknell FBC Highways.
E.A.

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

NEIGHBOURS: as for original consultation please

Date for Responses 21 days

## FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice (Y) / N

Revised Proposal Description: add "and variation of condition 3 of planning permission 97/66844/V to increase the number of children from 42 to 55

CASE OFFICER: Exc

Consultations Sent by Admin. on: 11.12.02

Yellow - Case Officer Copy
Green - Part One Copy

REVISED PLAN
7964

Ref RTH/5217

6 December 2002

09 DEC 2002

Emy Circuit,
Planning Department,
Wokingham Unitary,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Fourth Dimension

ARCHITECTURAL DESIGN

The Studio, Tregosse House
Treknow, Cornwall, PL34 0EP
**Telephone: 01840 779230**
Email: richard@4thdimension.freeserve.co.uk

Dear Miss Circuit,

**RE: APP No F/2002/7964 – Broad Oak House, London Road, Wokingham**

Further to our recent telephone conversation regarding the above project, we confirm the application should include for the relaxation of condition 3 of application No 97/66844V limiting the nursery to 42 children.

We enclose a further cheque to the value of £110.00 to cover the additional planning charges.

With regard your highway and children number queries we confirm the following:

- The total number of children will be 55, an increase of 13 to comply with Ofsted rulings.
- Dropping off times are between 8.00am and 10.00am and collection is between 3.00pm and 6.00pm at staggered times. At present the are no part time children so there are no lunch time collections.
- Many of the parents share the driving and many bring siblings thus reducing the car movements.
- Some of the staff bring their own children.
- Many of the staff walk to work or use the local bus service.
- The additional staff required to to run the nursery with 55 children would be 2.
- The property is at the end of a dead end road ( The old London Road) with no passing traffic and a new junction has been created at the point of access onto the new London Road with a left turn only system in operation.

We trust this is to your satisfaction and look forward to hearing from you in the near furture.

Yours sincerely,

Richard Hart.
**4th Dimension Architectural Design.**
C:C Mrs S Cox

Offices also at:

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
**Telephone: 01344 761727**
Email: richard@4thdimension.freeserve.co.uk

# Planning Application



**Received by Wokingham District Council**

## Application No: F/2002/7964

**Proposal:**
Proposed single storey front extension to day nursery and 2 storey rear extension.Variation of condition 3 of planning permission 97/66844/V to increase the number of children from 42 to 55.

**Location:**
Broad Oak House, London Road, Wokingham.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7964 to enable the library staff to locate the correct information.**

**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 01/01/2003. 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.**

**Trevor Watson
Development Control Manager**

**11 December 2002**

# Revised Plans

# Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: **Marcia Head, 01344 351135**

**My ref: DC/6/3**
**Your ref: F/2002/7964**

13 December 2002

| PLANNING SERVICES | HP 64315 |
|---|---|
| POL | |
| DC EXC | |
| MHP | |
| CS | |
| 16 DEC 2002 | |
| COPIES TO | FILE |

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
☎ 01344 351400
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

**FAO Emy Circuit**

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**Town and Country Planning Act 1990**
**Planning application number F/2002/7964**
**Broad Oak House, London Road, Wokingham**
**Proposed single storey front extension to day nursery and 2 storey rear extension.**
**Variation to condition 3 of planning permission 97/66844/V to increase the number of children from 42 to 55.**

*Thank you for your letter dated 11 December 2002.*

I can confirm that this Authority does not wish to comment.

Should you have any queries please contact me on 01344 351135 (mornings only).

Yours faithfully

Marcia Head

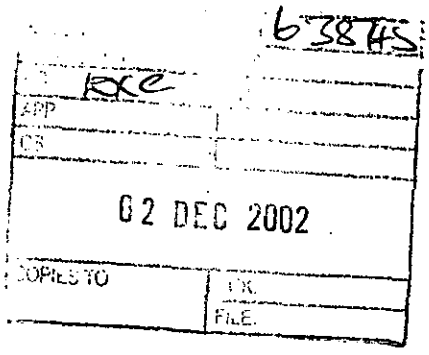
**Senior Planning Officer**

**Our ref:** sp.wdc.nc
**Your ref:**

**Date:** 27 November, 2002

ENVIRONMENT AGENCY

Environmental Services Department
Planning Services
Wokingham Unitary Authority
Council Offices, Shute End
P.O.Box 157
Wokingham
Berkshire
RG40 1WR




Dear Sir/Madam

**RE: PLANNING CONSULTATIONS**

The Environment Agency has received the following planning applications from your Authority for consultation. The Agency has no comment to make in regard to these applications.

| **Application no.** | **Site** | **Planning Officer** |
|---|---|---|
| F/2002/7897 | Land at Junction Church Lane, Hollow Lane | K Lithgow |
| F/2002/7878 | 15 Westview Drive, Twyford | D Gigg |
| F/2002/7892 | Pebble Cottage, Milestone Ave, Charvil | P Taylor |
| F/2002/7800 | 81 Gypsy Lane, Wokingham | L Smith |
| F/2002/7739 | 7 Tomlinson Dr, Finchapstead | N Brown |
| F/2002/7887 | 28 Rose Close, Woodley | P Taylor |
| F/2002/7872 | 10 Crail Close, Wokingham | D Gigg |
| F/2002/7964 | Broad Oak House, London Rd, Wokingham | E Circuit |
| F/2002/7929 | 8 Phillips Close, Woodley | L Smith |
| F/2002/7995 | 1 Dalby Close, Hurst | D Gigg |
| F/2002/7864 | Land r/o 1 & 3 Cheviot DR, Charvil | A Odell |
| F/2002/7384 | Microsoft Ltd, TVP Drive, Sonning | H Lynch |
| F/2002/7926 | The Lodge, Crazies Hill, Wargrave | A Odell |
| F/2002/7934 | 47 Wargrave Rd, Twyford | L Smith |
| F/2002/7921 | 16 Woodhurst Lane, Wokingham | P Taylor |
| F/2002/7939 | Windrush, Basingstoke Rd, Three Mile Cross | N Brown |
| F/2002/7803 | 25 Wenlock Edge, Charvil | A Odell |

Cont/d..

**Environment Agency**
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

To: Emy Circuit, Development Control

From: John Mullaney, Environmental Health

Your Ref: F/2002/7964

My Ref: 3739

Date: 20/11/02

**PROPOSED SINGLE STOREY SIDE EXTENSION AND 2 STOREY REAR EXTENSION**

**BROAD OAK HOUSE, LONDON ROAD, WOKINGHAM**

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

| NGR | Distance | Landfill Name | Landfill Description |
|---|---|---|---|
| SU838 688 | 35M | Sandlea Farm | Mixed |

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   **Reason** - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. 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 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   **Reason** - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

*John Mullaney*

**J R MULLANEY**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

## HIGHWAYS CONSULTATION SHEET

**From:** Emy Circuit **Date:** 14 November 2002

**Application Number:** F/2002/7964

**Proposal:** Proposed single storey front extension to day nursery and 2 storey rear extension.

**Parish:** WOKINGHAM TOWN

**Site Address:**
Broad Oak House, London Road, , Wokingham.

**Applicant:**
Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Request additional information on:

- Existing and proposed number of children
- Details of staff travel
- Existing and proposed number of vehicle movements.

**Signed:** _____ **Print name:** AR 19/11/02

**Emy Circuit**
**From:** Tim Haycocks
**Sent:** 18 November 2002 15:58
**To:** Emy Circuit
**Subject:** F/2002/7964 Broad Oak House

Emy

With regards to the above application, we have no comments to register from an Education Planning perspective.

Best wishes

Tim

***Tim Haycocks***
***School Planning and Assets***
***Administration Officer***
***Tel - 0118 974 6159***
***Fax - 0118 974 6259***
***tim.haycocks@wokingham.gov.uk***

(*) PRE-APPS ATTACHED (*)

| Application Number : F/2002/7964 | Map No : 76 |
|---|---|
| Case Officer : EXC | Site Area : 0.25 |
| Valid Date : 8/11/02 | Received Date: 08/11/2002 |

**Level : Delegated Application**

**Description : Proposed single storey front extension to day nursery and 2 storey rear extension.**

**Location : Broad Oak House, London Road, , Wokingham.**

**Parish : WK Ward : WES**

**Applicant : Kingsclere Nurseries Ltd C/O 4th Dimension Architectural Design.**

**Fee Required: £0 Fee Received: £0** resubmission 2001/4725.

**Additional: ..... or Refund: .....**

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

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health – landfill – Nursery use

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education – Childcare Development Manager

Social Services – under 8's officer

Highways – Access officer

## EXTERNAL CONSULTATIONS

Adjacent DPA : Bracknell Forest – Highways

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Land fill – Commercial development

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

.....

Green Gap – Wedges

Rural Area

Countryside

.....

.....

.....

## NEIGHBOURS

.....

S/N – see map

.....

Pre-apps attached.

**********FILE COPY**********

Tel: (0118) 974 6479

Date: 14 November 2002

My ref: F/2002/7964

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

**Application Number: F/2002/7964**
**Broad Oak House, London Road, , Wokingham.**
**Proposed single storey front extension to day nursery and 2 storey rear extension.**

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Emy Circuit** on **(0118) 974 6479** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Emy Circuit** Application Number: **F/2002/7964**
**Broad Oak House, London Road, , Wokingham.**
**Proposed single storey front extension to day nursery and 2 storey rear extension.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6479

Date: 14 November 2002

My ref: F/2002/7964

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

**Application Number: F/2002/7964**
**Broad Oak House, London Road, , Wokingham.**
**Proposed single storey front extension to day nursery and 2 storey rear extension.**

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Emy Circuit** on **(0118) 974 6479** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Emy Circuit** Application Number: **F/2002/7964**
**Broad Oak House, London Road, , Wokingham.**
**Proposed single storey front extension to day nursery and 2 storey rear extension.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

**********FILE COPY**********

**Received by Wokingham District Council**

# Application No: F/2002/7964

**Proposal:**
Proposed single storey front extension to day nursery and 2 storey rear extension.

**Location:**
Broad Oak House, London Road, , Wokingham.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7964 to enable the library staff to locate the correct information.**

**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 08/12/2002. 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.**

**Trevor Watson**
**Development Control Manager**

**14 November 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | MEADOWS | MEADOWSLONDON ROADWOKINGHAM | RG40 1PD |
| | SANDLEA FARM | SANDLEA FARMLONDON ROADWOKINGHAM | RG40 1PD |
| | THE OLD OAK | THE OLD OAKLONDON ROADWOKINGHAM | RG40 1PD |
| | BROAD OAK HOUSE | BROAD OAK HOUSELONDON ROADWOKINGHAM | RG40 1PD |

Neighbour list F/2002/7964

06.NOV.2002 7:04

Fourth Dimension

ARCHITECTURAL DESIGN

The Studio, Tregosse House
Treknow, Cornwall, PL34 0EP
**Telephone: 01840 779230**
Email: richard@4thdimension.freeserve.co.uk

Ref: RTH/5217

Please reply to: Treknow Office.

29 October 2002

Planning Department,
Wokingham Unitary,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Sir,

RE: EXTENSION: Broad Oak House, Coppid Beech Hill, Wokingham.

Please find enclosed six copies of our drawings 5217/ 01/ 06/ 08/ 09 & 10 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

No planning application fee is enclosed, this is a re-application of No F/2001/4725.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

Offices also at:

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
**Telephone: 01344 761727**
Email: richard@4thdimension.freeserve.co.uk

# Kingsclere Nurseries Ltd

06.NOV.2002 7964


Kingsclere
Forest Road
Wokingham
Berkshire
RG40 5SA
Tel: 01344 489328

Merrydale
Coppid Beech Hill
Wokingham
Berkshire
RG40 5JP
Tel: 01344 412132

Stepping Stones
152 Nine Mile Ride
Finchampstead
Berkshire
RG40 4JA
Tel: 0118 932 8117

Bramley Wood
Old Bracknell House
Crowthorne Road North
Bracknell Berkshire
RG12 7AJ
Tel: 01344 300677

Abacus
Westside
Oxford Road
Newbury Berkshire
RG14 1XB
Tel: 01635 550134

The Bee's Knees
97 Connaught Road
Reading
Berkshire
RG30 2UE
Tel: 0118 959 0364

www.kingsclere-nurseries.co.uk
mail@kingsclere-nurseries.co.uk


Planning Assistant
Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Thursday 31st October 2002

Your ref: **EXC/Wokingham pre-application**

To whom it may concern

**PROPOSED TWO-STOREY EXTENSION TO MERRYDALE NURSERY, BROAD OAK HOUSE, LONDON ROAD, WOKINGHAM**

Following recent communication with Richard Hart, our architect, we have now decreased the extension size in accordance with your wishes and we would like to clarify some of the points on submitting our revised plans.

The increase in size will allow us to split up our children by age group. When the Nursery Voucher Scheme is extended to three-year olds, this will be even more important. Ofsted feel this is the only way for us to improve our facilities for the children whilst in our care.

We currently have an extensive waiting list for our Wokingham Nurseries, many are places for siblings of existing children. Some parents have had to leave us because we have been unable to provide a place for the second or third child.

We are fully aware of the need to apply for an increase in the number of children attending; this is obviously not necessary unless we have the floor space to comply with the Children's Act. Hopefully, with the new area, we would apply for around another twelve children.

The impact of increasing the number of children attending on the traffic is less significant for two reasons:

a) The recent alterations forcing one-way traffic movements into and out of Old London Road, has improved traffic flow tremendously.

b) Also many of our waiting list requests are for the siblings of current children attending, which would obviously have no impact on traffic volume.

Merrydale has been in operation for 12 years and we have never had any accidents or caused highway problems. There is more than enough area to increase parking facilities on site.

We are used by local schools and colleges for training purposes and feel we fulfil a need in the community.

We have approached neighbours and there did not seem to be any concerns about the building size or increase in the number of children. In fact one is currently looking for a place for her child.

Our business was started in 1986 and we have had very few problems, except that we know expansion is the only way forward. It is very difficult purchasing properties suitable for Day Care

We hope you can see your way forward to look on this application favourably. There is full support from our Ofsted inspector at Merrydale.

Yours sincerely

Miss Julia Cox
(Director)

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.

CHILD DAY NURSERY.

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.
NO

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK + TILE TO MATCH EXTG.

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.

EXTG FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO 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

1 No 4.0m WIDE.
1 No 4.0m WIDE.

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.

NONE
RE APPLICATION - N° F/2001/4725.

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 4th DIMENSION ARCH. DESIGN. ON BEHALF OF KINGSCLERE NURSERIES LTD. DATE 29/10/02.

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".

1769a

WOKINGHAM DISTRICT COUNCIL 05.NOV.2002 7564

# 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

1. APPLICANT'S NAME: KINGSCLERE NURSERIES LTD.
ADDRESS: BROAD OAK H°, COPPID BEECH HILL. WOKINGHAM. BERKS.
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: 4th DIMENSION ARCHITECTURAL DESIGN
ADDRESS: 'TREGOSSE H° TREKNOW, TINTAGEL CORNWALL, 1
POST CODE: PL34 0EP PHONE: 01840 779230

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: 'BROAD OAK H°' COPPID BEECH HILL. WOKINGHAM.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
S/S FRONT EXTENSION.
D/S REAR EXTENSION.

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.24

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNERS.

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 5217/01|08|09+10.+06

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

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only
OUTLINE PERMISSION — See question 10
FULL PERMISSION ✓
APPROVAL OF DETAILS/RESERVED MATTERS — State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION — State period required
RELAXATION OF CONDITIONS — State relevant application number Conditions to be relaxed

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

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.'

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: Retained in existing use | Existing floor space: Lost by change of use or demolition | Proposed additional floorspace created by: New building | Proposed additional floorspace created by: Change of use |
|---|---|---|---|---|---|
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify DAY NURSERY. | 211.5 m² | 16.5m². | 106.8m² | |
| OTHER | Please Specify | | | | |
| | TOTAL | 211.5 m² | 16.5m² | 106.8m². | |

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 | 9 | |
| Proposed | 15 | |

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.

CHILD DAY NURSERY.

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

KINGSMERE NURSERIES LTD.

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 |
|---|---|---|---|
| 12 | | 5 | 17 |

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'.

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

## 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 . . . . . 4th DIMENSION . . . . .

On behalf of . . KINGSMERE NURSERIES LTD . . . . .

Date . . . . . 29/10/02 . . . . . .

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

1789/a

06 NOV 2002 7964

# SECTION 66 CERTIFICATE

Application No.

**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) .....

Broad Oak House

ADDRESS London Road PARISH Wokingham

PLOT No. Copped Beech Hill ORD. SHEET No. SU. 8368 76

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 25240/1 | MR. M. BROADWAY | MOBILE HOME | 22.5.86 | 28.5.86 |
| 25242 | " | O/L. DET. HOUSE + GARAGE | 22.5.86 | C/A |
| 27920 BRA 3298 | " | " | 18.6.87 | C/A |
| 28634 | " | S/L. | 27.11.87 | APP C/A |
| 28635 | " | ADD CARAVAN | 1.10.87 | 30.6.91 |
| BRA 3923 | " | S/ST. EXT. | 3.12.87 | APP |
| 33043 | MRS S.J COX | DAY NURSERY 30 CHILDREN | 18.5.89 | TP 2 yrs. |
| 38060 | " | " | 25.3.93 | 31.10.92 AV TP 2 yrs. |
| 43390 | MRS & MISS COX | REG. TO DAY NURSERY | 7.11.94 | C/A |
| 97/66844/V | " | VAR - COND 2 - APP 43390 to allow inc. in no of childs | 9.3.98 | C/A. |

DATE OF COMPLETION

MINISTRY DECISION ENF. NOTICE QUASHED (CARAVANS) - SEE APPEAL NOTICE

SPECIAL ORDERS 38060 - LEGAL AGR. SIGNED - 22.3.93

DRAINAGE

091074

33

ADDRESS Broad Oak House PARISH WOL

PLOT No. London Road ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision Building | Decision Planning |
|---|---|---|---|---|---|---|
| 2001/4725 | | Kingsclere Nurseries | 2 St/S/R & S/St/F | 4/12/01 | | REF |
| 002/7964 | | " " | S/St fr. ext to day nursery + 2/St R. ext | | | |

MINISTRY DECISION:

SPECIAL ORDERS: