APPLICATION NO:
F/2001/3109

LOCATION:
22 Squirrels Way, Earley Reading.

APPLICANT:
Dr S Singh C/O S Manchanda

PROPOSAL:
Proposed demolition of existing garage and erection of replacement building for use as gym/store and shower room.

EARLIEST DATE FOR DECISION: **03/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/02/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE FD7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr S Singh
C/O S Manchanda
20 Prince William Drive
Tilehurst
Berkshire
RG31 5WD

Application Number: F/2001/3109

Parish:	**EARLEY**
Location:	**22, Squirrels Way, Earley, Reading.**
Proposal:	**Proposed demolition of existing garage and erection of replacement building for use as gym/store and shower room.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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

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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
1. 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:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 08/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3109 GA
BUILDING CONTROL NUMBER.	FP 2001/1738 Alan
~~APPLICANT~~/AGENT	S. Manchanda.
ADDRESS OF SITE	22. Squirrels Way HARLOW
DESCRIPTION OF PROPOSED WORK	demolish existing garage. erect replacement building for use as gym/store + shower room.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5/22/05	5/22/03
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/4/01	

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	

WORK SHEET FOR: George Allpress

Application Number: F/2000/3109

Applicant: Dr S Singh C/O S Manchanda.

Location: 22 Squirrels Way, Earley, Reading.

Proposal: Proposed demolition of existing garage and erection of a replacement building for use as gym/store and shower room.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		13/01/01

Date of Neighbour Notifications: 10/01/01

Date of Site Visit: 18/01/01

Date Registered: 03/01/2001

Earliest Date for Decision: 03/02/2001

Latest Consultation Date/Site Notice Expiry Date: 03/01/2001
07/01/01 (GA)

This application will have expired on: 28/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - recommend approval but suggest a condition to ensure the structure is not subsequently used for commercial purposes.

Two local residents have written expressing their objections with the current planning application, one letter on behalf of the immediate neighbour at no.20. Their grounds of objection are: the structure could be used for commercial proposes, it takes the form of a separate dwelling and its design and layout is such that it could be used for habitable accommodation, the proposal would look out of place in the garden setting, obstruct light reaching the adjacent dwelling and their garden and result in an overbearing structure in the location proposed.

Planning Issues: The issues raised by this application are impact to the street scene, neighbour amenity, parking and highway safety.

The following policies are relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/3109

Appraisal:

This application is submitted as an alternative scheme to that for which planning permission was refused on the 15th November 2000. The current scheme is considered to have addressed the issues raised by the previous proposal and would result in a building that would be marginally larger than the existing unattached single storey garage it intends to replace.

The application property is the western half of a semi-detached pair with the unattached neighbour no.20 to the south west. The house is a three bedroom dwelling with an unattached garage at the rear which is accessed via a drive at the side of the house between this and no.20.

The application proposes demolition the existing garage which is just over 5.0 metres long and replacing it with 3.0 metre wide by 6.4 metre long structure with an overall height of around 3.0 metres.

The structure would be built of brick with a tile hung pitched roof and would not it is considered be visually inappropriate in this garden setting. The structure would have the appearance of garage or large garden shed.

The neighbour at no.20 has an existing garage of the same dimensions to that which is proposed to be demolished. The proposed structure would be marginally larger, but because of the existing garage at no.20, the proposed structure would not materially detract from the amenity at no.20.

The application proposal would be used as ancillary habitable accommodation and it is considered not appropriate to restrict the ancillary activity by the use of conditions. The grant of planning permission would not preclude against enforcement action in the event of an unauthorised use taking place.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/3109
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

RECORD OF SITE VISIT

SITE ADDRESS: 22 Squirrels Way, Earley, Reading.

APPLICATION NUMBER: F/2000/3109

OFFICER: George Allpress

DATE OF SITE VISIT: 18/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS The application property lies within a defined settlement which is characterised by uniformly designed two storey detached and semi-detached houses.

3. DESCRIPTION OF SITE/BUILDING Two storey semi-detached single family dwelling, brick built with concrete tile roof.

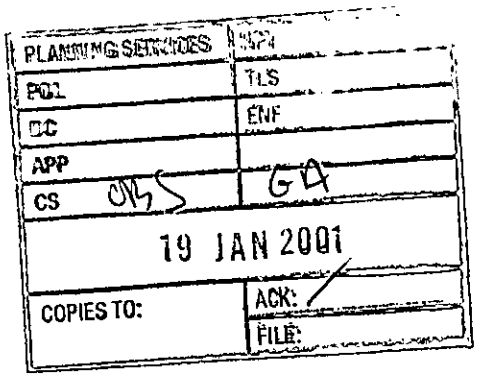
4. RELATIONSHIP TO ADJOINING PROPERTIES Western half of attached pair no.24 adjacent attached, no.20 unattached neighbour to the west.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extension.
ACCESS/PARKING	As single garage plus spaces for two cars
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber and chain link fencing at rear.
OTHERS	None

Applicationo	Name & Address
F/2000/3109	SL & SM Chandler 33 Squirrels Way Earley RG6 5QT
F/2000/3109	D Dalton 31 Clevedon Drive Earley RG6 5XF

App. approved
Letter sent 20/02/01



31, Clevedon Drive
Earley
Reading
Berkshire
RG6 5XF

15th January 2001.

Dear Sir,

Re Planning Application Number **F/2001/3109**

I am writing this letter on behalf of my parents Mr and Mrs G. Atkinson who live at 20 Squirrels Way, Earley and are the next-door neighbours of the applicant.

My parents wish to object to the proposal on a number of grounds.

- The purpose of the building is not clearly stated on the plans and we are concerned that it may be used commercially, e.g. hired out as a gym or used as other business premises, either by the present or future owners. This would be completely at odds with the residential nature of the estate and may infringe current restrictive covenants on the property. Any additional traffic generated would impact severely on the lives and safety of surrounding residents and greatly increase the parking problems in the area.

- The building described in the plans is of a standard that is considerably in excess of that required for a gym and store. The plans show a building that could be used as additional full-time accommodation. The size of the gym/storeroom shown is amply large enough for it to be used as a living/bedroom. The building appears to be cavity walled double glazed windows and incorporates a toilet, basin and shower. Although no direct mention is made in the plans, electrical power will presumably also be available since some form of lighting will probably be necessary. There is both mains water and sewerage drainage included. It would appear that the plans have been produced to comply with health and safety regulations pertaining to residential and commercial premises. The erection of such a 'flat' in the relatively small back garden of this house would not be in keeping with the character of the area.

- The new building would no longer be used as a garage and so would reduce the parking available to the occupiers of the house. If the new building were to be used as additional accommodation or as business premises it is likely that this would further increase the burden of parking on the property. As the house is positioned opposite a junction, on-street parking would create extra hazards to traffic in the area.

- There is also a concern about access for emergency vehicles to this building since the only access to it is via the drive which is the width of a single car and this area is also the only parking area. Should there be a fire or medical emergency it might be difficult to gain rapid access to the building.

- The building would encroach on the light to the adjoining plot. The new building would be approximately 4 metres high due to the proposed pitched roof. The extra height of the garage would reduce the light to the dining room in my parent's house, this being a

particularly important room in the home. My mother is Italian and family meals and social occasions are an important feature of the family's life. The dining room and patio are the focal points of such occasions.

- The proposed pitched roof does not match the existing roofline and will not match my parent's garage, which is situated alongside.

If planning permission were to be granted despite these objections, we would request that a number of restrictions be attached to such permission.

- The use of the building should be restricted to that shown on the plans i.e. only as a gym and store for the sole use of the owner and his immediate family.
- The building should not be used as living accommodation.
- The building should not be used for any commercial purpose.
- No windows should be introduced onto the southwest elevation nor should any windows overlook the adjoining garden, i.e. that belonging to my parents.
- During construction, work should be carried out only during reasonable hours, i.e. 9 am to 6 pm Monday to Friday, 9 am to 12 noon on Saturday and not at all on Sunday. This restriction is requested to minimise the stress and disruption to the lives of my parents who are both elderly.
- The existing boundary fences should be maintained in good repair.

We wish to draw your attention to the title of the plans that describe it as a 'house extension' which we would query since it is a separate structure unattached to the main building.

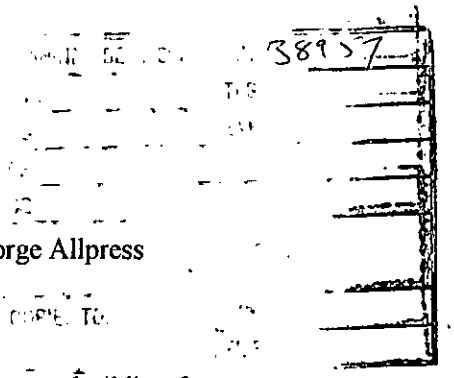
Finally we wish to make it clear that permission to carry out any work from my parents' property is not and will not be given.

Yours faithfully,

D. Dalton.

D. DALTON

38957



TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/3109 PLANNING OFFICER: George Allpress

PARISH: EARLEY

PROPOSAL: Demolition of existing garage and erection of replacement building for use as a gym/store and shower room

ADDRESS: 22 Squirrels Way,

APPLICANT: Dr. S. Singh, C/O S. Manchanda.

Members of the Planning Committee felt that this latest proposals was more acceptable than the previous application on this site, and could find no strong grounds for rejection of the proposal.

However, if the Planning Officer is mindful to approve this application it is requested that conditions be imposed to ensure that the gym could only be used as a recreational facility by the occupiers of the main dwelling and cannot be used as a commercial enterprise. Furthermore, Councillors are anxious to ensure that the building should not be used as additional living accommodation, and requested that a further condition be imposed to ensure that this could not happen. Finally, it is requested that, in order to minimise disruption to neighbours, a condition be imposed limiting the hours of work during which construction can take place.

The Town Council is in receipt of copies of three letters of objection to this proposal.

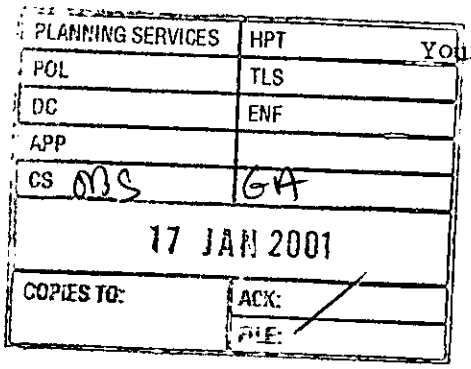
SIGNED: _____ DATE: 13 JAN 2001

CLERK TO EARLEY TOWN COUNCIL

33 Squirrels Way
Earley, Reading
Berkshire, RG6 5QT

16 January 2001

The Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG 40 1WR



Your Ref: George Allpress
F/2001/3109

Dear Sir

Application No. F/2001/3109 Re: 22 Squirrels Way, Earley

Thamk you for advising us of the revised application for planning permission for development at 22 Squirrels Way, following your Council's rejection of the earlier proposal under reference F/2000/2514 , as notified to us on 23 November 2000.

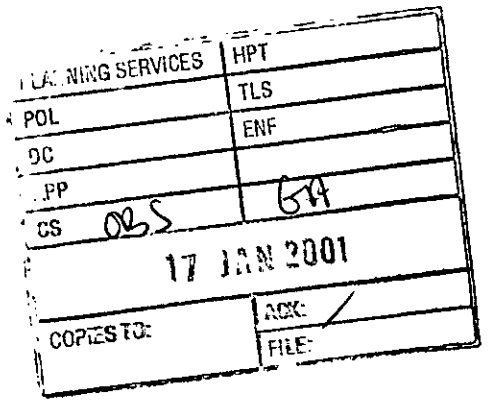
Although the new application is for a building of smaller dimensions than the original, we are still concerned that, as the construction would be of a standard appropriate to that required for a dwelling, its use might well be for living accommodation. This would increase the number of lodgers that the present owner could accommodate, to the extent that it could be a commercial enterprise. However, if the use is to be as a gymnasium, solely by the owner, why is it needed at all? Any equipment could easily be put and used in the present garage, albeit somewhat upgraded. There would be no need for aroom with shower, toilet and washbasin, as there ARE ADEQUATE FACILITIES in the house. It is therefore reasonable to assume that others would use the facility. This would cause parking problems in the road, affecting neighbours on either side and opposite and increasing traffic hazards at the T junction with Lind Close. This latter argument applies equally to any increase in the numbers of car owners resident at 22 Squirrels Way.

If the Council is, nevertheless, minded to grant planning consent, no doubt the permission will carry conditions to prevent the building being used as accommodation or creating a nuisance to others by street parking or excessive comings and goings by others using the gymnasium.

Yours faithfully

S.L. & S.M. CHANDLER

c.c. Earley Town Council



V J Roberts
31 Squirrels Way
Earley
Reading
RG6 5QT

14 January, 2001

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

I refer to your letter of 10 January 2001 giving notice of a planning application No F/2001/3109, Site address 22 Squirrels Way, Earley, Reading.

I wish to object to this proposed redevelopment for exactly the same reasons that I objected to the original proposal (planning application No F/2000/2514), I enclose a copy of my then objections which for me are still relevant now and I resubmit them for the current application.

Yours faithfully

VJ ROBERTS

V J Roberts
31 Squirrels Way
Earley
READING RG6 5QT

10th November 2000

Planning Department
Wokingham District Council
Shute End
WOKINGHAM RG40 1WH

Dear Sirs

PROPOSED CONVERSION OF GARAGE TO A GYMNASIUM AT 22 SQUIRRELS WAY, EARLEY – PLANNING APPLICATION NO. F/2000/2514

I wish to object to the proposal on the above application for the following reasons:-

1. I consider the demolition of a garage to convert to a gymnasium as completely unnecessary. If gymnastic facilities as required by this application, then the use of the Loddon Leisure Centre only three quarters of mile away would in my opinion be more appropriate to use.

2. It is suspected that the real purpose of this conversion is not to be used as gymnasium but as an accommodation for rental purposes, which if this is in fact the case this will lead to increased pressure on parking facilities in and around the above property. We already have considerable numbers of vehicles being parked adjacent to our property which have nothing to do with us, I refer to people parking alongside our property in Lind Close.

2. Finally, my other objection is I consider this not to be in keeping with residential property.

Yours faithfully



V J ROBERTS

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 10 January 2001

Application Number: F/2001/3109

Proposal: Proposed demolition of existing garage and erection of replacement building for use as gym/store and shower room.

Parish: EARLEY TOWN

Site Address:
22, Squirrels Way, Earley, Reading.

Applicant:
Dr S Singh C/O S Manchanda.

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).

Comments as previous; dated 24/10/00.
(application no. 2514)

Signed: _____ **Print name:** Adam Coggins.

12/01/01

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3109 relates.

Address of site 22 SQUIRRELS WAY
FARLEY - READING RG6 5QT

Signed Catherine Sage

Date 13/1/2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 JAN 2001
Officer: GA	Application No. F|2001|3109

Map No. 58 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF REPLACMENT BUILDING FOR USE AS GYM | STORE & SHOWER ROOM

Location: 22 SQUIRRELS WAY

Parish: EARLEY Ward: Redhatch 10-01-01

Applicant: DR S SINGH

resubmission 2000|2514 – refused.

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.10.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... Site notice and see map .....
..... Contact Also 18 Moor Close .....
..... 31 Clevedon Drive .....
..... Alan Spratting, Leader, Liberal Democrat Group .....
.....
.....
.....
.....
.....

S. Manchanda
20 Prince William Drive
Tilehurst - READING
RG 31 5WD.

03 JAN 2000* 3109

To

Development Control Manager
Planning Services
Environmental Services Dept.
WOKINGHAM DISTRICT COUNCIL
P O BOX 157, Shute End
WOKINGHAM

Dear Sir,

22 SQUIRRELS WAY, EARLEY - READING

Further to our consultations, I enclose herewith a revised planning application for development at the above. Please let me know if you need any more information to process the application.

Yours faithfully

S Manchanda

(on behalf of Dr Satwinder Singh)

DT. 2/1/2001

ADDRESS 22 SQUIRRELS WAY PARISH EARLEY

PLOT No. 108 (Phase 2) ORD. SHEET No. SU 7470(58)

BUILDER Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd	Outline	9. 5. 68	N/A Refuse
83/69	"	Semi/Det. House	27. 11. 69	App. C/A
433/56	Mr. C. Bunce	Outline {Resid. Devpt.	23. 4. 56	N/A Refuse
66/65	Cooper Estates Ltd	Layout	4. 4. 65	App. Refuse
FP/92/0302	MR & MRS AUTLER	HALL KIT/WC	27.4.92	APP
F/2000/2514	Dr. S. Singh	Demolish garage, erect gym room shower room & store at rear	15.11.00	REF

DATE OF COMPLETION

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) C/A / Appeal dismissed 66/65

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 03 JAN 2000* 3109

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	DR SATWINDER SINGH
	Address and postcode	22 SQUIRRELS WAY EARLEY - READING RG6 5QT
	Phone number	0118- 9611136
2	Agent's Name	S. MANCHANDA
	Address and postcode	20 PRINCE WILLIAM DRIVE TILEHURST READING RG31 5WD
	Phone number	-
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	22 SQUIRRELS WAY EARLEY - READING
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED HOUSE EXTENSION - DEMOLITION OF EXISTING GARAGE AND REBUILDING TO FORM GYM/STORE ROOM & SHOWER ROOM
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS - FACING BRICKS TO MATCH EXISTING HOUSE ROOF - PITCHED ROOF TILES TO MATCH EXISTING HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). NO FEE If you do not have to pay a fee, please say why below.		
	RE-APPLY FOR PLANNING PERMISSION (PREVIOUS APPLICATION NO. F/2000/2514)		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

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

~~None of the land forms part of an agricultural holding.~~

Your signature: Satwinder Singh

on behalf of —

Date 2-1-2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

Received by Wokingham District Council

Application No: F/2001/3109

PROPOSAL:
Proposed demolition of existing garage and erection of replacement building for use as gym/store and shower room.

LOCATION:
22, Squirrels Way, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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 of Planning and Transportation

10 January 2001

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

Tel: 0118 974 6442

Date: **10 January 2001**

My ref: F/2001/3109

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2001/3109
22, Squirrels Way, Earley, Reading.
Proposed demolition of existing garage and erection of replacement building for use as gym/store and shower room.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3109**
22, Squirrels Way, Earley, Reading.
Proposed demolition of existing garage and erection of replacement building for use as gym/store and shower room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

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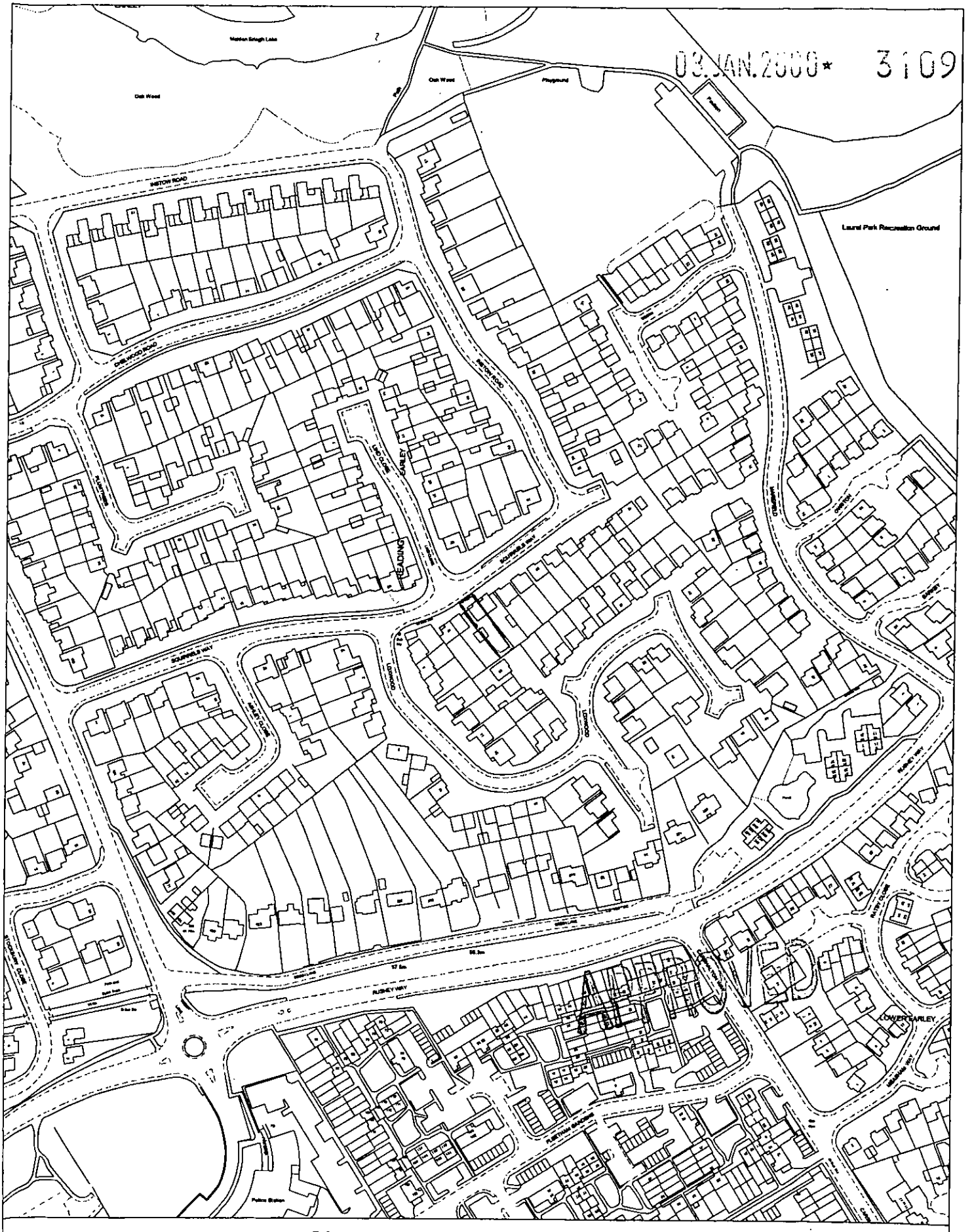
03.JAN.2000* 3109



Site Plan, Scale: 1 to 2500

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Date: 20 June 2000

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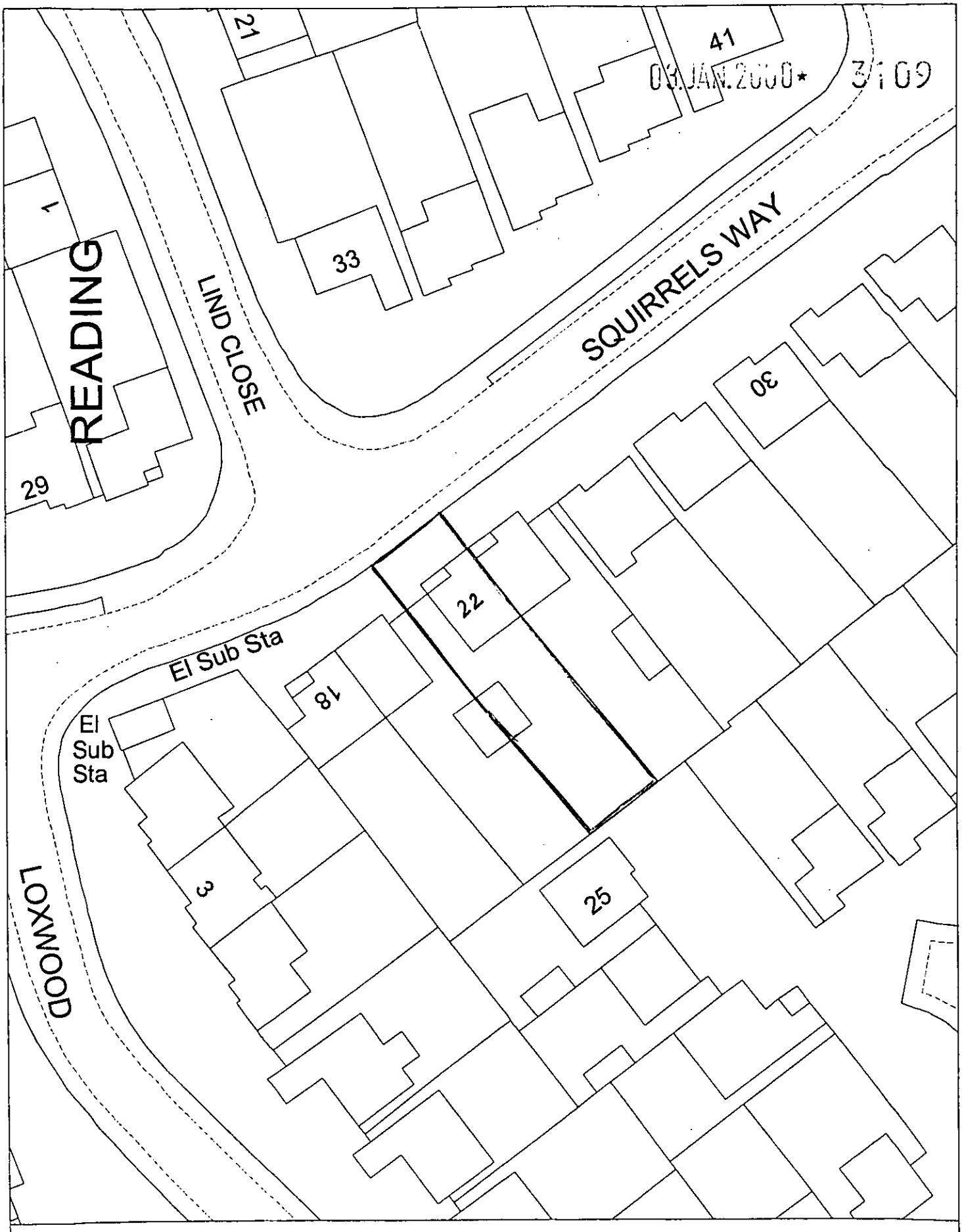

Site Plan, Scale: 1 to 500

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Date: 20 June 2000

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Site Plan, Scale: 1 to 2500

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Date: 20 June 2000

N
W E
S

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

Tel: 0118 974 6442

Date: **10 January 2001**

My ref: F/2001/3109

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

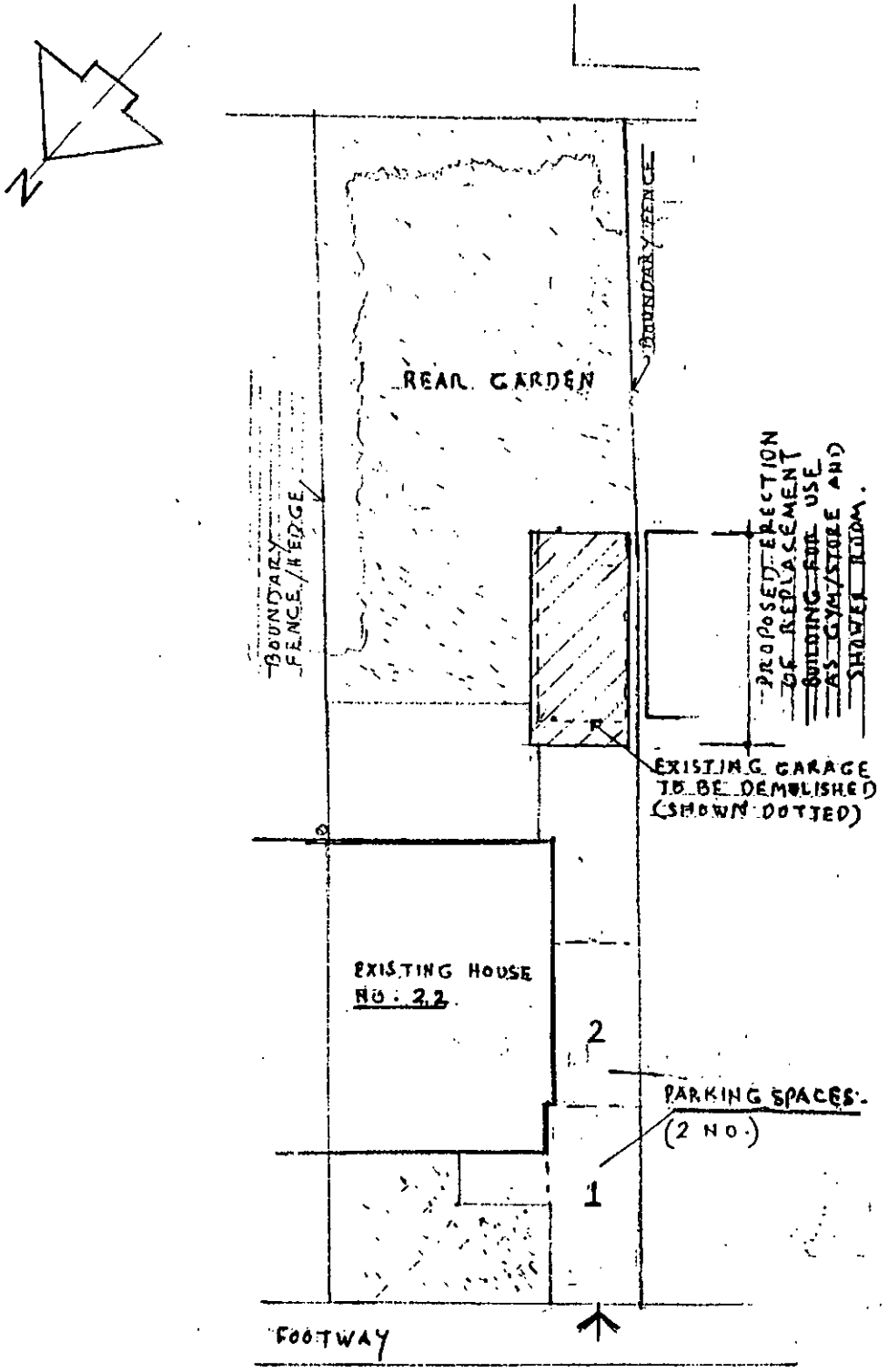
APPLICATION NO. F/2001/3109

22 SQUIRRELS WAY - EARLEY

Please find enclosed 6 copies of block plan showing parking layout for 2 cars for the above.

DT. 15/1/2001

...NG SERVICES	HPT 38725
POL	TLS
DC GA	ENF
APP	
CS	
16 JAN 2001	
COPIES TO:	ACK:
	FILE:



BLOCK PLAN 1:200

(SHOWING PARKING LAYOUT FOR 2 CARS.)

22 SQUIRRELS WAY, EARLEY READING.

DWG. NO. S/22/04

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

Tel: 0118 974 6442

Date: **10 January 2001**

My ref: F/2001/3109

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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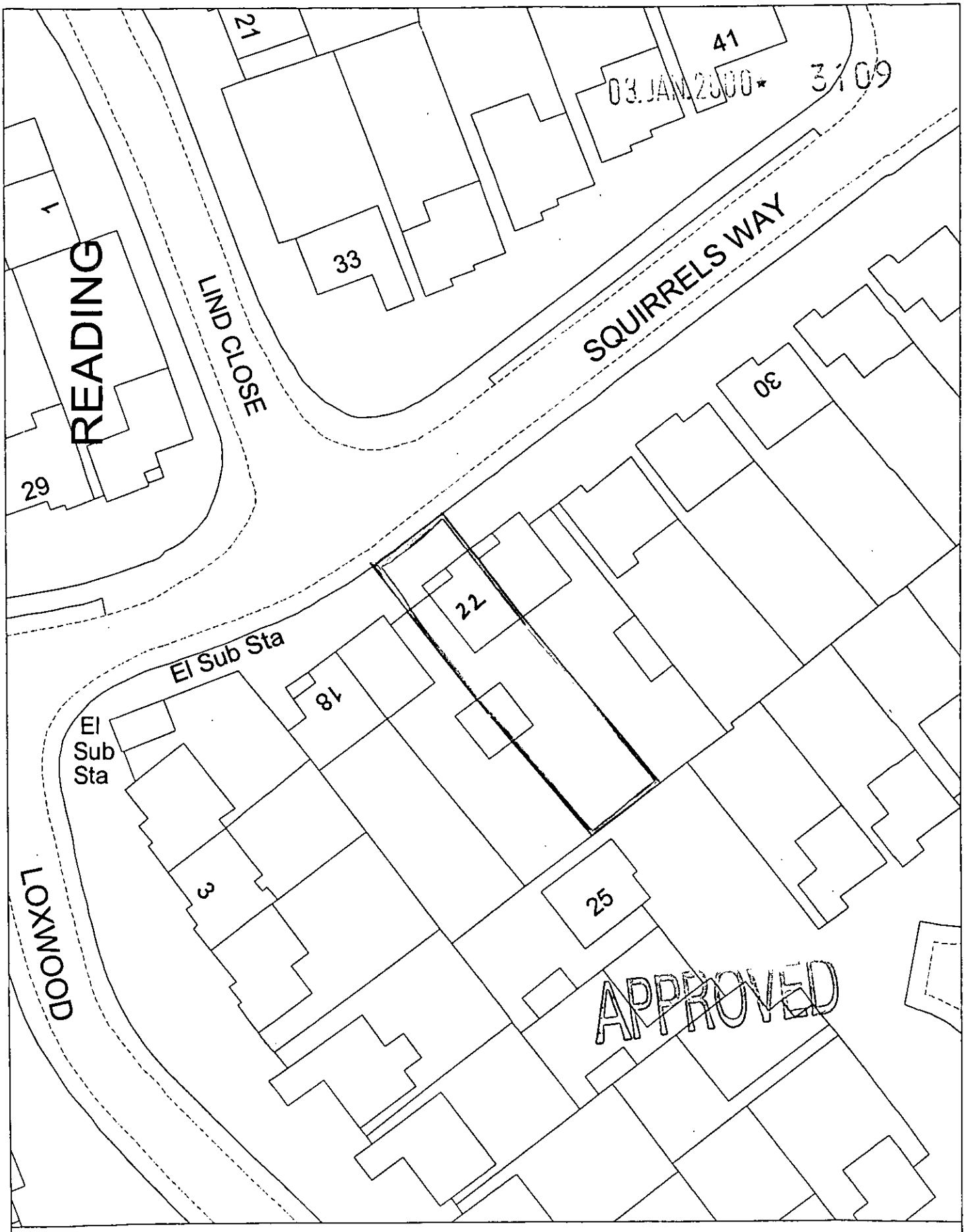
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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



Site Plan, Scale: 1 to 500

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Date: 20 June 2000

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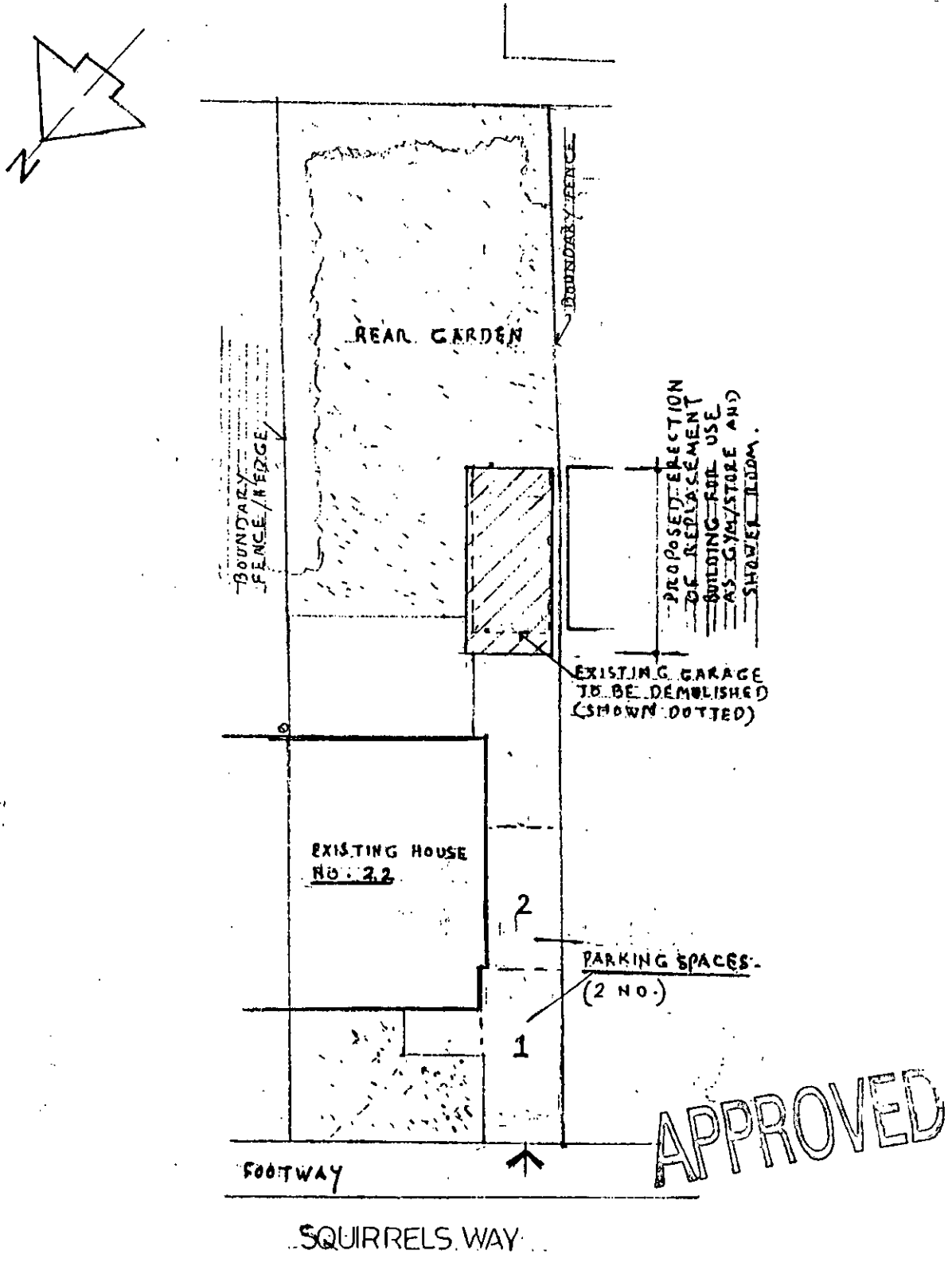

BLOCK PLAN 1:200
(SHOWING PARKING LAYOUT FOR 2 CARS.)

22 SQUIRRELS WAY, EARLEY READING.

DWG. NO. S/22/04