APPLICATION NO.

F/2002/5861

LOCATION:
Woodley Sports 139 Crockhamwell Road, Woodley Reading.

APPLICANT:
Woodley Sports & Tackle Shop C/O R G Butler & Associates

PROPOSAL:
Proposed single storey rear extension to shop .

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

APPROVED

CASE OFFICER: ~~Elaine Vashi~~
Heidi Lynch

1005
D5

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Woodley Sports & Tackle Shop
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berks
RG10 9QT

Application Number: F/2002/5861

Parish: **WOODLEY**

Location: **Woodley Sports, 139 Crockhamwell Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to shop .**

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. 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 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 Policies LD3, EN1 and S2.
Loddon Area Local Plan Policies LBE1, LBE2, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS6, WBE1, WSH19, WT6 and WT7.

Informative
2. This permission relates to the application as amended with revised plan number 535/1C submitted to the Local Planning Authority on 14th March 2002, showing existing flat roof to be raised and does not approve the proposals as originally submitted.

Anna Cronin
Head of Planning & Transportation
Date: 03/04/2002

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.

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

Reply Req

PLANNING DEPT 51985
POL
EC AT
APP
CS
18 JAN 2002
COPIES TO: ACK
FILE

F/2001/4899

17 January 2002

Wokingham District Council
Planning Department
PO BOX 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

Re: Woodley Sports and Tackle Shop 139 Crockhamwell Road Woodley

When application was made to W.D.C. in August 2001 to extend the rear of this shop, it was to increase the storage accommodation of retail goods. During that consultation my client accepted that to build 2 storeys was aesthetically unacceptable and the final approval was for a single storey extension (see drawing 535/1A). That decision was taken hurriedly during their busy lead up to Christmas. Since then more thought has been directed towards the shop's problem of lack of storage, and it would be beneficial if the proposal could be taken approximately 1300 mm higher than the approved scheme. This would not only provide more storage height within the extension, but also by raising the existing rear flat roof up to the level of the main shop roof, the floor to ceiling height could be improved by at least a metre. By extending their existing racking system the combined improvement would satisfy their storage requirements.

Could you look at this suggestion and let me know if this could be accepted as an amendment to the approval F/2001/4899.

Yours faithfully

R G Butler

File note

No response required as planning application F/2002/5861 has come in applying for the above mentioned amendments.

HEIDI LYNCH

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C014	R014	Materials
3.	C122	R122	

Informatives for Approvals:

1.	N16
2.	N02 insert – plan number 535/1C Insert – 14/03/2002 Insert – Existing flat roof to be raised

Policies

Wokingham District Plan: WOS3, WOS6, WBE1, WSH19, WT6, WT7

Loddon Area Local Plan: LBE1, LBE2, LT5, LT6

Berkshire Structure Plan: LD3, EN1 & S2

T C Watson

3/04/02

Application Number: F/2002/5861

Appraisal:

The proposed development is a single storey rear extension to a sports and tackle shop in Woodley Town Centre (Crockhamwell Road). This area is an 'outside' shopping mall and is within a retail centre and so is characterised by many retail shops. The existing building is single-storeyed and is located within an identified settlement. The area to be extended is at the back of the terraced row of shops, within a car parking and servicing area.

The proposed rear extension will be 6.4m wide and 3.4m in depth. It will be located above the existing retail storage area and will therefore take up no further floor area from what already exists on site. The extension will increase the existing storage area from 3.2m to 4.3m (an increase in height of 1.1m). It will have a flat roof and will be constructed in brick to match the existing building.

1. Impact upon neighbouring properties

The adjoining terraced buildings consist of shops to the north and a bank to the south. The extension is of a small size as it is only extending the height of the existing single storey extension. The adjoining bank is two-storeyed and as such, will not be affected by the proposed extension. Other adjoining properties will also not be affected in terms of overbearing issues and daylighting.

As the extension will mean no additional staff etc, it is not considered to directly affect the adjoining properties in terms of increased noise and activity in the workplace.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene and Highways

The proposed extension is designed to be in-keeping with the existing building and would be constructed of materials matching the existing. It is of a small scale when compared to the rest of the building and is not overbearing on the street scene as it is to the rear of the shop front. It is therefore considered that there would be no adverse effects upon the character of the street scene.

There will be no affect on the parking arrangements on the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Heidi Lynch

WORK SHEET FOR : ~~Elaine Vashi~~

Application Number : F/2002/5861

Applicant : Woodley Sports & Tackle Shop C/O R G Butler & Associates.

Location : Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

Proposal : Proposed single storey rear extension to shop .

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 15/3/02

Date Registered : 08/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 05/04/2002. 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 :

Woodley Town - no comments
Environ Health - no objections
Highways - approval with condition C122
Woodley Town Centre Mgmt - concern over ownership of land where extension is proposed.

Planning Issues :

Identified settlement
Proposed Environ. Improvement } NSH19 LBE1, LBE2, LT5, LT6
Town Centre
Retail Centre
Impact on neighbours } NOS3, NOS6, WBE1 LD3, EN1, S2
Impact on street scene } WT6, WT7
Highways
London Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: Woodley Sports 139 Crockhamwell Road Woodley Reading.

APPLICATION NUMBER: F/2002/5861

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 15/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Carpark area at rear of shops in Woodly shopping centre.

3. DESCRIPTION OF SITE/BUILDING
Orange brick, single storey flat roof with lower level single storey area to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Nat West bank - 2 sty building, ext will not affect them.
Other buildings to side will not be affected.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING no parks will be affected by extension.

LEVELS level

BOUNDARY TREATMENT —

OTHERS —

Raising roof of lower level single sty ext to same level as existing building.

Tel: (0118) 974 ~~6451~~ 6482

Date: 20/03/02

My ref: F/2002/5861

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

CONFIDENTIAL

Councillor Rahmouni
C/O Wokingham District Council

Dear Councillor

Application Number: F/2002/5861
Woodley Sports 139, Crockhamwell Road, Woodley, Reading.
Proposed single storey rear extension to shop .

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐ under~~ delegated powers.

If you have any questions please do not hesitate to contact ~~Elaine Vashi~~ Heidi Lynch on **(0118) 974 ~~6451~~ 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than Tuesday 2nd April

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: ~~Elaine Vashi~~ Heidi Lynch Application Number: **F/2002/5861**
Woodley Sports 139, Crockhamwell Road, Woodley, Reading.
Proposed single storey rear extension to shop .

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Rahmouni

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

Tel: (0118) 974 ~~6451~~ 6482

Date: 20/03/02

My ref: F/2002/5861

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

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: F/2002/5861
Woodley Sports 139, Crockhamwell Road, Woodley, Reading.
Proposed single storey rear extension to shop .

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐ under delegated powers.~~

If you have any questions please do not hesitate to contact ~~Elaine Vashi~~ Heidi Lynch 6482 on **(0118) 974 ~~6451~~**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than Tuesday 2nd April

Yours faithfully

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~Elaine Vashi~~ Application Number: **F/2002/5861**
Woodley Sports 139, Crockhamwell Road, Woodley, Reading.
Proposed single storey rear extension to shop .

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Preston

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

Date: 19 March 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5861

Location: Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed single storey rear extension to shop .

Applicant: Woodley Sports & Tackle Shop C/O R G Butler & Associates.

Case Officer: Heidi Lynch

The new plans show the following: Floor space extension omitted leaving just the vertical extension. Drawing no: 535/1C.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

NO OBJECTION.

AC 20/03/02.

Date: 19 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5861

Location: Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed single storey rear extension to shop .

Applicant: Woodley Sports & Tackle Shop C/O R G Butler & Associates.

Case Officer: Heidi Lynch

The new plans show the following: Floor space extension omitted leaving just the vertical extension. Drawing no: 535/1C.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App No. 2002/5861 (Planaps) / (Ludhouse) Date Rec. 14 March

Location: Woodley Sports, 139 Cockhamwell Rd, Woodley

Parish Woodley

Applicant: Woodley Sports & Tackle Shop C/- RG Butler & Associates

Description of attached plans: Floor space extension omitted leaving just the vertical extension

Drawing No's: 535/1C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: ~~Woodley Town Centre Mgmt Initiative Co~~

D Gillian Kaye
Town Centre Manager
Woodley Town Council
Woodford Park
Haddon Drive Woodley RG5 4LY

Drawing No's

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

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

NEIGHBOURS:

Date for Responses: 10 Days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER: Heidi

Consultations Sent by Admin. on: 19.03.PS

Yellow - Part One Copy
Green - Officer's Copy

R.G. BUTLER & ASSOCIATES
Architectural designers

11 Strathmore Drive
Charvil Reading
Berks RG10 9QT
Tel/Fax: 0118 934 3040

REVISED PLAN
5861

PLANNING	APP 54235
POL	TLS
DC HL	GnF
APP	
CS	
14 MAR 2002	
COPIES TO	ACK:
	FILE:

13 March 2002

Wokingham District Council
Planning Department
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

For the attention of Heidi

Dear Madam

Re: 139 Crockhamwell Road Woodley F/2002/5861

Please substitute drawing 535/1^{c} for the current application drawing.

Yours sincerely

R G Butler

R G Butler

FROM: Elaine Vashi

DATE: 20 February 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5861

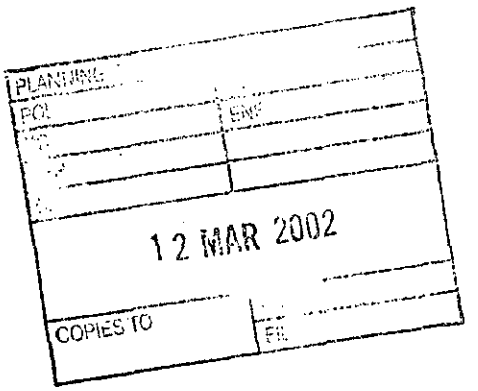
Proposal: Proposed single storey rear extension to shop ..

Site Address: Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

Applicant: Woodley Sports & Tackle Shop C/O R G Butler & Associates.

Your observations are required in respect of this application **by 16/03/2002** .

The committee made no comment on this proposal.



SIGNED: _____ DATE: 7.3.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Elaine Vashi Development Control	Your Ref:	F/2002/5861
From:	Tom Payne Environmental Heath	My Ref:	000256
		Date.	6 March 2002

PROPOSED SINGLE STOREY REAR EXTENSION TO SHOP.

WOODLEY SPORTS, 139 CROCKHAMWELL ROAD, WOODLEY

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 20 February 2002

Application Number: F/2002/5861

Proposal: Proposed single storey rear extension to shop .

Parish: WOODLEY TOWN

Site Address:
Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

Applicant:
Woodley Sports & Tackle Shop C/O R G Butler & Associates.

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).

C122, R122.

Signed: _____ **Print name:** Adam 22/02/02.

Tel: 0118 921 6965
Fax: 0118 962 8654
e-mail: tcmi@woodley.gov.uk

WOODLEY TOWN CENTRE MANAGEMENT INITIATIVE

Date: 27 February 2002

PLANNING SERVICES
POL
APP
CS
28 FEB 2002
COPIES TO
IPT
TLS
ENF
ADMIN
FILE

Ms Elaine Vashi
Environmental Services Department
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Please reply to:

Gillian Kaye
Town Centre Manager
Woodley Town Council
Woodford Park
Haddon Drive
Woodley RG5 4LY

Dear Ms Vashi

PLANNING APPLICATION NO: F/202/5861

Thank you for your letter inviting comment on the above application.

There is just one concern I have regarding this and that is that, as far as I am aware, the land upon which this extension is proposed to be built belongs to Mr L Cowan, of Cowan Racing, 151 Crockhamwell Road, Woodley. The lease on Woodley Sports shows that they have parking privileges on that land but they do not own it. Obviously the situation may have changed and Mr Cowan may have agreed that Woodley Sports are allowed to build on his land but I think this should be clarified before planning permission is granted.

Yours sincerely

GILLIAN KAYE
Town Centre Manager

2002/5861 EV

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

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

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
NATWEST BANK Plc	137 CROCKHAMWELL RD WOODLEY.	25.02.02
FORBUOYS LTD	141 CROCKHAMWELL RD WOODLEY	25.02.02

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●.

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . R C Butler .

On behalf of . WOODLEY SPORTS & TACKLE SHOP

Date . 25 . 02 . 92

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

Received by Wokingham District Council

Application No: F/2002/5861

Proposal:
Proposed single storey rear extension to shop .

Location:
Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5861 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. 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.

Head Planning and Transportation

20 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5861
CASE OFFICER: Elaine Vashi

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

Application Number : F/2002/5861	Map No : 42
Case Officer : EV	Site Area : 0.03
Valid Date : 8/02/02	Received Date: 08/02/2002

Level : Delegated Application

Description : Proposed single storey rear extension to shop .

Location : Woodley Sports 139, Crockhamwell Road, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Woodley Sports & Tackle Shop C/O R G Butler & Associates.

Fee Required: ~~£95~~ 00-00 **Fee Received: £95**

Additional: ..... or Refund: ..... £95-00 fee paid on 4899

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Does not show extension.		
FORMS UNSIGNED	Should extension be B8?		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Possible encroachment at ? boundaries. ✓	20/02	
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 ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Woodley Town Centre Management Initiative ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

No pre-apps.

5861

08.FEB.2002 5861

17 January 2002

Wokingham District Council
Planning Department
PO BOX 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

Re: Woodley Sports and Tackle Shop 139 Crockhamwell Road Woodley

When application was made to W.D.C. in August 2001 to extend the rear of this shop, it was to increase the storage accommodation of retail goods. During that consultation my client accepted that to build 2 storeys was aesthetically unacceptable and the final approval was for a single storey extension (see drawing 535/1A). That decision was taken hurriedly during their busy lead up to Christmas. Since then more thought has been directed towards the shop's problem of lack of storage, and it would be beneficial if the proposal could be taken approximately 1300 mm higher than the approved scheme. This would not only provide more storage height within the extension, but also by raising the existing rear flat roof up to the level of the main shop roof, the floor to ceiling height could be improved by at least a metre. By extending their existing racking system the combined improvement would satisfy their storage requirements.

Could you look at this suggestion and let me know if this could be accepted as an amendment to the approval F/2001/4899.

Yours faithfully

RB

R G Butler

7.02.02.

On the assumption that your eventual response will be negative We are enclosing a new application for your determination.

Should you accept the amendments as a modification to F/2001/4899 then please just return this package.

Thankyou

RG Butler.

08.FEB.2002* 5861

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	WOODLEY SPORTS AND TACKLE SHOP.
	ADDRESS	139 CROCKHAMWELL ROAD WOODLEY.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	R G BUTLER & ASSOCIATES
	ADDRESS	11 STRATHMORE DRIVE CHARVIL READING.
	POST CODE	RG10 9QT PHONE 0118 934 3040
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	139 CROCKHAMWELL ROAD WOODLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY EXTENSION FOR ADDITIONAL STORAGE TO RETAIL SHOP.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.012 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	535/1B + SITE PLAN.

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	☐

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.

REGAL SHOP.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK.

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING.

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

REAR ACCESS DOOR ONTO CAR PARK.

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

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.

£95.

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 R G Butler. ON BEHALF OF WOODLEY SPORTS AND TACKLE SHOP DATE 7.02.02

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves *non-residential development*. *Please answer all questions in print* or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	93m²		30m²	
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				
OTHER	Please Specify				
	TOTAL	93m²		30m²	

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	2	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

RETAIL SPORTS GOODS.

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

WOODLEY SPORTS AND TACKLE SHOP.

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
NO CHANGE			

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.

NONE

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer. You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 03861

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

on (d) . . . . . ●.

(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

Agricultural Holdings Certificate

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

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.

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 R G Butler

On behalf of WOODLEY SPORTS AND TACKLE SHOP.

Date 7-02-02

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

Y PHOENIX HOUSE PC 23 431 827

ADDRESS 139 CROCKHAMWELL ROAD PARISH WOODLEY E

PLOT No. Unit 1. Woodley Sports Shop ORD. SHEET No. SU 7673(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
530/49	Father T. J. Lane	Youth Hall & School Rooms	13.12.49	App. App
R/52/58	Mater Misericordiae Convent	Classroom & Toilets	13.5.58	App. App
R/69/59	Rev. T. J. Lane	Heating Chamber etc.	12.5.59	App. App
O/290/64	Lawnside Investments Ltd	Outline	30.8.64	N/A Reju
O/273/65	"	"	25.11.65	N/A Cl
R/361/66	"	Shop	22.12.66	N/A Cl
R/396/67	"	Extension to Shop	21.12.67	App. App
R/428/67	Millward & Sons Ltd	Internal Layout & Shop Front	21.12.67	App. App
A/30/67	"	Illuminated Fascia Sign	21.12.67	N/A Cl
BR 5186	VICTORIA WINE - TYLERS LTD	ALTERATIONS TO SHOP FRONT & INTERIOR	20.8.76	APP. N/

DATE OF COMPLETION April 1968

MINISTRY DECISION

SPECIAL ORDERS Section 16 (R/361/66)

DRAINAGE

PC 23 431 827

② ADDRESS 139 CROCKHAMWELL ROAD PARISH WOODLEY (42

PLOT No. Unit 1 ORD. SHEET No. SU 7673

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05140	VICTORIA WINE - TYLERS LTD	Illuminated fascia Sign	26.8.76	N/A Re
30431			10.8.88	Cl
BRA4844	MR. A. CORNISH	STORE EXT.	12.5.88	APP
32112 APPEAL	"	" 1ST FLOOR SHOWROOM	14.12.88	Re
32635	"	C/use Retail to Bank	10.5.89	Ob
32702	"	1ST FLOOR SHOWROOM + STORE EXT.	10.5.89	Cl
34205	"	EXT. TO FORM OFFICE/TOILETS	22.11.89	Cl
98/67444/F	"	Install steel shutters on Shop Front (Retro)	9.9.98	C/
F/2001/4899	Woodley Sports + Tackle Shop	S/St/R ext.	6.12.01	C/
F/2002/5861	"	S/St/R ext		

DATE OF COMPLETION

MINISTRY DECISION 32112 - APPEAL GRANTED - 19.7.89

SPECIAL ORDERS

DRAINAGE

091074

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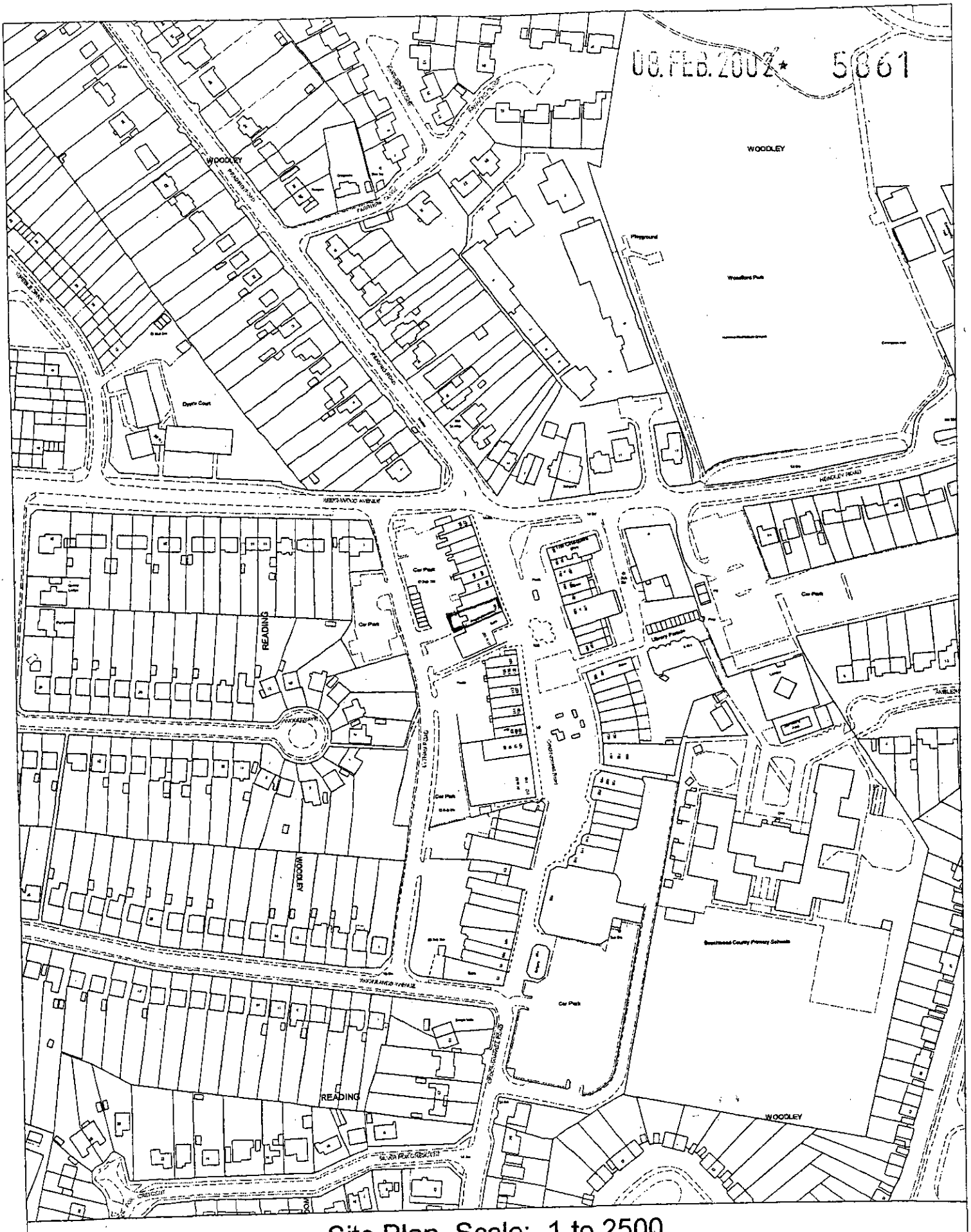

Site Plan, Scale: 1 to 2500

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Date: 18 September 2001

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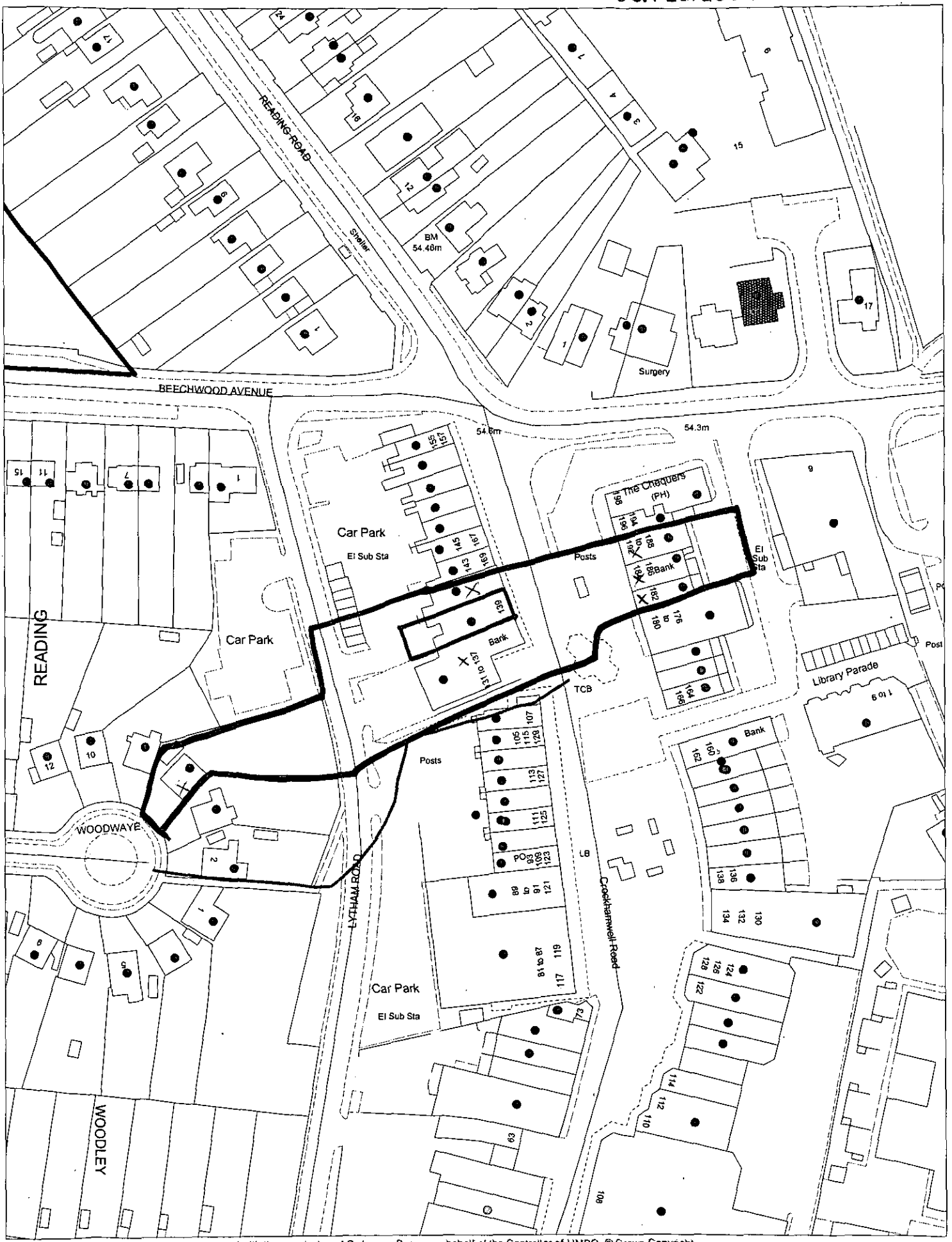

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Development Control Section, Environmental Services, Wokingham District Council.

13 February 2002

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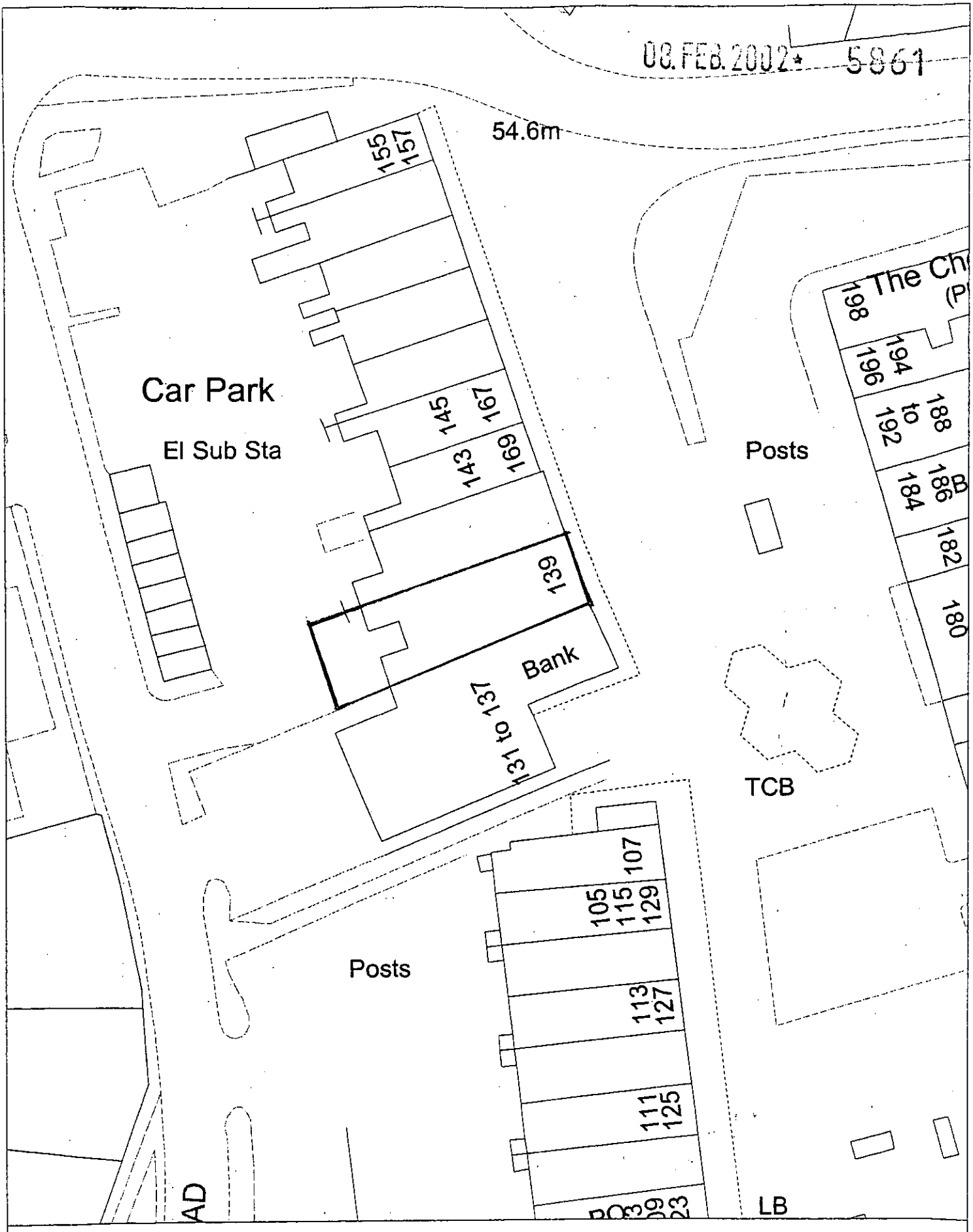

Site Plan, Scale: 1 to 500

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