APPLICATION NO:
F/2002/6844

LOCATION:
42 Station Road, Wokingham.

APPLICANT:
Mr P Kiboi C/O Robert Marriott

PROPOSAL:
Proposed installation of new shopfront.

EARLIEST DATE FOR DECISION: **20/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

787

DD

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Kiboi
C/O Robert Marriott
21 Ingrebourne Court
Chingford Avenue
London
E4 6RL

Application Number: F/2002/6844

Parish: **WOKINGHAM**

Location: **42, Station Road, Wokingham.**

Proposal: **Proposed installation of new shopfront.**

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.

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 OS1.
South East Area Local Plan Policy SBE11.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1 and WBE15.

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/08/2002

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.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/6844

Applicant : Mr P Kiboi C/O Robert Marriott.

Location : 42, Station Road, , Wokingham.
Proposal : Proposed installation of new shopfront.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	1/7/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/06/2002

Earliest Date for Decision : 20/07/2002

Latest Consultation Date/Site Notice Expiry Date : 20/07/2002

This application will have expired on: 09/08/2002. 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 :

E·HEALTH : no objection
W'HAM T. COUNCIL : no objection

Planning Issues :
LOSS OF TRADITIONAL SHOP FRONT.
IMPACT UPON CHAR. OF AREA.

Application No. F/2002/6844

Appraisal:

The application being considered proposes the installation of a new shop front. The application is retrospective, as the work has already been carried out.

Planning History
In February 2002 planning permission was granted for the change of use of this unit (ground floor level) from A1 to A3. Since this time the unit has been refitted to cater for the A3 fast food takeaway. The shopfront has been replaced and illuminated signage has been erected (appA/2002/6845).

Impact upon the character of the area:

The application site is located on the edge of Wokingham Town Centre, and outside the towns Conservation Area. Although the works carried out have resulted in the loss of a traditional shopfront, the building is not listed and is not subject to any special control. Given the surrounding uses and the modern shop front on the neighbouring takeway it is not considered that the new shop front has an adverse impact upon the character of the street scene.

Recommendation: approval

T.E Watson 8/8/02

Application Number F/2002/6844
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		N16.	
		SEALP	SBE11
		WDLP	WOS1, WOS3, WBE1, WBE15.
		BSP	OS1.

RECORD OF SITE VISIT

SITE ADDRESS: 42 Station Road Wokingham.

APPLICATION NUMBER: F/2002/6844

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 1/7/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

mixture of commercial & professional services, opposite T.C.M. Millar & train station

3. DESCRIPTION OF SITE/BUILDING

2 st. detached char. building

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 44 - Chinese takeaway - modern shop fr.
no. 46 - Pine shop - S.St. had - shop front -

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE OFFICER GV

PLANNING APPLICATION NUMBER	F|2002|6844
BUILDING CONTROL NUMBER.	FP|04|5167
APPLICANT/AGENT	ROBERT MARRIOTT
ADDRESS OF SITE	42 Station Road Wokingham.
DESCRIPTION OF PROPOSED WORK	Installation of new shopfront/ ~~Flat~~

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS		1252-5
FLOOR PLANS		

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8|8|03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	08|08|03	

New shopfront approved 8\|8\|03 but no elevation drawing provided with BC drawing.

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	

F\|2001\|5542 COU. Shop (A1) to Hot food Takeaway (A3)

Application Number : F/2002/6844	Map No : 7SB
Case Officer : EV.	Site Area : 0·02
Valid Date : 14.6.02	Received Date: 14/06/2002

Level : Delegated Application

Description : Proposed installation of new shopfront.

Location : 42, Station Road, , Wokingham.

Parish : WK **Ward : EVE** 27.6.02

Applicant : Mr P Kiboi C/O Robert Marriott.

Fee Required: £110 **Fee Received: £110** (1)

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	Is Floor plan required? (to show pos. of door/windows)		
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 27.6.02 JB

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

Disabled Access Officer ✓

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 relevant pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		36STATION ROADWOKINGHAM	RG402AE
STATION PINE FURNITURE CO		46STATION ROADWOKINGHAM	RG402AE
		10PARK ROADWOKINGHAM	RG402AH
		4PARK ROADWOKINGHAM	RG402AH
		8PARK ROADWOKINGHAM	RG402AH
	42A	42ASTATION ROADWOKINGHAM	RG402AE
		42STATION ROADWOKINGHAM	RG402AE
	2A	2APARK ROADWOKINGHAM	RG402AH
BIG HAND MOS			RG402AD
CHINA GARDEN		44STATION ROADWOKINGHAM	RG402AE
LAND ADJ			
NORWEST HOLST SOIL ENGINEERINC		38STATION ROADWOKINGHAM	RG402AE

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

Tel: (0118) 974 6451

Date: 27 June 2002

My ref: F/2002/6844

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/6844
42, Station Road, , Wokingham.
Proposed installation of new shopfront.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6844**
42, Station Road, , Wokingham.
Proposed installation of new shopfront.
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 Marinos

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

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
10 JUL 2002
COPIES TO

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2002/6844

From: John Mullaney
Environmental Heath

My Ref: 1898

Date. 9 July 2002

PROPOSED PROPOSED INSTALLATION OF NEW SHOPFRONT

42 STATION ROAD WOKINGHAM

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

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

24 JUL 2002

COPIES TO	

Case officer: Elaine Vashi

Application Number: F/2002/6844

Proposal: Proposed installation of new shop front

Site Address: 42 Station Road, Wokingham

Applicant: Mr P Kiboi C/O Robert Marriott

Your observations are required in respect of this application **by 20/07/02**

No objection

SIGNED: _____ **DATE:** 20/07/02

CLERK TO Wokingham Town Council

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

Tel: (0118) 974 6451

Date: 27 June 2002

My ref: F/2002/6844

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2002/6844
42, Station Road, , Wokingham.
Proposed installation of new shopfront.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6844**
42, Station Road, , Wokingham.
Proposed installation of new shopfront.
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 D Morgan

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

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

Tel: (0118) 974 6451

Date: 27 June 2002

My ref: F/2002/6844

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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/2002/6844
42, Station Road, , Wokingham.
Proposed installation of new shopfront.

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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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6844**
42, Station Road, , Wokingham.
Proposed installation of new shopfront.
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 King

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

Received by Wokingham District Council

Application No: F/2002/6844

Proposal:
Proposed installation of new shopfront.

Location:
42, Station 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/2002/6844 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 20/07/2002. 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

27 June 2002

ROBERT W. MARRIOTT dip. arch. hons (PNL). RIBA. Chartered Architect.

21, Ingrebourne Court,
Chingford Avenue,
Chingford, E4. 6RL.

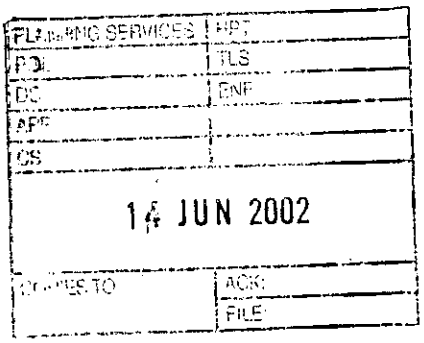
tel.-fax 020-8524-6536
mob. 0793-0857575

14.JUN.2002 6844

Your ref.
My ref. 1252/RWM

10th June 2002.

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



Dear Sirs

ref: Approved Application No. F/2001/5542.
Change of Use from A1 to A3 @ 42, Station Road, Wokingham.

With reference to the above approval I enclose two sets of my drawings and specification notes showing the details for the fitting out of the above property and would request that these be considered in respect of conditions nos. 2, 3 & 4 of the above consent.

Please note that a separate application has been made in respect of condition no. 7.

Yours Faithfully.

cc. Mr. P. Kiboi

ROBERT W. MARRIOTT dip. arch. hons (PNL). RIBA. Chartered Architect.

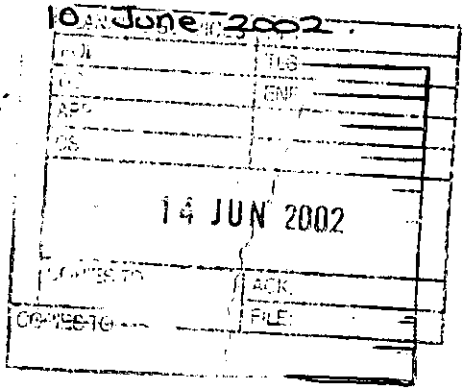
14. JUN. 2002 6844

Your ref.
My ref. 1252/RWM

21, Ingrebourne Court,
Chingford Avenue,
Chingford, E4. 6RL.

tel. - fax 020-8524-6536
mob. 0793 - 0857575

10 June 2002.



Chief Environmental Health Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR.

Dear Sirs

ref: Proposed Takeaway Restaurant @ 42, Station Road, Wokingham

On behalf of my client Mr. P. Kiboi I enclose a set of drawings and specification notes showing the details for the layout of the above Takeaway Restaurant.

Your earliest observations on these proposals would be very much appreciated.

Yours faithfully.

cc Mr. Kiboi

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
14.JUN.2002 6844

1.	APPLICANT'S NAME	MR. P. KIBOI
	ADDRESS	70, MOUNT PLEASANT READING
	POST CODE	RG1 2TD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBERT MARRIOTT dip.arch. RIBA
	ADDRESS	21 INGREBOURNE COURT CHINGFORD AVENUE, LONDON
	POST CODE	E4 6RL PHONE 020 8524 6536
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	42, STATION ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW SHOPFRONT
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.017 hectares.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1252/5

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.

VACANT FORMERLY SHOP A.1.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? [redacted]/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? [redacted]/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.

CHARCOAL GREY POWDER COATED ALUMINIUM SHOPFRONT

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?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

EXISTING ACCESS FROM FOOTPATH RETAINED.

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE			
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/[redacted] 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?

[redacted]/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.

£110.00

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

SIGNED [redacted] ON BEHALF OF MR KIBOI DATE 10.06.02

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				
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				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

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.

(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

14.JUN.2002 6844

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . MR - KIBOI . . . . . .

Date . . . . . 10 . 06 . 02 . . . . . .

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

ADDRESS 42 STATION ROAD 42" 1" FLOOR OFFICES PARISH WOK

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25685 W/D				
*27243	MR. I. SCOTT	D.C. & LFT. STAIRCASE TO 1ST FLOOR OFFICES	19.3.87	C/A
F/2001/5542	Anjid Mahmood	C. of U. from A1 to A3	07.02.02	C/A

DATE OF COMPLETION

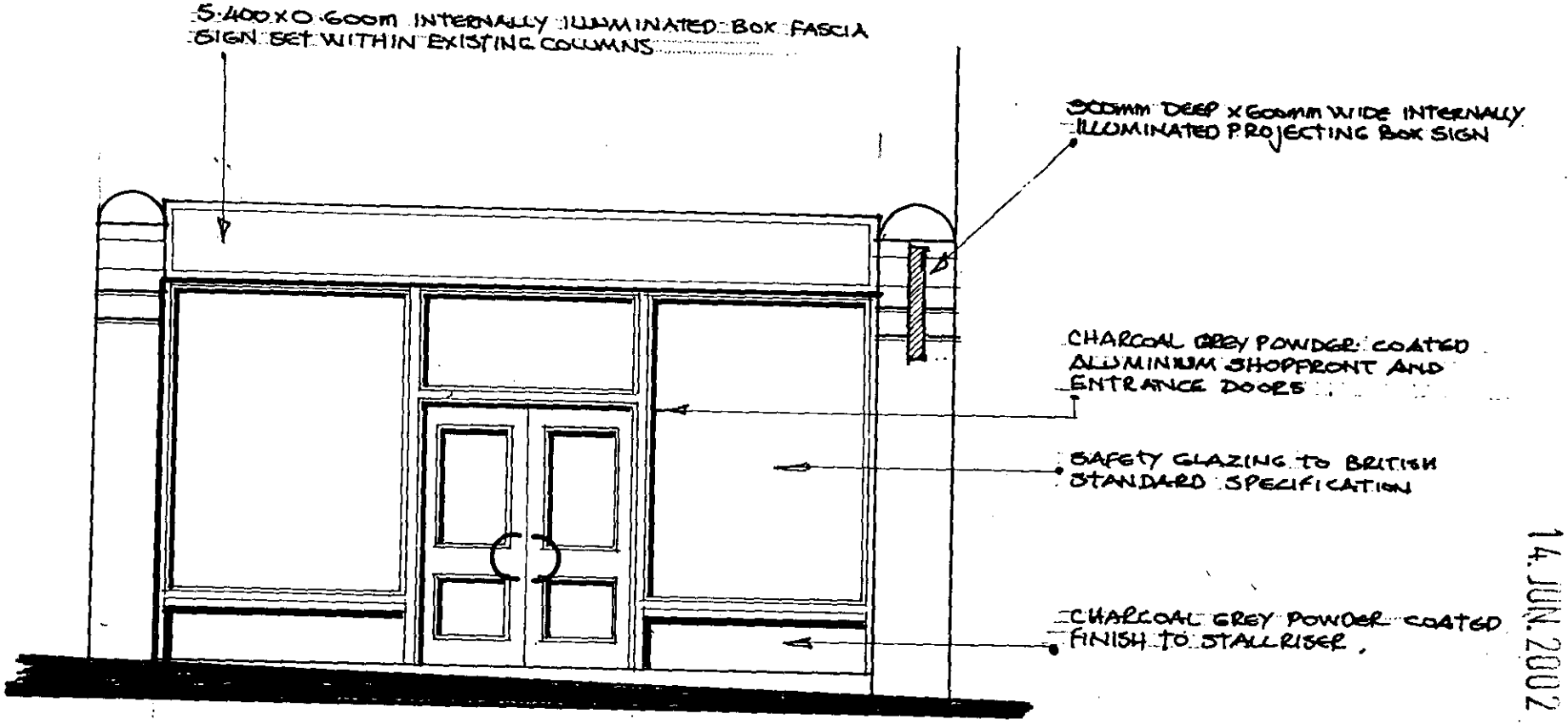
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Drawing no. 1252-5 SCALE 1:50

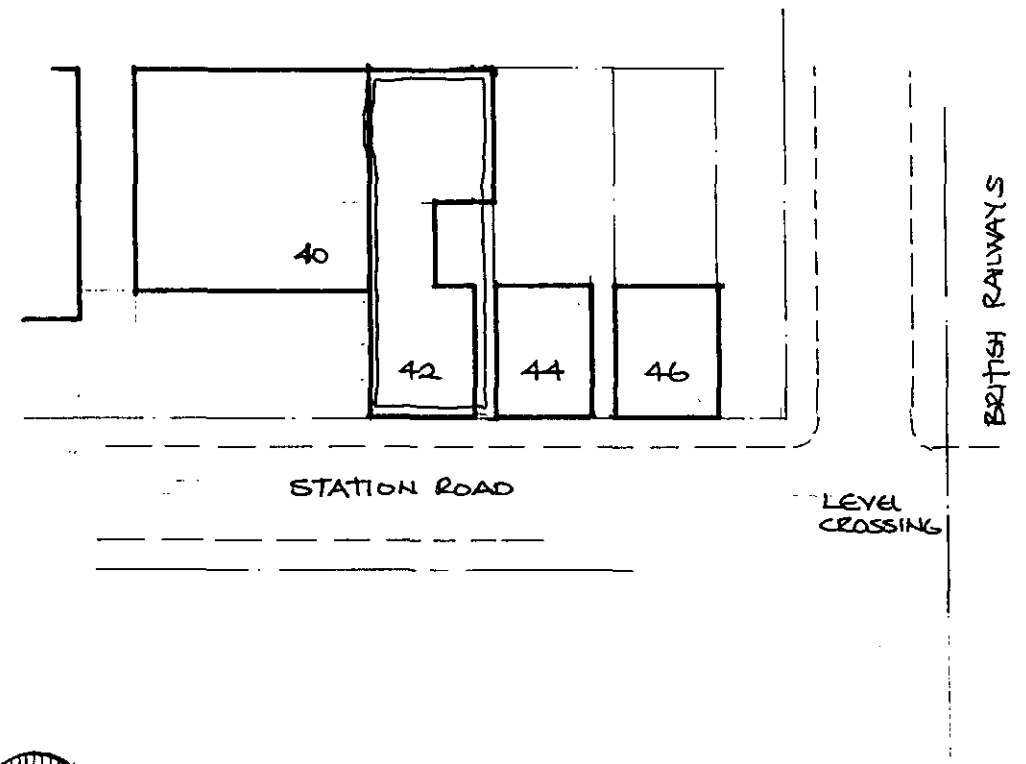


Proposed Shopfront and Signage

APPROVED

14. JUN. 2002

6844

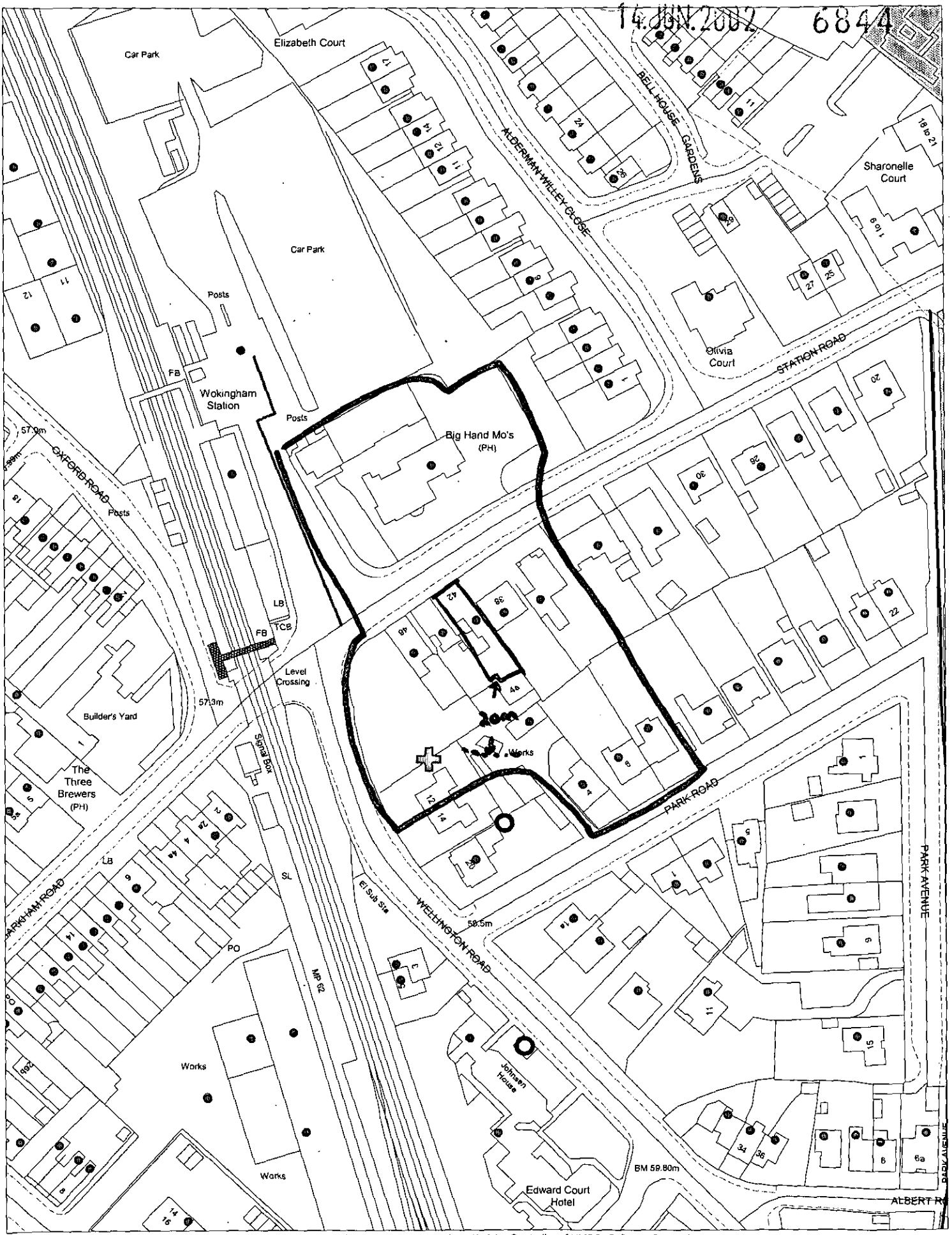


SITE LOCATION PLAN 1:500.

APPROVED

14. JUN. 2002 6844

14 JUN 2002 6844



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Development Control Section, Environmental Services, Wokingham District Council.

25 June 2002

Scale: 1 : 1250

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