SYSTEMS LTD

APPLICATION NO:
F/2001/3140

LOCATION:
Hawkedon Primary School Hawkedon Way, Lower Earley Reading.

APPLICANT:
Wokingham District Council Property Dept C/O Rollalong Ltd (David Allen)

PROPOSAL:
Proposed single storey extension to form additional classroom with glazed link corridor to main building.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council Property Dept
C/O Rollalong Ltd (David Allen)
Woolsbridge Ind Park
Three Legged Cross
Wimborne
Dorset
BH21 6SF

Application Number: F/2001/3140

Parish: **EARLEY**

Location: **Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.**

Proposal: **Proposed single storey extension to form additional classroom with glazed link corridor to main building.**

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.

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.

Informative;

This permission is granted on the understanding that the school will implement a "Safe Routes to School" initiative to minimise the number of pupils travelling to school by private motor vehicles.

John Mitchell
Development Control Manager
Date: 28/02/2001

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	3140	JM
BUILDING CONTROL NUMBER.	FP 2001/1605	Martin
~~APPLICANT~~/AGENT	Rollalong	
ADDRESS OF SITE	Hawkedon Primary School Hawkedon Way. Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	modular extension to existing modular building.	

DRAWING NUMBERS	BC - 230186 - C	DC
BLOCK PLAN	230186 2 1	230186-C
ELEVATIONS	230186-B	230186-B.
FLOOR PLANS	230186-1 5	230186-A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/7/01	

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	

Received by Wokingham District Council

Application No: F/2001/3140

PROPOSAL:
Proposed single storey extension to form additional classroom with glazed link corridor to main building.

LOCATION:
Hawkedon Primary School, Hawkedon Way, Lower 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 Joss Miller P.O. Box 157 Council Offices, Shute End, *Wokingham Berkshire*, RG40 1WR to arrive on or before 28/02/2001. 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

15 January 2001

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3140

Applicant : Wokingham District Council Property Dept C/O Rollalong Ltd (David Allen).

Location : Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Proposal : Proposed single storey extension to form additional classroom with glazed link corridor to main building.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001

This application will have expired on: 05/03/2001. 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 :

Planning Issues :

Application Number: F/2001/3140

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/3140
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Hawkedon Primary School Hawkedon Way Lower Earley Reading.

APPLICATION NUMBER: F/2001/3140

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6463

Date:

My ref: F/2001/3140

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 D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2001/3140
Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.
Proposed single storey extension to form additional classroom with glazed link corridor to main building..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date:

My ref: F/2001/3140

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2001/3140
Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.
Proposed single storey extension to form additional classroom with glazed link corridor to main building.

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 **Joss Miller** on **(0118) 974 6463**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/3140**
Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.
Proposed single storey extension to form additional classroom with glazed link corridor to main building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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 6463

Date:

My ref: F/2001/3140

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

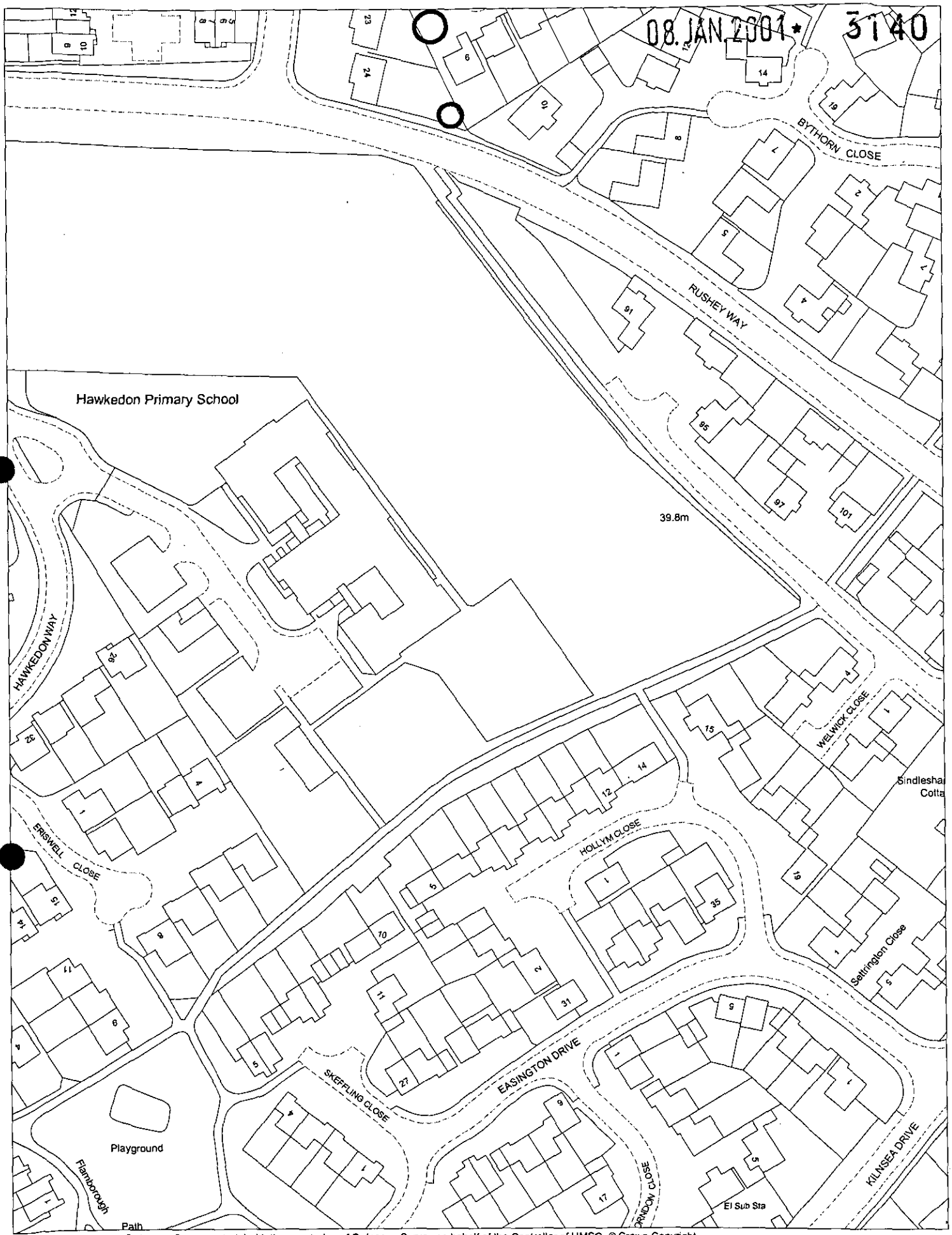
Application Number: F/2001/3140
Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.
Proposed single storey extension to form additional classroom with glazed link corridor to main building..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager



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Development Control Section, Environmental Services, Wokingham District Council.

9 January 2001

Scale: 1 : 1250

N
W E
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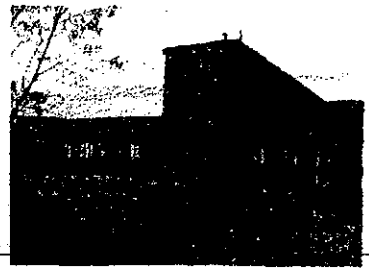
Hawkedon Primary School

Headteacher Alan Youd



PLANNING SERVICES	HPT 4082
POL	TLS
DC	ENF
APP	
CS	
01 MAR 2001	
COPIES TO:	ACK:
	FILE:

Dear Helen,

I would like to confirm that the Governing Body at Hawkedon School is working on a Safer Routes to School Policy. We are willing to liaise with the Traffic Management Team to improve the facilities in and around the local area for safer travel to school. We are hoping to work closely with the Council on providing safe crossing points and parking facilities away from the school which will encourage more families to either walk or park and walk to school.

Yours sincerely,

Alan Youd.

Alan Youd
Headteacher

Hawkedon Way - Reading - Berkshire - RG6 3AP
Telephone (0118) 9667444 Fax (0118) 9667001

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

268. APPLICATION NO: 2000/3140, PROPOSED SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM WITH GLAZED LINK CORRIDOR TO MAIN BUILDING, HAWKEDON PRIMARY SCHOOL HAWEKDON WAY LOWER EARLEY, FOR WOKINGHAM DISTRICT COUNCIL PROPERTY DEPARTMENT

The Committee considered a report on this application set out on Agenda pages 2666 to 2671.

RESOLVED: That Application No: 2000/3140 be approved, subject to the conditions set out on Agenda 2667.

Application No.	Received	Earley
F/2000/3140	08.01.01	

Applicant: Wokingham District Council Property Department
Location: Hawkedon Primary School, Hawkedon Way, Lower Earley
Proposal: Proposed single storey extension to form additional classroom with glazed link corridor to main building.

1. **Planning History** – The site is located in Hawkedon Way, which is within the identified settlement of Earley. The proposed extension would be situated to the south east of the school. Planning permission was first granted on 07.12.82 and since then there have been several planning applications for additional classrooms and several extensions to facilities.

2. **Proposal** – is for a new classroom and glazed link corridor connected to the south of the school, approximately 30 metres from the boundary of the school premises. It would be a single storey development 9.6 metres wide, 7.2 metres deep, 2.8 metres to the eaves and 3.9 metres to the ridge, which would be flush with that of the original roof.

   This application is before the Committee because the school belongs to Wokingham District Council.

3. **Consultations** –

- ***Highways*** – No objections, providing the school signs up to the 'safe routes to school' scheme.
- ***Earley Town Council*** – No objection.
- ***Environmental Health*** – No objection

4. **Appraisal** – The main issues are:

   A. Impact on the street scene: (BSP Policy EN1 and OS1, LALP Policy LBE2 and WDLP Policy WBE1).
   B. Impact on neighbouring properties: (BSP Policy EN1 and OS1, LALP Policy LBE2 and WDLP Policy WBE1).
   C. Highways concerns

A. **Impact upon the street scene**
The proposed extension would be 9.6 metres wide, 7.2 metres deep, 2.8 metres to the eaves and 3.9 metres to the ridge, which would be flush with that of the original roof. Any views of this extension from either Rushey Way or Hawkedon Way would be largely obscured by the main footprint of the building. However, it would be approximately 30 metres from a public footpath at the nearest point, which has a 1.5 metre chain linked fence on the boundary. Although it would be clearly visible from the public footpath, this development would be in keeping with the existing buildings. It is considered to be a modest proposal that would not result in an adverse effect detrimental to the appearance of the street scene or the character of the area.

B. **Impact upon neighbouring properties**
The extension would be approximately 45 metres from the nearest dwellings, and is situated to the north-west of these properties. This distance is considered to be sufficient to reduce any impact relating to overbearing, overshadowing and privacy issues, therefore, there would be no significant detrimental impact upon the residential amenity of the neighbouring properties.

C. **Highways concerns**
The Highways Section has no objections to this application providing the school signs up to, supports and develops a 'Safe Routes to School' strategy.

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

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

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Informative

This permission is granted on the understanding that the school will implement a 'Safe Routes to School' initiative to minimise the number of pupils travelling to school by private motor vehicles.

Joss Miller

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

Scale: 1 : 2500

N
W E
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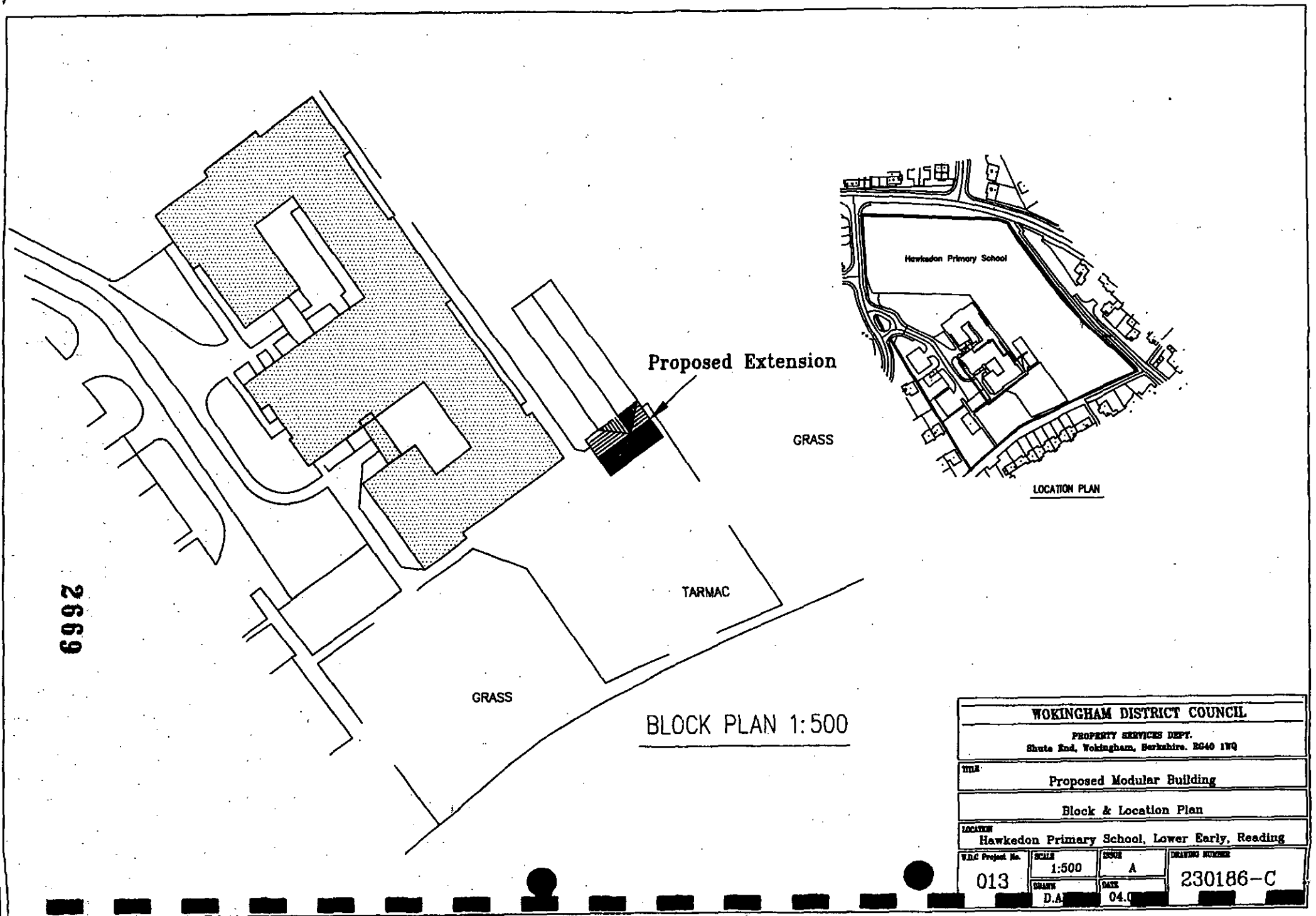


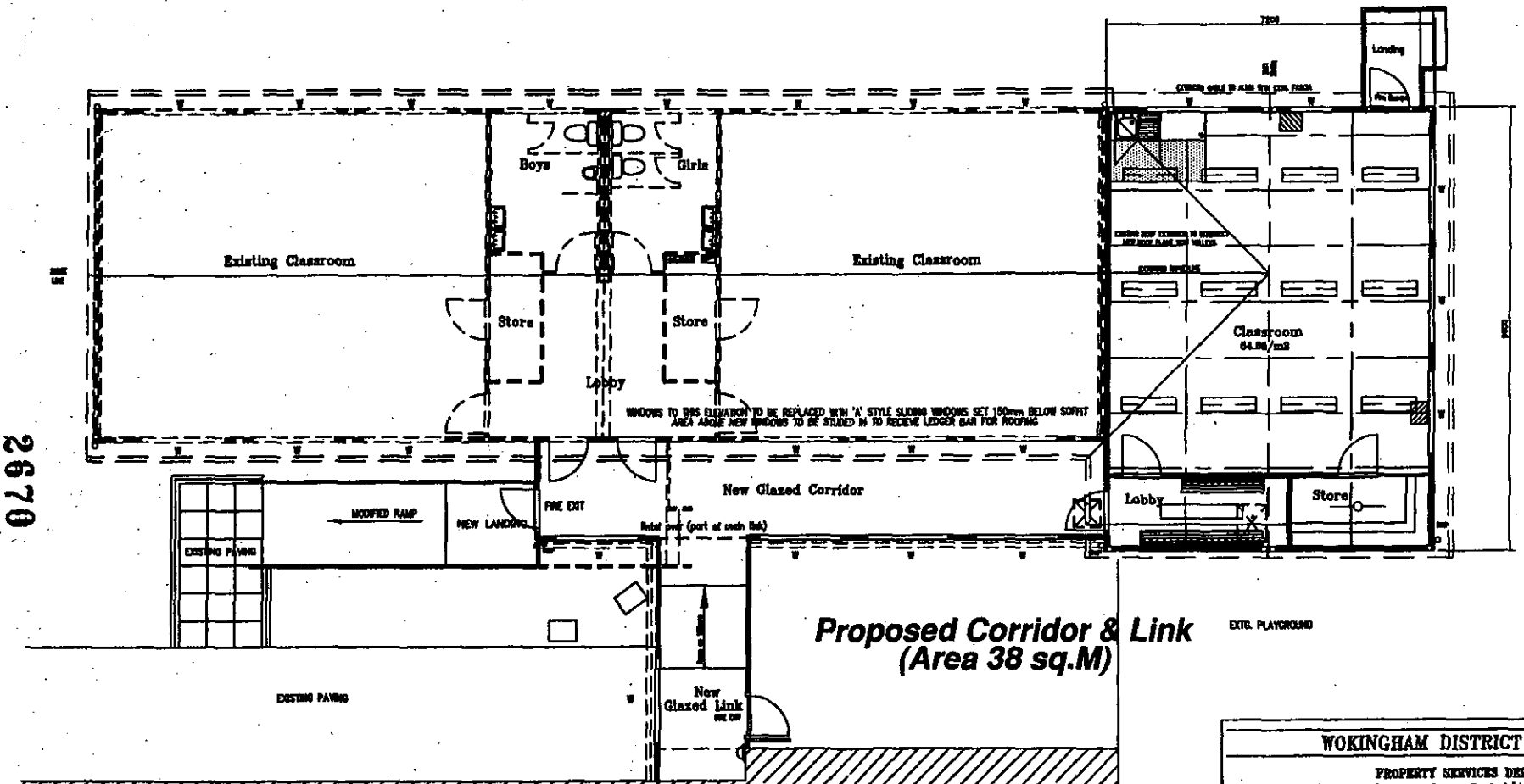
WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ	
TITLE: Proposed Modular Building	
Block & Location Plan	
LOCATION: Hawkedon Primary School, Lower Early, Reading	
W.D.C Project No. 013	SCALE 1:500
	ISSUE A
DRAWN D.A	DATE 04.0
DRAWING NUMBER 230186-C	

08.JAN.2001 3140

2670

Existing Teaching Block
(7.2M x 22.2M)

Proposed Classroom Extension
(7.2M x 9.6M)



Proposed Corridor & Link
(Area 38 sq.M)

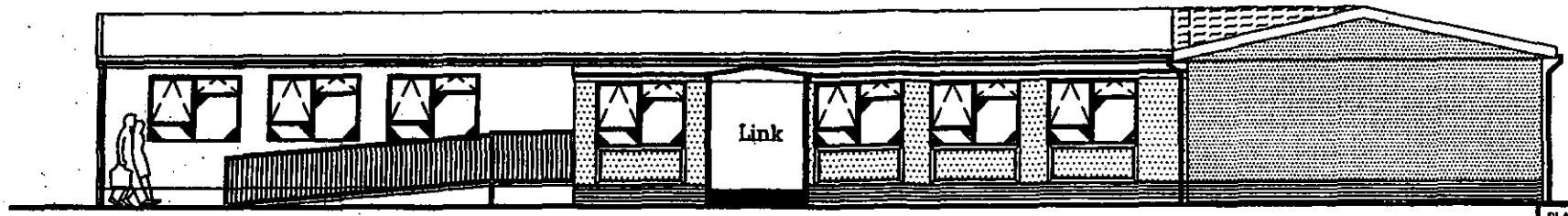
Main School Building

Site & Floor Plan

WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ	
TITLE: Proposed Modular Building	
Extension To Form Additional Classroom With Stores.	
LOCATION: Hawkedon Primary School, Lower Early, Reading	
W.D.C Project No. 013	SCALE 1:100 / ISSUE A / DRAWING NUMBER 230186-A
DRAWN D.Allen	DATE 02.01.01

3140

REVISED PLAN

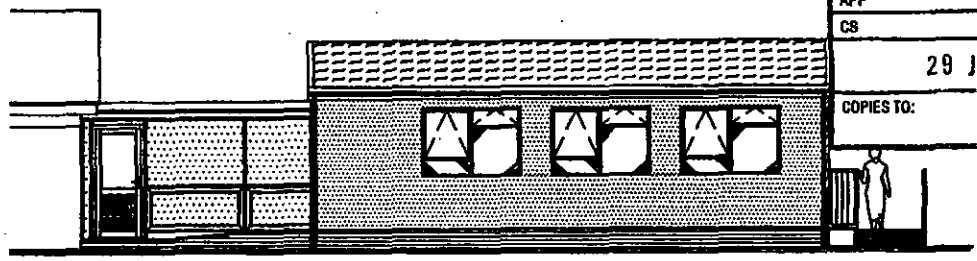


FRONT (SOUTH) ELEVATION

New Corridor & Link

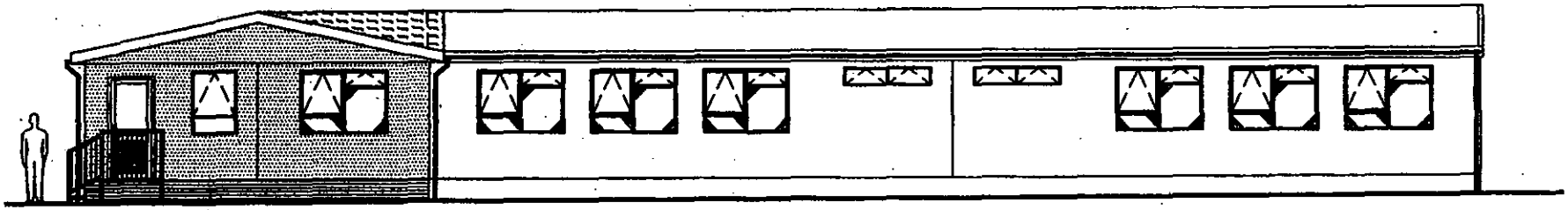
New Classroom

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:



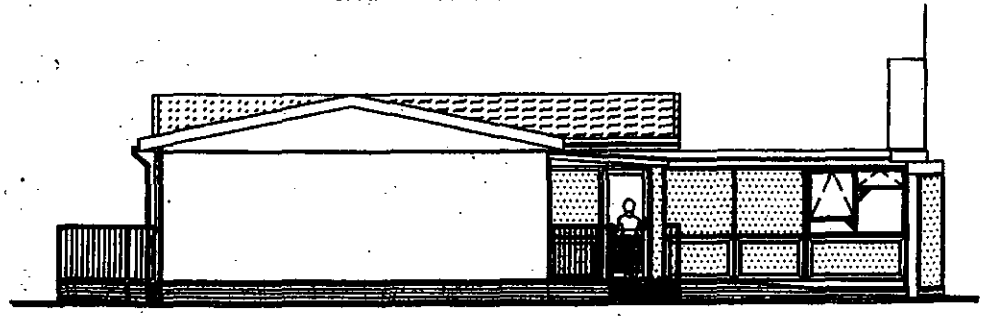
EAST ELEVATION

2671



New Classroom

REAR (NORTH) ELEVATION



WEST ELEVATION

New Corridor & Link

Planning ~ Elevations

Revision B
New window & Door indicated to Rear (north) elevation

WOKINGHAM DISTRICT COUNCIL

PROPERTY SERVICES DEPT.
Shute End, Wokingham, Berkshire. RG40 1WQ

TITLE
Proposed Extension To Modular Building

Elevations

LOCATION
Hawkedon Primary School, Lower Early, Reading

W.D.C Project No.	SCALE	ISSUE	DRAWING NUMBER
013	1:100	B	230186-B
	DRAWN D.Allen	DATE 03.01.01	

Date: 05 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3140

Location: Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Proposal: Proposed single storey extension to form additional classroom with glazed link corridor to main building.

Applicant: Wokingham District Council Property Dept C/O Rollalong Ltd (David Allen).

Case Officer: Joss Miller

The new plans show the following: North elevation shows proposed windows and door on drawing. Drawing no 230186-B.

Comments are required by 26/02/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No. F/2001/3140 (Planaps) / (Ludhouse) Date Rec. 29/01/01

Location: Hawkedon Primary school. Hawkedon Way Parish Earley

Applicant: Wokingham DC.

Description of attached plans North elevation shows proposed windows and door on drawing

Drawing No's: 230186-B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ 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: 9 Newmarket Close

15 Hawkedon Way & see map Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

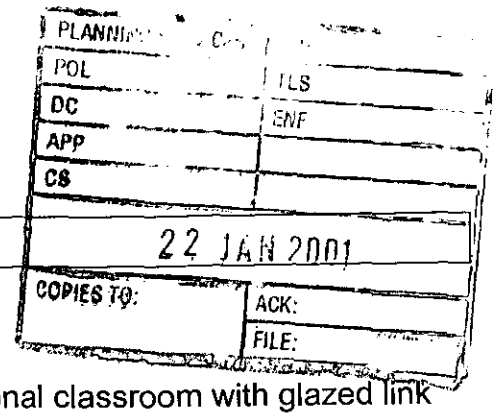
CASE OFFICER JM

Consultations Sent by Admin. on 05.02.PS

Yellow - Part One Copy
Green - Officer's Copy

FROM: Joss Miller

DATE: 15 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3140

Proposal: Proposed single storey extension to form additional classroom with glazed link corridor to main building..

Site Address: Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Applicant: Wokingham District Council Property Dept C/O Rollalong Ltd (David Allen).

Your observations are required in respect of this application **by 08/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 15 January 2001

Application Number: F/2001/3140

Proposal: Proposed single storey extension to form additional classroom with glazed link corridor to main building.

Parish: EARLEY TOWN

Site Address:
Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Applicant:
Wokingham District Council Property Dept C/O Rollalong Ltd (David Allen).

Your observations are required in respect of this application within **7 days** of the above date.

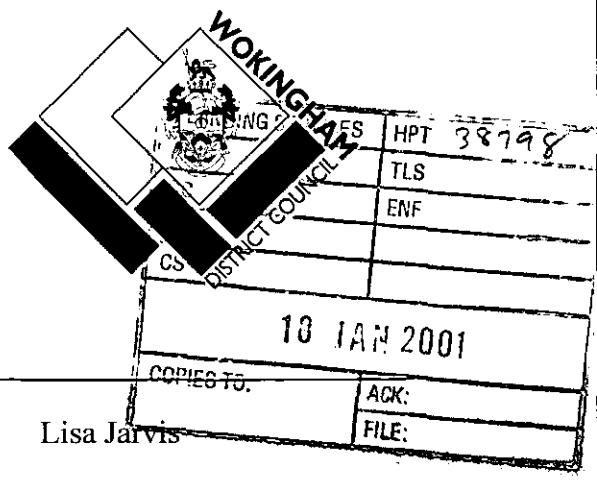
✓ *below as applicable;*

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).

No objections providing the school sign up, support & develop a 'Safe Routes to School' strategy.

Signed: _____ **Print name:** Adam Coggins 19/01/01

Education and Cultural Services Memorandum



To: Joss Miller

Planning

From: Lisa Jarvis

Re: F/2001/3140

Proposed single storey extension
Hawkedon Primary School

Date: 17 January 2001

Following your memo received on the 16 January 2001 asking for our observations on the above application I am writing to inform you that Leisure Services have no objections to this application.

Despite the extension being located on a tarmac area used for recreational purposes by the school, there is an exception in Section 77 of the School Standards and Framework Act 1998; which empowers the Secretary of State to protect school playing fields in England from disposal or change of use. This exception allows for the provision of educational facilities without the need for consent under section 77.

Lisa Jarvis

L. Jarvis.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: JPE/JS/20004223

To: Joss Miller
Planning

Your Ref: F/2001/3140

Date. January 19, 2001

PROPOSED: SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM WITH GLAZED LINK CORRIDOR TO MAIN BUILDING

LOCATION: HAWKEDON PRIMARY SCHOOL, HAWKEDON WAY, LOWER EARLEY

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
22 JAN 2001	
COPIES TO:	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 JAN 2001
Officer: JM	Application No. F/2001/3140

Map No. 59 Site 2.50

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) Proposed Single Storey Extension to form additional classroom with glazed link corridor to main building

Location: Hawkedon Primary School, Hawkedon Way

Parish: Earley Ward: L. Hunsanford 15.1.01

Applicant: Wokingham D.C. Property Services

Fee Received 380.00 Required ..... Additional ..... Refund .....

(H)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	N. elevation does not show door & windows of new classroom.	15-1.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.1.01 D 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:

.....
Disabled access officer
No pre-apps

NEIGHBOURS:

2 x S/N + Mr A J Sutherland, 9 Newmarket Close
The occupier, 15 Hawkedon Way
+ See map.

(one at each entrance to school)

Rollalong
BUILDING SOLUTIONS

Rollalong Limited Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset, BH21 6SF.
tel: 01202 824541 **fax:** 01202 826525 **e-mail:** rollalong@dial.pipex.com **web site:** www.rollalong.co.uk

08.JAN.2001* 3140

Our Ref: DA/230186/kp

The District Planning Officer
Wokingham District Council
Planning Department
P O Box No. 157 Council Offices
Shute End
Wokingham
Berkshire RG30 1WR

5th January 2001

Dear Sir/Madam

Re: Extension to Form Additional Classroom with Corridor and Link at The Hawkedon Primary School Hawkedon Way, Lower Early, Reading.

We act as agents for Wokingham District Council, Property Services Department and have pleasure in enclosing 6 No. sets of drawings along with completed application forms and Section 66 Certificate, duly completed and signed, and our cheque in the sum of £380.00.

Would you please place this "Full Permission" application before the appropriate Committee at the earliest convenience.

Meanwhile, should you require additional information, or wish to meet on site to discuss the proposal, please let me know.

Yours faithfully
for ROLLALONG LIMITED

D. J. ALLEN A.M.A.S.I.
Lead Engineer.

Encl. Drawings.

c.c. Andrew Kowalski WDC Property Services Department.

Rollalong Limited. Registered Office: Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset. Registered in England No. 3683003

EN29001 BS5750
Certificate No. Q3223

DESF05 Issue 4

Rollalong BUILDING SOLUTIONS

Pre and Post Order Document Issue and Register

08. JAN. 2001 ★ 3140

Project Title:	Lead Number	Works Order Number
Hawkedon Primary Sch., Classroom Extension WDC	**230186**	
Date of work commenced in Design	**Date:**	**Date:**

Date of Issue	
Day	4
Month	1
Year	1

Drawing No:	Drawing Title:	Revision:
Planning Drawings		**A**
230186-A	Site & Floor Plan	**A**
230186-B	Elevations	**A**
230186-C	Block & Location Plan	

Distribution	Number of Copies
File	1
Client	2
Estimating	
WDC Planning Dept.	6
Contracts Administrator **(1no copy of register and drawing at every revision)**	
Company Scheduler	
Assembly	

Purpose of Issue	
Planning Application	✓
Tendering	
Production	
As Built	

ROLLALONG Ltd.
Woolsbridge Industrial Park
Three Legged Cross, Wimborne
Dorset, BH21 6SF

1789/a

SECTION 66 CERTIFICATE

Application No.

08.JAN.2001* 3140

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

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 . . . . . FOR POLLACOUNTY

On behalf of . . WOKINGHAM DISTRICT COUNCIL

Date . . 04-01-01

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

(A) PART AREA 'E' SCHOOL SITE — EARLEY 1.4.86

ADDRESS LOWER EARLEY — PARISH ~~WOODLEY~~

PLOT No. ACCESS HAWKEDON WAY PRIMARY SCHOOL — ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
18306	BCC	PRIMARY PRIMARY SCHOOL &	~~24.11.82~~		
		CARETAKER'S BUNGALOW	7.12.82	N/A	C/A
AR20525	"	CARETAKERS	2.6.83	APP	N/A
28619	"	EXTENSION	17.12.86		C/A
26337	"	2 TEMP CLASSROOMS & LOR RAMP	24.10.86		30.10.89
36503	"	RETENTION TEMP CLASSROOM	29.10.90		30.9.95
38985	"	REPL. BUILDING	14.6.92		31.3.97
42302	"	CLASSROOM	23.5.94		31.3.96 C/A
44363	HAWKEDON PRIMARY SCHOOL	S/SI. EXTS.	2.6.95		C/A
S/60452/F					
FP95/3498	"	EXT. TO LIBRARY & CLOAKROOM	8.6.95	REF	
96/64615/F	"	CLASSROOM & WCS.	11.12.96		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 97/65529/FR BCC — RENEWAL TEMP. CLASSROOM — 1.7.97 — 3062002

1933

(B) HAWKEDON PRIMARY SCHOOL

ADDRESS HAWKEDON WAY — PARISH EARLEY

PLOT No. — ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65991/F	BCC	MODULAR NURSERY BLOCK	12.8.97	C/A
98/67900/A	The Head	S/St Ext Sch. Staffroom & walkway	24.9.98	C/A.
FP98/7736	The Head	Ext. to Staffroom & ens. walkway	10.7.98	APP
98/68533/F	WBC.	S/St. EXTS TO SCHOOL/ENCLOSE WALKWAYS	21.12.98	C/A
FP98/8234	WBC	EXT. & ALTS	27.11.98	APP
99/69207/F	Wokingham D. Council.	Garage for storage use.	8/7/99.	C/A
F/2000/2541	"	Ext to sch for add. classroom.	21.12.00	C/A

MINISTRY DECISION

SPECIAL ORDERS DD Eng - Mr. A. Yould - Erect Sectional Garage - 28/5/98

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

08. JAN 2001 * 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	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	PROPERTY SERVICES DEPT. SHUTE END WOKINGHAM
	POST CODE	RG40 1BN PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROCCALONG LTD (DAVID ALLEN)
	ADDRESS	WOOLSBRIDGE IND PARK, THREE LEGGED CROSS, WIMBORNE, DORSET.
	POST CODE	BH21 6SF PHONE 01202 812564
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	HAWKEDON PRIMARY SCHOOL LOWER EARLEY, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO FORM ADDITIONAL CLASSROOM WITH GLAZED LINK & CORRIDOR.
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.126 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	GNO SKETCHES 230186-A, B & C

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐	
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A.

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

1769b

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.

SCHOOL

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.

ROOF - DECRA TILES - TERRA COTTA
WALLS - STEEL CORP - DURITE
SKIRT - FACING BRICK
FASCIA, WINDOWS GUTTERING - BROWN
ALL AS EXISTING

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.

ALL EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA EXISTING S.W. SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/ — If no, please give details

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

ALL AS EXISTING

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

RAMPED ACCESS & CENTRAL CIRCULATION AREAS ETC.

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

N/A.

	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.

£380.00 (CROYDON CHARGE)

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 [signature] ON BEHALF OF WOKINGHAM D.C. DATE 04-01-01

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE			107.12 m²	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			107.12	

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

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	ALL AS	
Proposed	EXISTING	

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.

SCHOOL CLASSROOM

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

PUPILS & STAFF.

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
NOT KNOWN			

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.

NO.

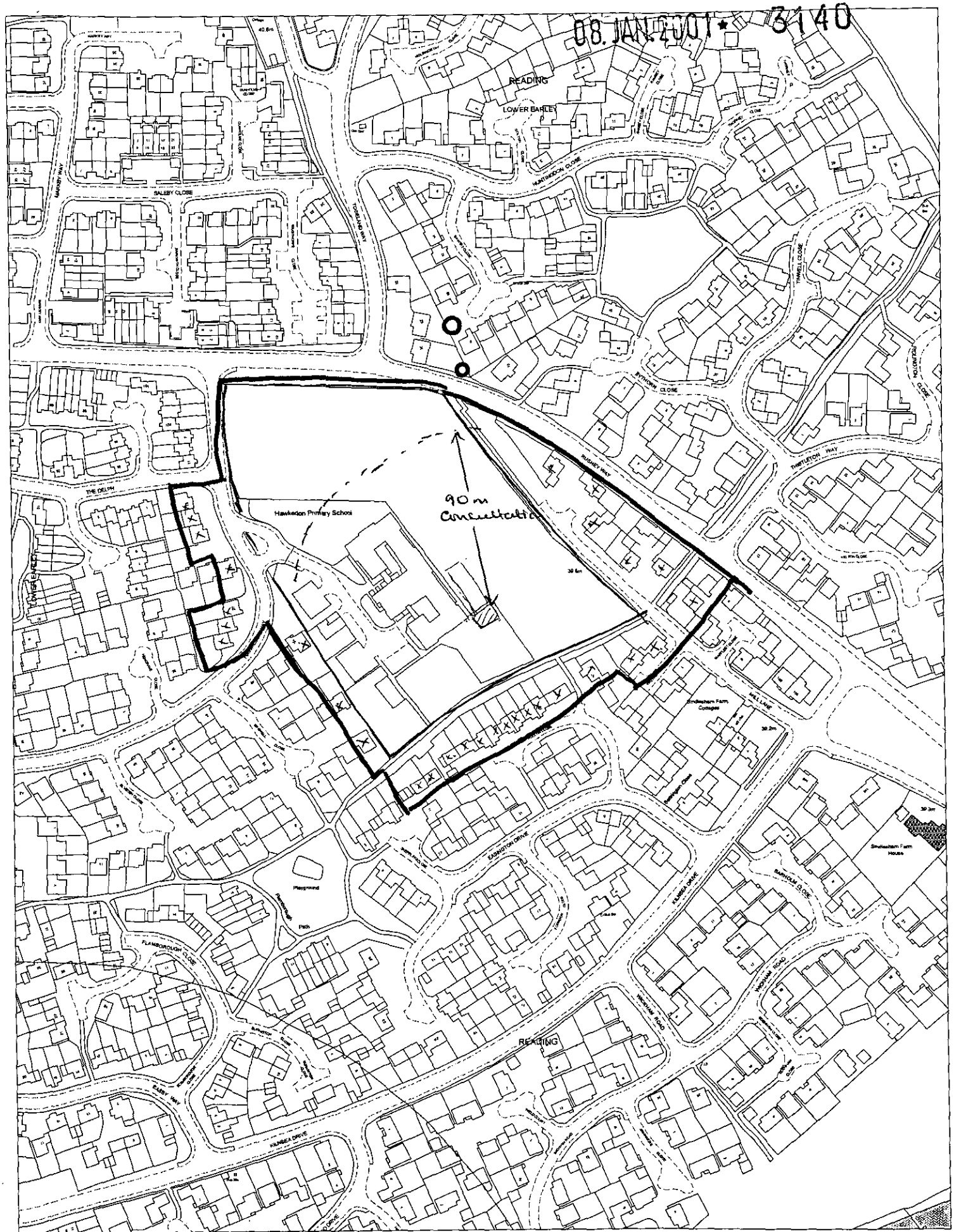
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3140**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

08. JAN. 2001 * 3140



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Development Control Section, Environmental Services, Wokingham District Council.

9 January 2001

Scale: 1 : 2500

N
W E
S