APPLICATION NO:
F/2001/4282

LOCATION:
Luckley Oakfield School Luckley Road, Wokingham.

APPLICANT:
Board Of Governors C/O Wallace Bacon Consultants

PROPOSAL:
Proposed two storey extension to science block to form new science & humanities classrooms ~~and formation of new car parking area.~~ Deleted from application.

EARLIEST DATE FOR DECISION: **26/07/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/08/2001

APPROVED

CASE OFFICER: ~~Joss Miller~~ EXC

D2.

10

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Board Of Governors
C/O Wallace Bacon Consultants
53 Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

Application Number: F/2001/4282

Parish: **WOKINGHAM**

Location: **Luckley Oakfield School, Luckley Road, Wokingham.**

Proposal: **Proposed two storey extension to science block to form new science and humanities classrooms.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the south-west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows in the vicinity of the extension hereby approved, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
7. Notwithstanding the details shown on the approved drawings, no additional parking shall be provided on site without the prior approval of the Local Planning Authority.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. The parking provision shown on the approved drawings does not form part of the approved scheme. See fax dated 10/8/01, 16.44 hours.

Informative
1. The protection measures, to be submitted in accordance with condition 5 shall be to BS 5837 : 1991. The planting scheme shall include evergreen planting, such as Portugal Laurel or Holly to provide additional screening along the eastern boundary, adjacent to 44 and 45 Luckley Wood.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. To comply with part M of Building Regualtions the applicant should demonstrate level access to ground floor, disabled car parking provision and a refuge for means of escape.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE11 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 15/08/2001

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.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 7 May 2002
My ref: EXC/F/2001/4282/5
Your ref: CRP/jat/0125

Wallace Bacon Consultants
53 Eastheath Avenue
Wokingham
Berkshire
RF41 2PP

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 Sirs

SUBMISSION OF LANDSCAPING DETAILS TO COMPLY WITH CONDITION 5 OF PLANNING PERMISSION F/2001/4282 – TWO STOREY CLASSROOM EXTENSION AT LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

I write in response to your letter regarding landscaping details to comply with the above planning permission, which was received on 9 April, and apologise for the delay in doing so.

I have now received comments from the Tree and Landscape Team and am pleased to inform you that the details submitted are considered acceptable.

If you would like any further advice on this matter, I can be contacted on (0118) 974 6479.

Yours faithfully

Emy Circuit,
Senior Planning Officer, Development Control

Emy Circuit

From: Neil Etherington
Sent: 07 May 2002 11:07
To: Emy Circuit
Cc: Catherine Brimble
Subject: RE: Luckley Oakfield School - F/2001/4282

Emy

I am happy with the landscape planting and have no objection to the condition being discharged.

Thanks.

Neil

-----Original Message-----
From: Emy Circuit
Sent: 07 May 2002 10:16
To: Neil Etherington; Catherine Brimble
Subject: Luckley Oakfield School - F/2001/4282

Morning,

I'm not sure which of you would be dealing with this - they submitted landscaping details in early April and are chasing me up for a response. Have you had a chance to look at it yet? Apparently it has already been done and includes quite mature planting - the main issue was screening of 45 Luckley Wood.

Emy

Date: 11 April 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/4282

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed two storey extension to science block to form new science and humanities classrooms.

Applicant: Board Of Governors C/O Wallace Bacon Consultants.

Case Officer: Emy Circuit

The new plans show the following: Landscaping details to comply with condition 05. Drawing no: 0/25/T1 Rev A & T2.

Comments are required by 21/04/2002.

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

WALLACE BACON CONSULTANTS

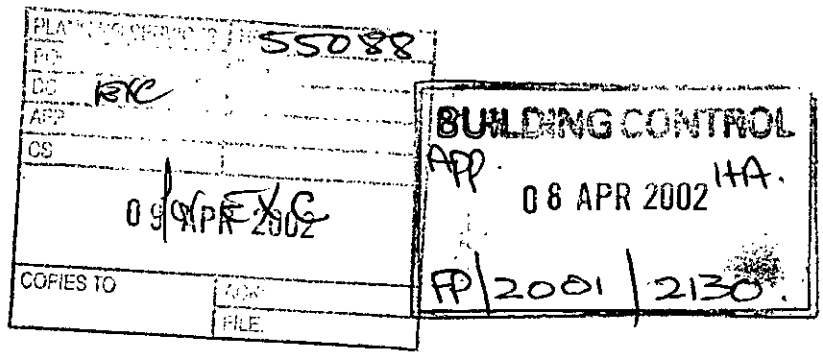
Building Design, Structural & Civil Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: (0118) 979 4959 Mobile: (07836) 206512 Fax: (0118) 978 0896

Your Ref: FP/2001/4282
Emy Circuit

Our Ref: CRP/jat/0125

Wokingham District Council
Building Control
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW



5th March 2002

Dear Madam,

~~Building Regulation~~ Planning Application FP/2001/4282
~~E/2001/1056~~
Parish : Wokingham
Two Storey Extension to Science Block to form Science & Humanities Classrooms
At : - Luckley-Oakfield School, Luckley Road, Wokingham

With reference to the above and the conditions attached to the Planning Approval, we would advise that work is nearing completion. Our Client is now anxious to commence use of the ground floor classroom but is concerned that not all matters relating to the Planning Approval have yet been dealt with. Specifically, Condition 5 deals with the trees and hedgerow.

It is now a good time of year to commence planting and we therefore enclose six copies off our sketches, reference 0125/T.1 REV.A and T.2 showing the proposed Planting Schedule in the area of the new building. We would be pleased to receive your written confirmation that the planting scheme complies with Condition 5 of the Planning Approval. Our original sketch, 0125/T.1, was sent to Neil Etherington prior to commencement of any work.

Yours faithfully,
Wallace Bacon Consultants,

PLANS TO MEET CONDITIONS
4262

C.R. Paxton
Enc.
c.c. Mr. Browning – Luckley-Oakfield School

P.S. Planting now completed.

1970

(RING ONE)

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

App No. F/2001/4282 (Planaps) / (Ludhouse) Date Rec. 9/4/02

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Board of Governors.

Description of attached plans Landscaping details to comply with Condition 5

Drawing No's: 0125/T1 Rev A & T2

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: _____

		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 Exc.

Consultations Sent by Admin. on 11.04.02

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2001/4282 (Planaps) / (Ludhouse) Date Rec. 9/4/02

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Board of Governors

Description of attached plans Landscaping details to comply with Condition 5

Drawing No's: 0125/T1 Rev A & T2

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: _____

_____ 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 Exc.

Consultations Sent by Admin. on 11.04.02

Yellow - Part One Copy
Green - Officer's Copy

PLANS TO MEET CONDITIONS 4282

Wallace Bacon Consultants

Building Design and Structural Engineering Consultants

53, Eastheath Avenue,
Wokingham,
Berkshire,
RG41 2PP

Telephone :
0118 979 4959

Page No. T.1 REV. A.

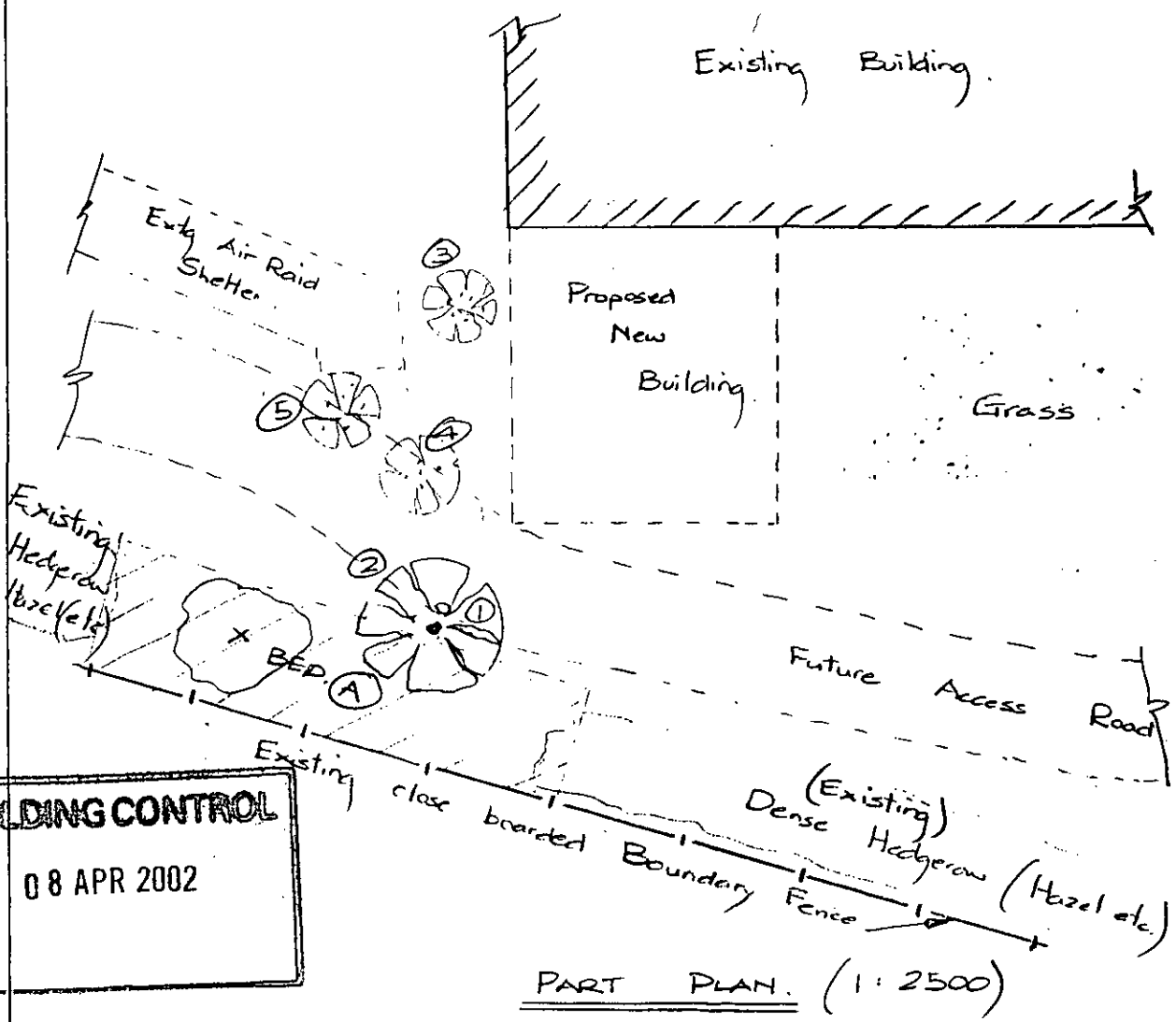
Reference 0125

Made by C.R.P.

Checked

Date 10-8-01

JOB New Science Block at Luckley Oakfield School, Luckley Road, Wokingham.



PART PLAN. (1:2500)

BUILDING CONTROL
08 APR 2002

Schedule :-

		ACTION
(1)	Sycamore – 220 dia at 1.5M above ℄	TO BE REMOVED
(2)	Sycamore – ——— " ———	TO REMAIN
(3)	Sweet Chesnut – shrub less than 150ø	TO BE REMOVED
(4)	Goat Willow – shrub ——"	TO BE REMOVED
(5)	Sweet Chesnut – shrub ——"	TO BE REMOVED

PLANTING SCHEDULE BED. A (SHOWN ////)

× Silver Birch (Betula pendula)
Portugal Laurel (Prunus lusitanica)
Holly (Ilex aquifolia)

PLANNING SERVICES
09 APR 2002
SCANNED
FILE:

SEE SHEET 0125/T.2

* REV. A — Planting scheme added — 4-3-02

PLANS TO MEET CONDITIONS

4282

Wallace Bacon Consultants

Building Design and Structural Engineering Consultants

53, Eastheath Avenue,
Wokingham,
Berkshire,
RG41 2PP

Telephone :
0118 979 4959

Page No. T.2

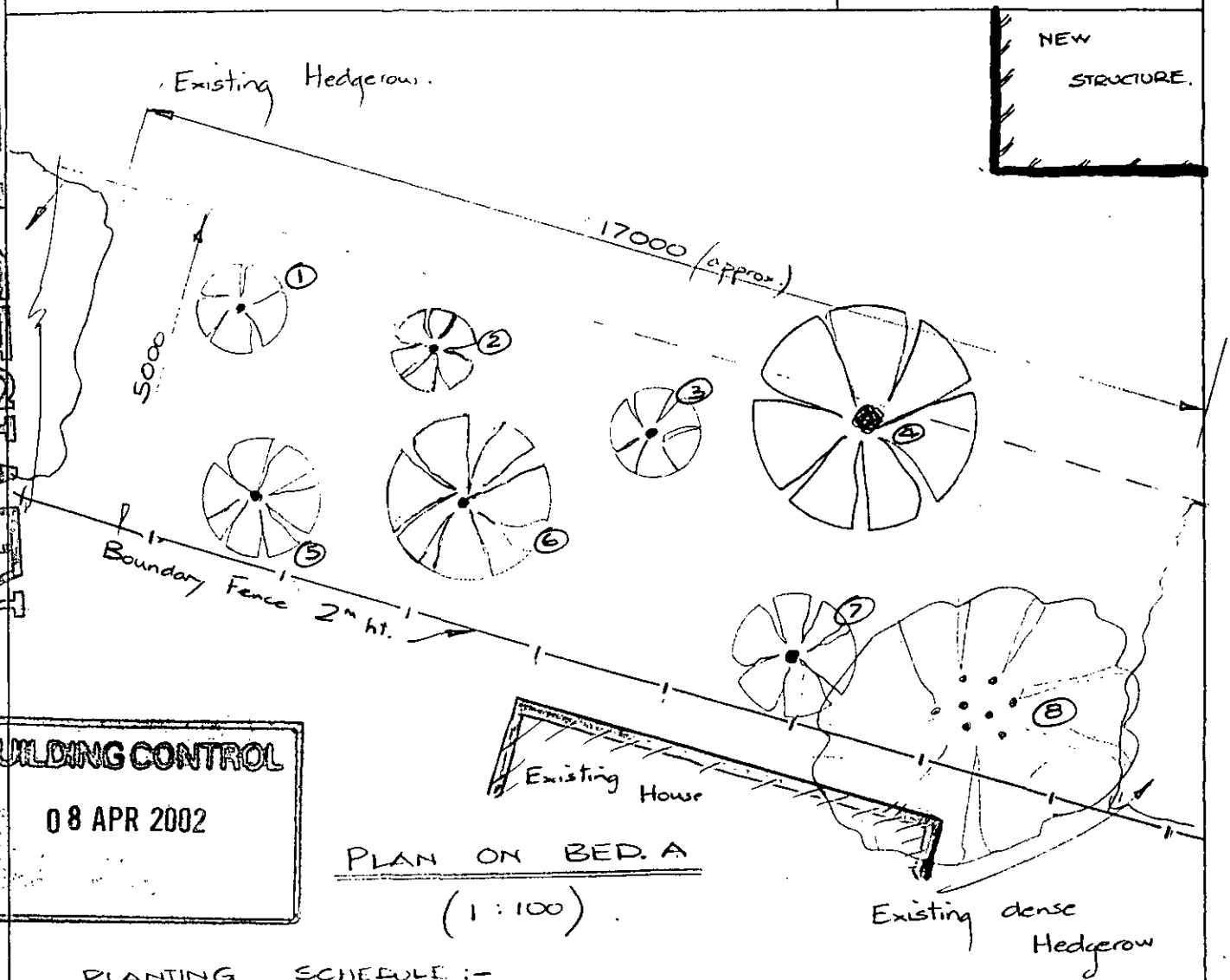
Reference 0125

Made by C.R.P.

Checked

Date 4-03-02

JOB Two storey extension Luckley Oakfield School
Science & Humanities Classrooms



PLAN ON BED. A

(1 : 100)

PLANTING SCHEDULE :-

⑥ – Betula pendula – new 6 m ht.
①&③ Prunus lusitanica – new 1·5 m ht.
⑤&⑦ Ilex aquifolia – new 4 m ht.
5 No. – Cupressocyparis leylandii new further away from building adj. to fence.
② – Forsythia – new 1 m. ht.
④ – Existing Maple – 250 mm dia. 1.5 m above Ø

BUILDING CONTROL
08 APR 2002

PLANNING
FOL
DC
APR
CS

09 APR 2002

COPIES TO

ACK:

FILE:

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2001/4282

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) 977 8909
DX: 33506 – Wokingham

Wallace Bacon Consultants
53 Eastheath Avenue
Wokingham
RG41 2PP

Dear Sirs

PLANNING PERMISSION 2001/4282
SITE: LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/4282 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Senior Planning Officer

Mrs Pocock
44 Luckley Wood
979 1410

- Has concerns re additional evergreen planting adjacent to her boundary - would block winter sunlight - please consider in relation to landscaping scheme

YL 29/8/01.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	4282 EJC
BUILDING CONTROL NUMBER	FP 2001/2130 South
~~APPLICANT~~/AGENT	Wallace Bacon Consultants
ADDRESS OF SITE	Luckley. Oakfield School Luckley Road WOKINGHAM
DESCRIPTION OF PROPOSED WORK	2 storey ext to existing science block + internal alterations to existing classroom

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0125/1	0125/1
ELEVATIONS	0125/2A	0125/2
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	28/8/01	

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	

Applicationo	Name & Address
F/2001/4282	P J Pocock 44 Luckley Wood Wokingham Berks RG41 2EW
F/2001/4282	Mr and Mrs Simpson 45 Luckley Wood Wokingham Berks RG41 2EW
Application Approved:	Letters sent 23/08/01

WORK SHEET FOR : Joss Miller

Application Number : F/2001/4282

Applicant : Board Of Governors C/O Wallace Bacon Consultants.

Location : Luckley Oakfield School, Luckley Road, , Wokingham.

Proposal : Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 July '01

+ Green S/N

Date of Neighbour Notifications : .....

Date of Site Visit : 13 July 01

Date Registered : 21/06/2001

Earliest Date for Decision : 26/07/2001

Latest Consultation Date/Site Notice Expiry Date : 26/07/2001

This application will have expired on: 16/08/2001. 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 :

Neighbours- proximity to boundary, overlooking, reduction in width of passage, Water table, noise during construction, too near dwellings, too high, overshadowing lighting of car park, overlooking, poss inc in pupils + ∴ congestion

Building control - part M requirements/recommendations

Environment Agency - no adverse comments

Education - no comments

Environmental Health - no objection

Conservation - principle acceptable, no impact on setting of L.B., external staircases Unfortunate

Wokingham T.C. - "no objection"

Planning Issues :

Identified Settlement, neighbours/streetscene/highways

Landscape - some concern re trees which overcome following further site visit/discussion - condition.

F/2001/4280
Luckley Oakfield School, Luckley Road, Wokingham

History: Luckley Oakfield School is a private boarding school, located within the Identified Settlement of Wokingham (SEALP §TV1; WDLPDD WOS2). The proposal is for a two-storey extension, to provide a science laboratory and humanities room. It would project 10.3 metres to the north-east of the existing building and would be 9.1 metres in width, have a ridge height of 9.8 metres and eaves height of 6 metres. The accommodation is required to enhance facilities for existing pupils and would not result in an increase in pupil numbers. The existing staff car park would be extended to provide 24 additional parking spaces adjacent to the extension.

Appraisal:
Impact on the character of the area, including the setting of the listed building (SEALP §BE1, §BE2 ; WDLPDD, WOS3, WBE1, WHE11) - The original building on the site is listed but there have been numerous extensions/additions to the school over time and the siting of the current proposal is such that it would be separated from the listed building by later additions and would not, therefore, affect its setting.

Existing development is concentrated on the northern part of the site, away from the settlement boundary, and the proposal would maintain this pattern. The site is well screened by mature vegetation/trees and the two-storey extension would not be noticeable from Luckley Road – its form and design would be in keeping with the adjoining buildings. The Arboricultural Officer initially had some concerns regarding the impact on trees on the site but following a site meeting with the applicant's agent these have been resolved – it is recommended that some of the existing vegetation be removed and there are suggestions regarding additional screen planting.

Impact on the residential amenity of neighbouring residents (SEALP SBE2, SBE5; WDLPDD WOS3, WBE1) – The greatest impact would be on 44 an 45 Luckley Wood. The corner of the extension would be nine metres from the boundary with No 45 and 12 metres from its flank. There is one ground-floor window in the side elevation of this dwelling, plus the side of a conservatory (the original plans indicate that the side window is a secondary window with the main French windows facing south into what is now the conservatory). There would be some reduction in daylight to this window but as it is not the main window to the room this would not be sufficient to justify refusal of the proposal. No windows are proposed in the end (NE) elevation of the extension so overlooking of the northern part of the garden of No45 is not a concern. The potential for overlooking of the southern garden of this property is greater but there is substantial screening along this boundary and the applicant indicated that additional planting is proposed, to maintain the privacy of No 45. This could be ensured by condition. The extension would continue the line of the existing building and, hence, would not be significantly nearer to 44 Luckley Wood (about 23 metres from the nearest corner of the rear garden and 34 metres from the house). This would be sufficient to prevent an adverse impact on this neighbouring dwelling.

The proposed extension would be over 40 metres from the Luckley Road boundary of the site and the car park would be a minimum of 13 metres from it – there would be no adverse impact on dwellings in Luckley Road.

Highways (SEALP ST3; WDLPDD ST7) – the Highway Officer required additional information regarding the need for additional car parking on site. The applicant has decided to omit the parking from the current proposal and this is considered acceptable.

Recommendation: conditional approval

Please delete " and formation of new car parking area" from the description

Application Number F/2001/4282
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	(materials to match)
03	C044	R044	at first floor level or above in the South-West elevation
04	C070	R076	
05	C150	R150	- delete "on the land" & insert "in the vicinity of the extension hereby approved"
06	C151	R151	
07			Notwithstanding the details shown on the approved drawings, no additional parking shall be provided on site without the prior approval of the LPA.
		Reason	The parking provision shown on the approved drawings doesnot form part of the approved Scheme. See fax dated 10/8/01, ~~am~~ 16:44 hours.
Informative	(1)		The protection measures to be submitted in accordance with condition 5 shall be to BS 5837:1991 The planting scheme shall include ~~additional~~ evergreen planting, such as Portugal Laurel or Holly to provide additional screening along the eastern boundary adjacent to 44 and 45 Luckley Wood.
Inform. (2)	N04		
	Informative for approvals		
	N16		
(4)	**LODDON AREA LOCAL PLAN POLICIES:**		
	SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, SBE5, ST3		
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, ~~WOS6~~ WBE1, WBE11, WT7.		
	GREEN BELT LOCAL PLAN POLICIES:		
	BERKSHIRE STRUCTURE PLAN POLICIES: ~~EN1~~		
	MINERALS LOCAL PLAN POLICIES:		

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

Inform.
(3) To comply with part M of Building Regulations the applicant should demonstrate, level access to ground floor, disabled car parking provision and a refuge for means of escape.

RECORD OF SITE VISIT

SITE ADDRESS: Luckley Oakfield School Luckley Road Wokingham.

APPLICATION NUMBER: F/2001/4282

OFFICER: Joss Miller

DATE OF SITE VISIT: 13/7/01

1 SITE/STATUTORY NOTICE DISPLAYED ? at entrance - telegraph pole

2. DESCRIPTION OF SURROUNDINGS

School in residential area. (residential + day pupils)

3. DESCRIPTION OF SITE/BUILDING

adjoing exisitng 2-storey building

4. RELATIONSHIP TO ADJOINING PROPERTIES

two x two storey dwellings to E - see attached

5. SITE CONSTRAINTS

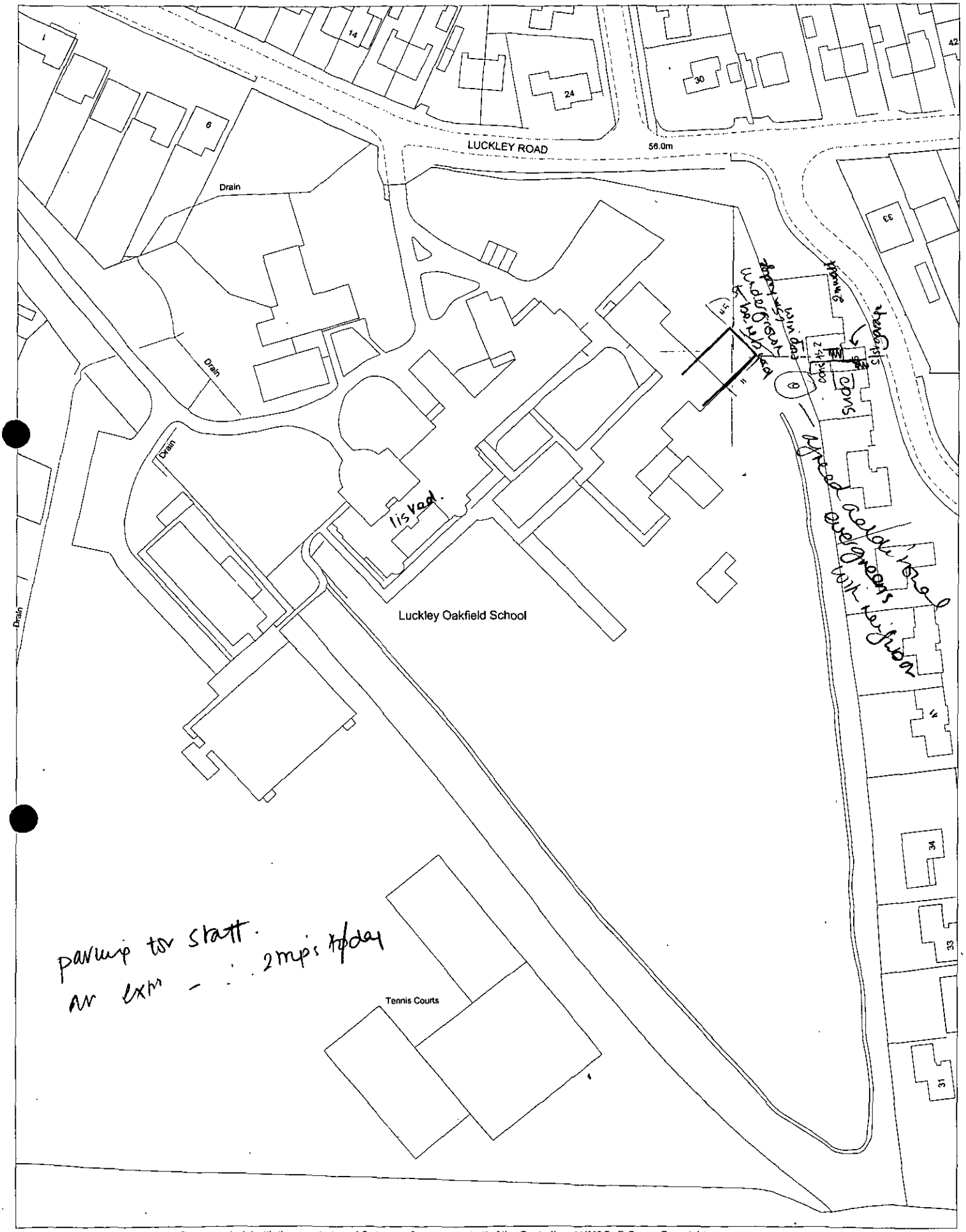
TREES — established vegetation along boundaries

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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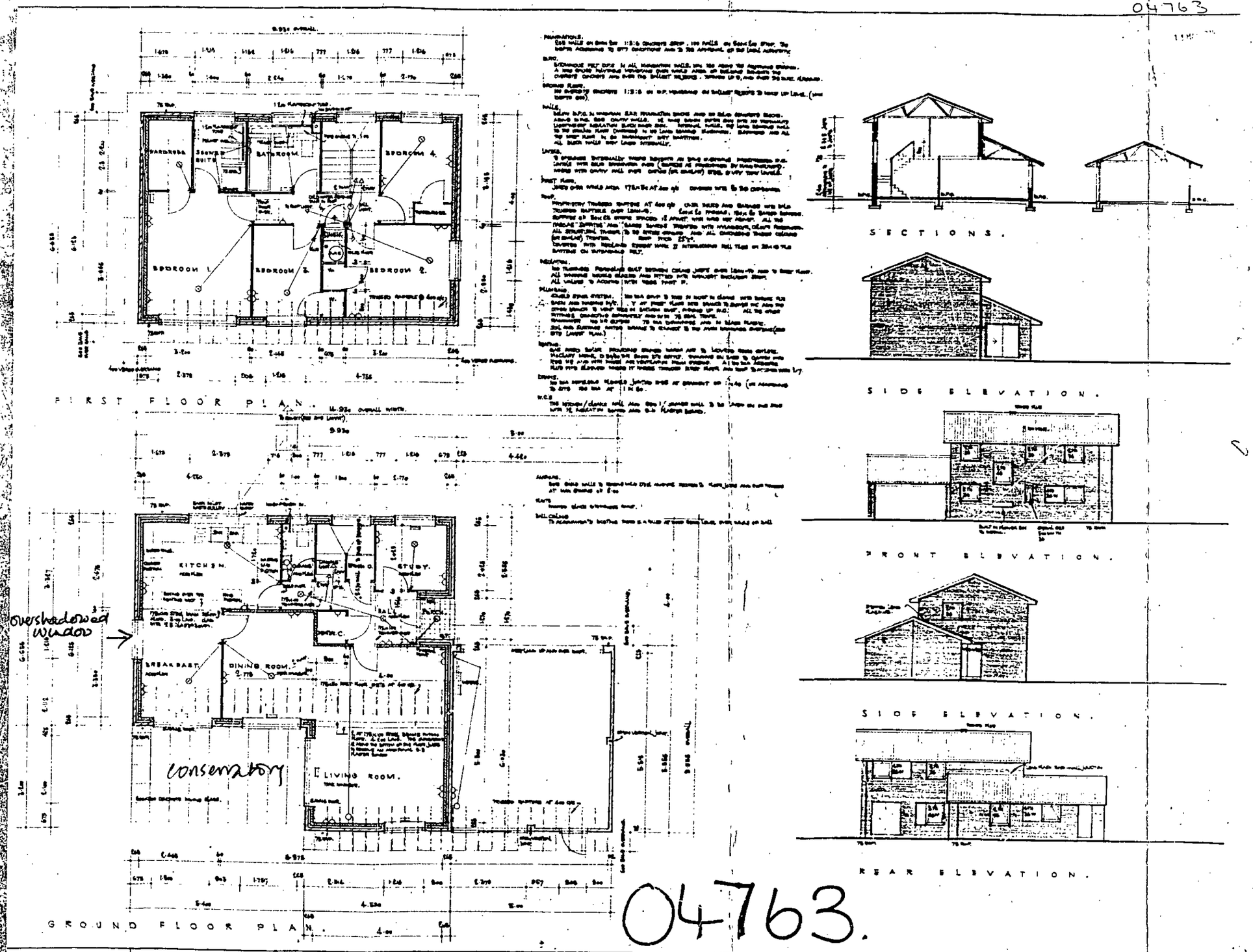
Development Control Section, Environmental Services, Wokingham District Council.

4 July 2001

Scale: 1 : 1250

N
W E
S

04763



04763.

SCALES 1:50 1:100 DATE. MAY 76 DRAWN T.S.H.	RENWAY HOUSE TYPE 76.	RENWAY CONSTRUCTION EDGCUMBE PARK. CROWTHORNE BERKS CROWTHORNE 2995	AMENDMENT	DRAWING NUMBER 67/1

Tel: (0118) 974 6463

Date: 3/8/01

My ref: F/2001/4282

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/4282
Luckley Oakfield School, Luckley Road, , Wokingham.
Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

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~~ Emy Circuit on (0118) 974 ~~6463~~ 6479. 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 13/8/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/4282**
Luckley Oakfield School, Luckley Road, , Wokingham.
Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

Transfer: Yes ☐ No ☒
Reason for Transfer:

Signed: K J Wyatt Date: 6/8/01

Councillor R Wyatt

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: 3/8/01

My ref: F/2001/4282

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/4282
Luckley Oakfield School, Luckley Road, , Wokingham.
Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

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

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LISTING FORM

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Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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: 3/5/01

My ref: F/2001/4282

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/4282
Luckley Oakfield School, Luckley Road, , Wokingham.
Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area..

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 ~~Jess Miller~~ Amy Circuit on (0118) 974 ~~6463~~ 6479. 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

for John Mitchell
Development Control Manager

WALLACE BACON CONSULTANTS

Building Design & Structural Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: 0118 979 4959 / 978 0896 / 0836 206512 Fax: 0118 978 0896

Your Ref: Annie Circuit Our Ref: 0125

FACSIMILE MESSAGE

TO Wokingham District Council FAX No. 924 6481

Your ref... Annie ... Our Ref Clive Paxton Date... 10/8/01...

Number of pages sent.....(1).....(including this one).

****

REFERENCE:- F/2001/4282 - Proposed Two Storey Extension to Science Block at Luckley Oakfield School

With reference to your telephone conversation with Malcolm Browning, Bursar at Luckley Oakfield School we would confirm that we will withdraw the formation of the new Car Parking area from our Application.

This part of the proposal can be dealt with, if necessary, separately at a later date.

Kind regards

ES.

CLIVE PAXTON

PLANNING SERVICES HPT 4-6658
POL TLS
DC ENF
13 AUG 2001
COPIES TO: FILE SRE

Please advise immediately if you do not receive all this fax.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 10th August 2001

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed two-storey extension to science block to form new science & humanities classroom and formation of new car parking area.

Application Number: F/2001/4282

Further to Robert Petrow's comments on this site I met with Clive Paxton on site this morning.

In order to construct the extension it will be necessary to remove some very small stems of Goat Willow and Sweet Chestnut. These are of no significance in the surrounding landscape and I have no objections to their being removed. I have recommended that a young Sycamore tree is also felled to avoid future problems with its growth and the building. This is one of a pair of Sycamores growing together and so this will have little impact on the amenity of the site or surroundings. I attach a copy of a fax that I have received from Mr Paxton showing the positions of these trees.

The relationship with all other trees is acceptable and unlikely to lead to future problems.

There are a number of Hazel trees along the east boundary, which provide good screening in the summer. Additional planting of evergreen plants could be carried out to provide year round interest if desired. Plants such as Portugal Laurel and Holly would be suitable.

If planning permission is granted I would recommend that a condition is attached requiring that the trees in the vicinity of the proposed works are protected with stout fences in accordance with the recommendations of British Standard 5837:1991.

Neil Etherington
Senior Arboriculturist

WALLACE BACON CONSULTANTS

Building Design & Structural Engineering Consultants
53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: 0118 979 4959 / 978 0896 / 0836 206512 Fax: 0118 978 0896

Your Ref: Park/Leisure Dept. Our Ref: 0125

FACSIMILE MESSAGE

TO Wokingham District Council FAX No. 974 690

Your ref. Neil Ethenington Our Ref. Clive Date. 10/8/01

Number of pages sent (2) (including this one).

****

REFERENCE :- LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD.

With reference to todays site meeting I enclose Plan of trees/shrubs adjacent to the proposed new structure.

I have confirm matters agreed in the Action column adjacent to the Schedule on the enclosed Plan.

I am extremely greatful for yow assistance regarding this matter.

Kind regards,

Clive Paxton

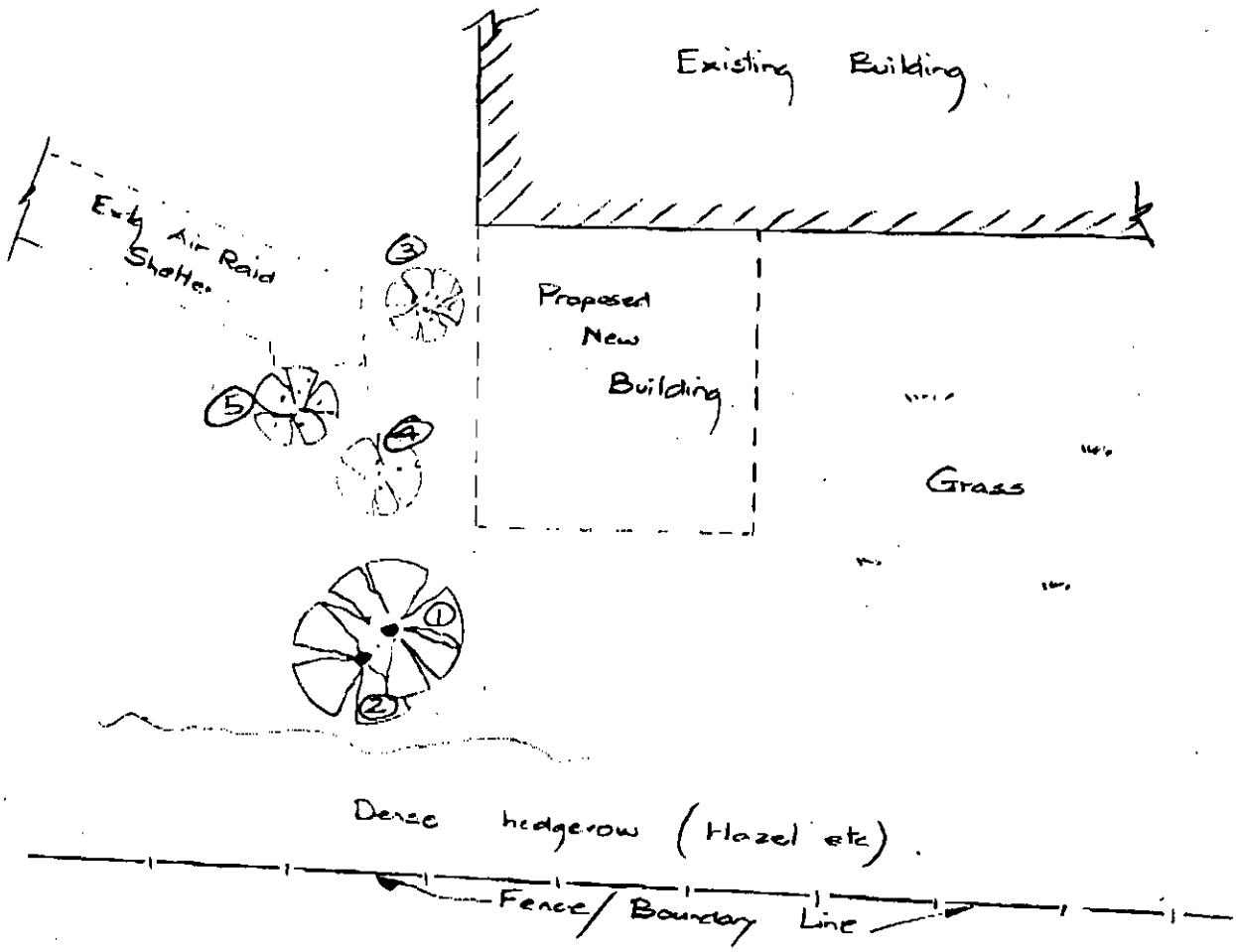
CLIVE PAXTON

Please advise immediately if you do not receive all this fax.

Wallace Bacon Consultants
Building Design and Structural Engineering Consultants
53, Eastheath Avenue,
Wokingham,
Berkshire,
RG41 2PP
Telephone :
0118 979 4959

Page No. T.1
Reference 0125
Made by C.R.P.
Checked
Date 10-8-01

JOB New Science Block at Luckley Oakfield School, Luckley Road, Wokingham.



PART PLAN (1:2500)

Schedule :-

			ACTION
(1)	Sycamore – 220 dia at 1.5m above ⌀	–	TO BE REMOVED
(2)	Sycamore	– 〃 –	TO REMAIN
(3)	Sweet Chesnut	– shrub less than 150⌀	TO BE REMOVED
(4)	Goat Willow	– shrub – 〃 –	TO BE REMOVED
(5)	Sweet Chesnut	– shrub – 〃 –	TO BE REMOVED

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 02 July 2001

Application Number: F/2001/4282

Proposal: Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

Parish: WOKINGHAM TOWN

Site Address:
Luckley Oakfield School, Luckley Road, , Wokingham.

Applicant:
Board Of Governors C/O Wallace Bacon Consultants.

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).

Comment

What is the reason for the additional parking?

If under-provision at present a Green Travel Plan may be the way forward to reduce reliance on the car.

Signed: _____ **Print name:** J-N AVTON

6.8.01

10/8, discussed with Steve Avton, either needs to provide more info on current situation re numbers / no of pupils travelling by coach etc or to omit additional parking
- Malcom Browing - will omit parking from scheme, to confirm in writing

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 24th July 2001

Location:	Luckley Oakfield School, Luckley Road, Wokingham
Proposal:	Proposed tow storey extension to science block to form new science & humanities classrooms and formation of new car parking area
Application Number:	F/2001/4282

In response to your consultation dated 2nd July 2001 for the above application, the tree and landscape comments are as follows:

The above application occurs within a well wooded setting. Mature tree belts line the eastern boundary and the proposed car park and extension would bring new built form very close to these important landscape features.

The applicants Site Plan (drawing 0125/1) shows a very sketchy indication of these tree belts and the notation "existing shubbery to remain" is in fact a group of mature Oak Trees.

I am very concerned that the proposals do not properly locate the exact location and condition of all the trees in relation to the development proposals. Without this information I am unable to provide useful comments. I therefore request that before the application is considered further the applicant is required to produce a Tree Survey in accordance with BS 5837 : 1991.

Not withstanding the need for this important information my initial comments are as follows: the proposed two storey extension will have an unacceptable impact on the existing tree belt. The proposal would bring development to within approximately 2 metres of the Oak Trees. This would cause unreasonable obstruction of light and future problems with falling debris from the trees. This would ultimately give rise to pressure for future removal.

Any construction work so close to trees will result in root loss. Damage to the root system will affect the health, growth and life expectancy of these trees. In this case a safe working distance of 6metres may be considered to be acceptable and which obviously would not be achievable under the current proposals.

The new car parking area presents similar problems in terms of root damage and loss as well as the covering of the rooting area with hard non-porous surface which will further affect water and nutrient uptake.

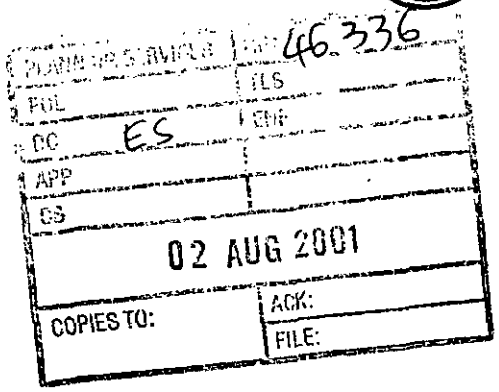
Tree survey requested 10/8

ROBERT PETROW
Consultant Landscape Architect

Our ref: SP\2001\004037\001
Your ref: F/2001/4282

Date: 31st July 2001

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

NEW CLASSROOMS AND INCREASED PARKING AREA
LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

Thank you for your letter dated 02/07/01 which was received on 05/07/01. You are asked to quote the following reference in any correspondence: SU86NW/11/34.The Environment Agency has no objection to the proposal provided that surface water from the car park discharges via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

ADVICE TO APPLICANT

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level. No soakaways should be constructed in contaminated ground.

A copy of this letter has been sent to the the agent.

Cont/d..

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

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

for **Sarah Paxman**
Development Planning Officer
c.c. Wallace Bacon Consultants, 53 Eastheath Av., Wokingham, RG41 2PP

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Joss Miller

Application Number: F/2001/4282

Proposal: *Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area*

Site Address: Luckley Oakfield School, Luckley Road, Wokingham

Applicant: Board of Governors C/O Wallace Bacon Consultants

Your observations are required in respect of this application **by 26/07/01**

At its meeting on 17 July 2001 the Planning & Transportation Committee resolved to make the following observation:

No objection

JKM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CB	
24 JUL 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 19/07/01

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Joss Millar
Development Control

Your Ref: F/2001/4282

Date. July 20, 2001

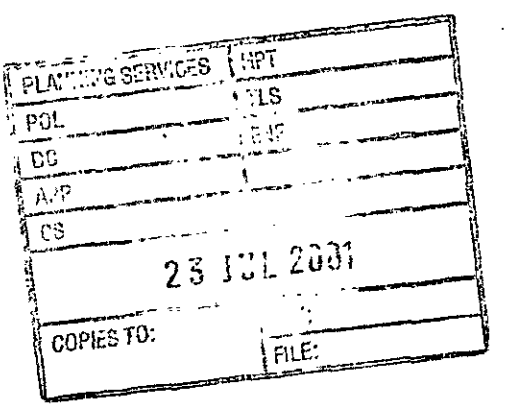
PROPOSED: EXTENSION TO SCIENCE BLOCK

LOCATION: LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



Harold

To:
Harold Sanders
Urban Design And Conservation Officer See Part 1 for plans.

From: Joss Miller

Date: 02 July 2001 04 JUL 2001

Application Number: F/2001/4282

Proposal: Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area..

Site Address:
Luckley Oakfield School, Luckley Road, , Wokingham.

Applicant:
Board Of Governors C/O Wallace Bacon Consultants.

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

LUCKLEY - OAKLEY SCHOOL IS A LISTED BUILDING GRADE II, BUILT IN THE EARLY PART OF THE C20. (1907)

POL	
DC	
APP	
CS	
03 JUL 2001	
COPIES TO:	ACK:
	FILE:

17-07-01.

THE PROPOSED EXTENSION IS AN ENLARGEMENT OF A PREVIOUSLY APPROVED SCHEME AND THEREFORE THE GENERAL DESIGN PRINCIPLES, MATERIALS, WINDOWS ETC ARE ALREADY ESTABLISHED.

Harold Sanders

THIS SCHEME WILL NOT HAVE AN IMPACT ON THE SETTING OF THE ORIGINAL HOUSE.

THE CIRCULAR STAIRCASES (FIRE ESCAPES) ARE UNFORTUNATE EXCRESCENCES, RESULTING FROM INCREMENTAL DEVELOPMENT OF THE SCHOOL. FUTURE SCHEMES SHOULD ENDEAVOUR TO PROVIDE EMERGENCY EXITS WITHIN THE ENVELOPE OF THE BUILDING.

Emy Circuit

From: Joss Miller
Sent: 06 July 2001 10:12
To: Emy Circuit
Subject: FW: F/2001/4282 Luckley Oakfield School 2-storey extension

I think this application got forwarded to you???

-----Original Message-----
From: Hilary Wardale
Sent: 05 July 2001 15:10
To: Joss Miller
Cc: Helen Rowlay
Subject: F/2001/4282 Luckley Oakfield School 2-storey extension

Luckley Oakfield is a non-WDC school, therefore the Education Dept has no comments to make about this planning application.

If you require further information, please contact me.
Hilary
(ext 6166)

~~Building Control~~ 1.

To:
~~Building Control~~ RE: Fire Escape. See Part I for plans.

~~From~~: Joss Miller

TO

Date: 02 July 2001

Application Number: F/2001/4282

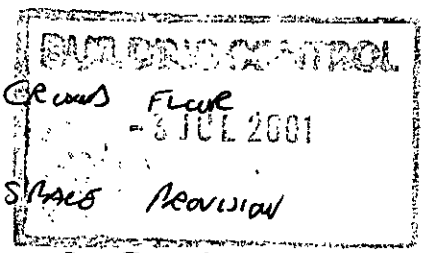
Proposal: Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area..

Site Address:
Luckley Oakfield School, Luckley Road, , Wokingham.

Applicant:
Board Of Governors C/O Wallace Bacon Consultants.

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

PART M



1) CONFIRM LEVEL ACCESS TO GROUND FLOOR
2) CONFIRM MINIMUM CAR PARK SPACES PROVISION
3) CONFIRM REFUGE FOR MEANS OF ESCAPE

RECOMMENDATIONS ONLY

1) CONFIRM LIFT ACCESS TO FIRST FLOOR SCIENCE LABORATORY.

ANDY BRETT 6367

065

PLANNING SERVICES	HPT
POL	TLS
DC ES	[illegible]
APP	
CS	

24 JUL 2001

COPIES TO: ✓

45 Luckley Wood
Wokingham
Berks
RG41 2EW

23 July 2001

Environmental Services Dept
Planning Services
Wokingham District Council

Application Number F/2001/4282 (Luckley-Oakfield School)

We wish to raise the following objections to the above planning application:

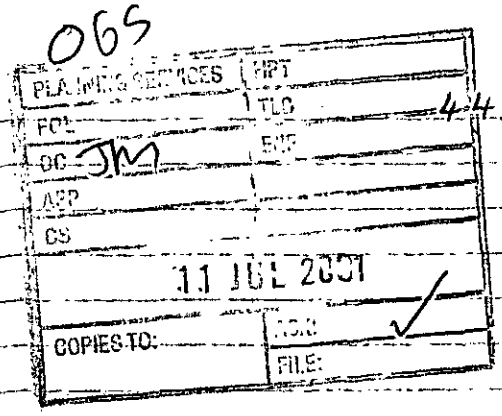
1. The proposed extension is too near to an existing residential area. There are other locations within the school ground where such classrooms could be sited, either on their own, or as extension to existing buildings.
2. The proposed extension will be too high, and too close to our house. It will be considerably higher than our house. This will cause a loss of light particularly in late afternoon – at present the sun sets behind the existing school building, the extension will mean that the sun will set several hours earlier.
3. The new car parking spaces will require floodlighting in the winter months – this will be a visible intrusion from our house.
4. The windows of the proposed extension will look out directly over our garden, with a resultant loss of privacy. Currently our garden is totally private as the existing building is too far away from our boundary to see into our garden. This will be more noticeable in the winter months when all the (deciduous) trees between our house and the school lose their foliage. If you were to grant planning permission then there needs to be some provision to plant evergreen trees between our house and this extension to shield our house from this intrusive building in winter.
5. Why are so many new car parking spaces required?
6. Despite the statement in the application that there will be no increase in pupils, we find this difficult to believe. The only way that such a large investment can be financed is if the school increases its pupil numbers to make full use of the new facilities.
7. If the pupil numbers are to increase, this will have an impact on the transport arrangements. The current situation is intolerable when coaches have to drive down Luckley Road and reverse in either Tangley Drive or Luckley Wood, with a resultant traffic blockage. The coaches currently can wait for long periods in the afternoon causing visibility problems on the bend outside the school. Any approval of this application should be conditional on the school providing facilities for coaches to turn round in the school grounds. There is ample room to do this.
8. Please keep us informed of any subsequent changes to this application.

R J Simpson (Mr) R. J. Simpson

C B Simpson (Mrs) C B Simpson

4.4

065



0118-9791410

44 Luckley Wood
Wokingham
RG41 2EW

10.7.01

Joss Miller

Application number F/2001/4282

Dear Sir or Madam,

Thank you for your letter telling us about the proposed 2-storey extension to the science block at Luckley-Oakfield School.

We are one of two houses very close to the site and are most concerned. I have already looked closely at the plans in your office.

1. The new building will come very close to the boundary fence and the shrubs which you promise to retain.

2. When there are no leaves (6 months of the year) we can see, from our bedroom windows, the windows of the present chemistry block, and presumably the four extra windows of the new block.

3. The present passage way for girls and vehicles past the present block and along the back of our fence will be diminished. Will the same number of people and vehicles be allowed along here?

4. The water table in this area is high. Have surveyors thoroughly checked this? About ten years ago an attempt to build on the lower lawn proved that water could not be drained from the footings and the scheme was abandoned. An unused ditch running along the fence used to take water to join the ditch which can be seen by the school gate. That water ran under the road and subsequently down to the bridge where the water one can see there, will eventually join the Emm Brook we believe. Our concern here is that disturbing the water table may cause flooding of our home and garden.

5. The building of this new extension will disturb us for a considerable time adding to the noise we already tolerate together with concern

that dumper trucks may damage the fence and trees.

Is it possible that this extension can be made smaller and not come so close to our houses?

I look forward to hearing from you in due course.

yours faithfully

Patricia J. Pocock.

MRS. P. J. POCOCK.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/4282

Proposal:
Proposed two storey extension to science block to form new science and humanities classrooms and formation of new car parking area.

Location:
Luckley Oakfield School Luckley Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 11/07/2001 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected 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. closed all day Wednesday)

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 before **01/08/2001**. 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 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.

Date: 11/07/2001

Received by Wokingham District Council

Application No: F/2001/4282

Proposal:
Proposed two storey extension to science block to form new science & humanities classrooms and formation of new car parking area.

Location:
Luckley Oakfield School, Luckley 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 (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 26/07/2001. 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 Planning and Transportation

02 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date: 21 JUN 2001	Map No. 83.. Site ...5:89.....
Officer: JM EXC Application No. F/2001/4282	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Spoke to Cllr Wyatt 17/7 happy to treat as delegated ~~[illegible]~~ at this stage - will send listing letter as usual.

Description:

(F) PROPOSED TWO STOREY EXTENSION TO SCIENCE BLOCK TO FORM NEW SCIENCE & HUMANITIES CLASSROOMS AND FORMATION OF NEW CAR PARKING AREA

Location: LUCKLEY - OAKFIELD SCHOOL, LUCKLEY ROAD

Parish: WOKINGHAM Ward: WESCOTT

02.07.01.

Applicant: BOARD OF GOVERNORS

Fee Received 570-00 Required ..... Additional ..... Refund .....

(10)

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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Details of new parking area - hard standing? - any fencing?	02.07.01	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ...within curtilage of Listed building ✓ 02.07.01

Date Site Notice Sent : 02.07.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control re fire escape ✓

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 ✓

Disabled Access Officer

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency re new car park. : ✓

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

.....

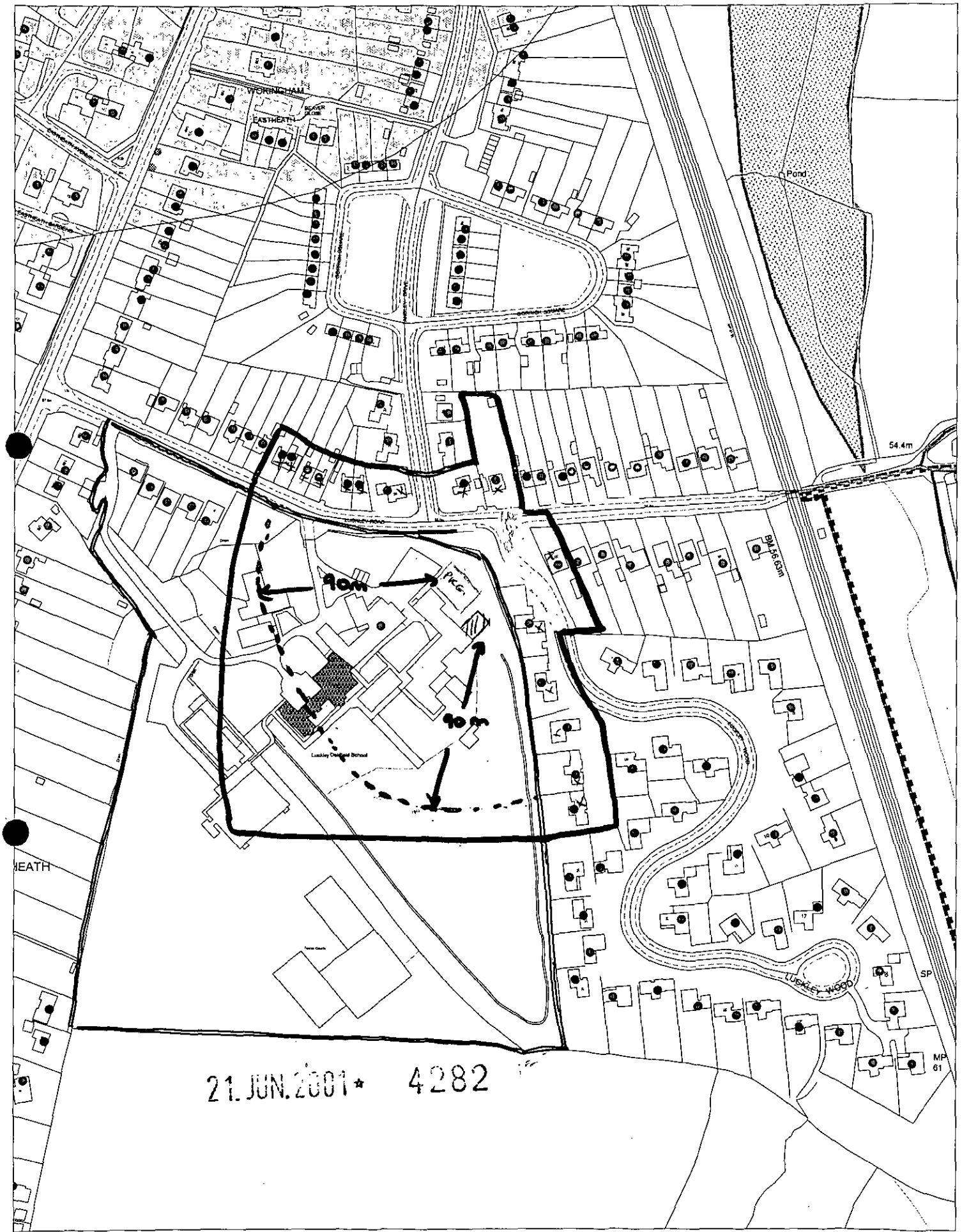
.....

Pre-apps attached.
(if not relevant to this application pls return to JC

NEIGHBOURS:

2 x S/N (both entrances to site)

+ See map. ✓



21 JUN 2001 * 4282

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Development Control Section, Environmental Services, Wokingham District Council.
27 June 2001

Scale: 1 : 2500

N
W E
S

WALLACE BACON CONSULTANTS

Building Design, Structural & Civil Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: (0118) 979 4959 Mobile: (07836) 206512 Fax: (0118) 978 0896

Your Ref:

Our Ref:

CRP/jat/0125

Planning Department

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

21 JUN 2001 * 4282

20th June 2001

Dear Sirs,

Reference : - Proposed New Two Storey Extension to Existing Science Block to form new Science & Humanities Classrooms at -: Luckley-Oakfield School, Luckley Road, Wokingham, Berkshire

With reference to the above, we enclose the following documents in support of our Planning Application:-

1) Six copies off Planning Application Form.
1a) Section 66 Certificate Signed.
2) Six copies off our drawing, number 0125/1 Site Layout/Location Plan.

3) Six copies off our drawing, number 0125/2 Plans & Elevations.

4) Cheque in the sum of £570.00 being the Planning Application Fee.

We trust that the enclosed enables the application to be registered, but should you have any comments or queries, please do not hesitate to contact the undersigned.

Yours faithfully,
Wallace Bacon Consultants,

Clive R. Paxton
Enc.
c.c. Bursar – Luckley-Oakfield School

N.B.- No proposed increase of Staff or Pupils.

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

21. JUN. 2001 * 4282

1.	**APPLICANT'S NAME**	The Board of Governors, Luckley Oakfield School
	ADDRESS	Luckley Road, Wokingham
	POST CODE	RG40 3EU **PHONE** 0118 9743201
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	Wallace Bacon Consultants
	ADDRESS	53, Eastheath Avenue
		Wokingham, Berkshire
	POST CODE	RG41 2PP **PHONE** 0118 9794959
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**	Luckley Oakfield School
		Luckley 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 Science & Humanities
		classrooms - Extension to
		existing building.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	14 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Luckley-Oakfield School Trust Ltd.
List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	0125/1 & 0125/2

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.

PRIVATE 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.

Facing Brickwork to match existing

Plain Marley Brown Roof tiles 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.

Existing hedgerow & trees will remain.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO EXISTING SURFACE WATER DRAIN

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

AS EXISTING

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/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.

£570-00

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 [signature] ON BEHALF OF Board of Governors Luckley Oakfield School DATE 20-06-01

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				
	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 School Classroom			166 m²	
OTHER	Please Specify				
	TOTAL			166 m²	

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	64	—
Proposed	88	—

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 Science Laboratory and Humanities 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?

Part of School

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
67	NIL	NIL	67

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".

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. 21.JUN.2001* 4282

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.

- 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 .....

On behalf of ..... BUCKLEY-OAKFIELD SCHOOL .....

Date ..... 20-06-01 .....

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

1 ADDRESS Luckley Oakfield School — PARISH WOK/WITHIN

PLOT No. Luckley Road — ORD. SHEET No. 83

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/3/59	Church Society	Wooden huts & WC's	11/6/59	31/5/64 T
S/4/59	Church Society	Odd classrooms & WC's	9/7/59	31/5/64 T
S/3/60	Luckley Schools	Assembly Hall	13/10/60	C/A
S/1/61	Board of Governors	5/storey extension	9/2/61	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS Luckley Oakfield School — PARISH WOK/WITHIN

PLOT No. Luckley Road — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/3/64	Luckley School	Timber classroom	25/6/64	18/3/667
S/4/64	Luckley School	Rebuilding + additions	25/6/64	
S/5/64	Luckley School	Retention of huts		
S/6/64	Luckley School	Retention of huts		
S/7/64	Luckley School	Retention of huts	30/7/64	31/5/69

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

3 ADDRESS Luckley Oakfield School PARISH WOK/WITHIN

PLOT No. Luckley Road ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/9/66	Luckley School	3 hostels & 2 staff hses	28/4/66	Ref
0/10/66	Luckley School	Demo lodge & res dev	28/4/66	Ref
0/13/68	Luckley School	Erect 2 hses, garages & pathway	25/4/68	C/A
R/142/68	Church Society	Resite driveway	28/11/68	C/A
S/4/69	Church Society	Ret. wooden hut	10/7/69	31/5/74

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

4 ADDRESS Luckley Oakfield School PARISH WOK/WITHIN

PLOT No. Luckley Road ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/15/69	Church Society	Ret huts	10/7/69	31/5/74
S/16/69	Church Society	Ret huts	10/7/69	31/5/74
S/19/70	Board of Governors	Roof space to dormitory		PD
0/35/70		7 det hses & garages	22/10/70	C/A
0/47/71		Res Dev	24/11/71	Ref

DATE OF COMPLETION

MINISTRY DECISION 0/47/61 Appeal allowed 29/3/73 C/A

SPECIAL ORDERS

DRAINAGE

091074

5 ADDRESS Luckley Oakfield School — PARISH Wok/Within

PLOT No. Luckley Road — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/3/72 8648x		5 det hses & garages	17/2/72	15/2/72 C1
00341		Ext temp permission (5/14/69)	TC 5 years	
00342		do (5/15/69)	TC 5 years	
00343		do (5/16/69)	TC 5 years	
BR 452		Ablution block		17/4/74 R
01014 BR 474		Alts provide flats	11/7/74	26/6/74 C
01149	Luckley School	2 Classrooms	8/8/74	C1A
01148		Future dev of school	5/9/74	C1A
BR 1464		2 Classrooms		7/10/74 app

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR. 974 cancelled by W.DC. 7th Sep 77

DRAINAGE

091074

4 ADDRESS Luckley Oakfield School Luckley Road — PARISH Wokingham

PLOT No. — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
-04823	L.O. School Trust	Alterations & Additions	8.7.76	N/A C/A
BR 5357	"	New School Buildings	28.10.76	Waved & App RCL 7.3.77 N/A
BR 8889	"	Toilets, Kitchen, Bathroom	24.7.78	App N/A
08763	"	" " "	31.8.78	N/A C/A
BR 13351	" "	New kitchens	28.4.80	app N/A
BR 13352	"	Gr. Maintenance Store	30.4.80	App N/A
-13180.	" "	Marley Garage as "	2.5.80	N/A C/A
13181.	" "	New Kit store W.C.	2.5.80	N/A C/A
BR 21330	"	Alts. to form cloakroom	24.8.83	App N/A
20124	"	Staff W.C.'s	20.10.83	N/A C/A
20606	"	Sports Hall	15.12.83	N/A C/A
BR 21875	"	"	20.1.84	RCL N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

43253

(7) ADDRESS Luckley Oakfield School PARISH Wokingham

PLOT No. Luckley Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 21875	L.O.S TRUST	SPORTS HALL	2.4.84	APP N/A
23822	"	2/ST 6th FORM BLDG & STAFF ACC	15.7.85	N/A C/A
BR25680	"	NEW 6th FORM BLOCK	6.1.86	REF N/A
BRA245	"	"	24.2.86	APP N/A
31851/2	"	FLOODLIT MAIN ENTRANCE SIGN/GATE/LIGHTS/BARRIER/HALL	27.10.88	C/A
BRA 6044	"	TEMP. BUILDING	26.9.88	APP
31854	"	PERM. MUSIC "	27.10.88	C/A
BRA 6515	"	MUSIC TEACHING BLDG.	9.1.89	REF
33220	"	2/ST EXT (DORMITORIES-CLASSROOMS)	11.5.89	C/A
BRA 7033	"	ANNEXE TO 6th FORM BLDG. TO FORM RES & CLASSROOMS	9.5.89	APP

34702

DATE OF COMPLETION ~~[illegible]~~

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRA 9673			2.11.90	APP
091074 36159	"	CLASSROOM	2.8.90	C/A

(8) ADDRESS Luckley Oakfield School PARISH Wokingham

PLOT No. Luckley Rd ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37776	L.O.S.T.	S/ST. EXT. JOINING 2 BLDGS.	17.6.91	C/A
37777	LUCKLEY OAKF. SCHOOL TRUST	PORTACABIN FOR SPORTS EQUIP.	14.6.91	30.6.
BRA 10430	"	"	25.6.91	APP
BRA 10409	"	INFILL FOR CLASSROOM	18.7.91	APP
39639			8.7.92	C/A
FP/92/0529	"	2 NEW CLASSROOMS/REPL. ASSOC. CORRIDORS	25.6.92	C/APP
41618	"	PERM. ENCL. WITH CHANGING FACILITIES AT SWIMMING POOL	11.10.93	C/A
97/66008/F	"	CONSERVATORY	22.8.97	C/A

DATE OF COMPLETION

FP97/6747	"	Conserv - 6th F. Room	17.10.97	C/A
98/67330/F	L.O.S.	Alts & Ext. to Assembly Hall	24.7.98	C/A
98/67563/LA	"	Prop. Upgrading Int & Ext to Assembly Hall	24.7.98	C/A

DRAINAGE

FP98/7499	"	Alts & Exts. to Ass. Hall	3.6.98	C/A

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/4282**
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				

4282

PLANS TO MEET CONDITIONS

Wallace Bacon Consultants

Building Design and Structural Engineering Consultants

53, Eastheath Avenue,
Wokingham,
Berkshire,
RG41 2PP

Telephone :
0118 979 4959

Page No. T.2

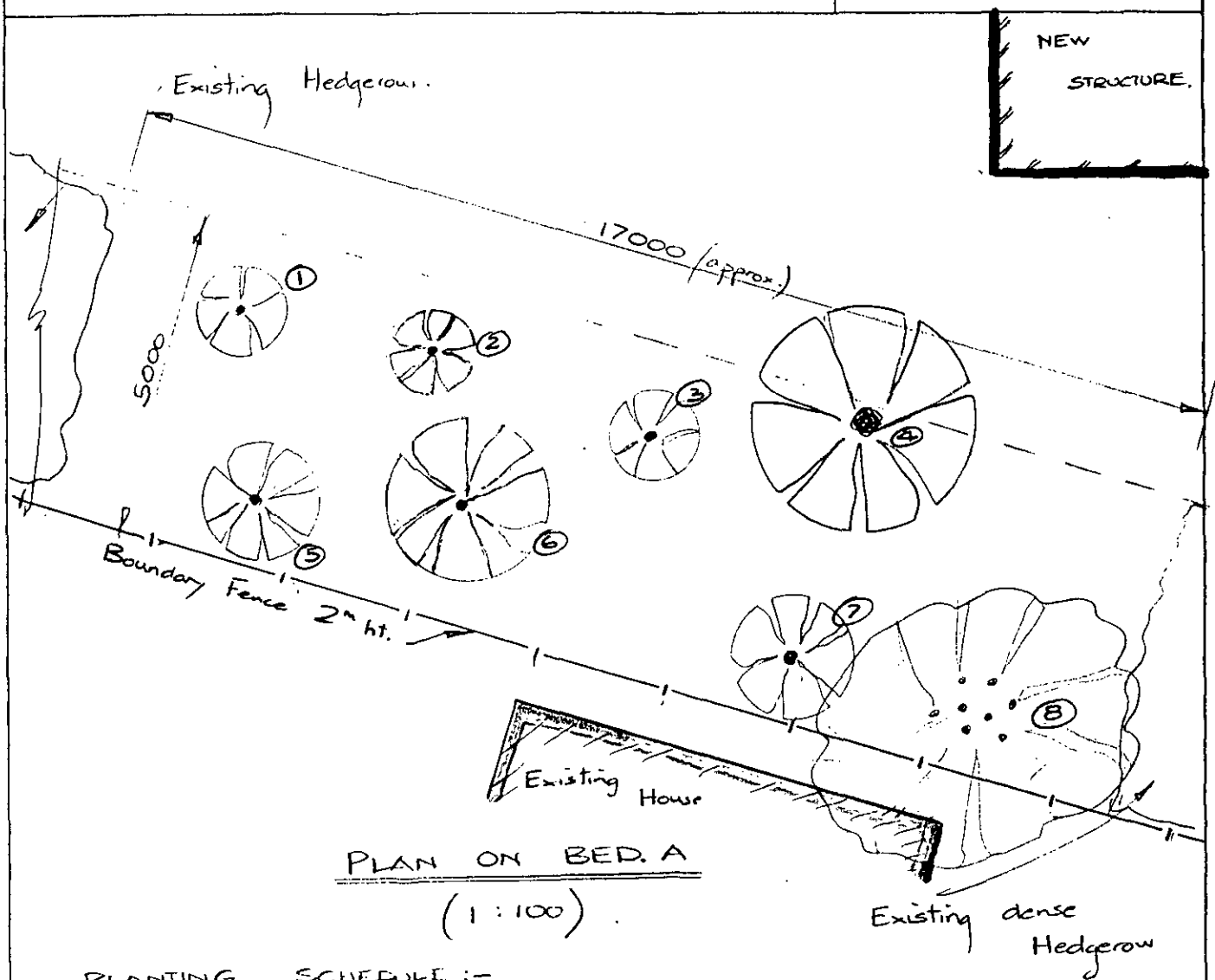
Reference 0125

Made by C.R.P.

Checked [signature]

Date 4-03-02

JOB Two storey extension Luckley Oakfield School Science & Humanities Classrooms



PLAN ON BED. A

(1 : 100)

PLANTING SCHEDULE :-

(6) - Betula pendula - new 6 m ht.

(1) & (3) Prunus lusitanica - new 1.5 m ht.

(5) & (7) Ilex aquifolia - new 4 m ht.

5 No. - Cupressocyparis leylandii new further away from building adj. to fence.

(2) - Forsythia - new 1 m. ht.

(4) - Existing Maple - 250 mm dia. 1.5 m above ⌀

POL	TLS
DC	ENF
APS	
CS	

09 APR 2002

PLANS TO MEET CONDITIONS 4282

Wallace Bacon Consultants

Building Design and Structural Engineering Consultants

53, Eastheath Avenue,
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Page No. T.1 REV. A.

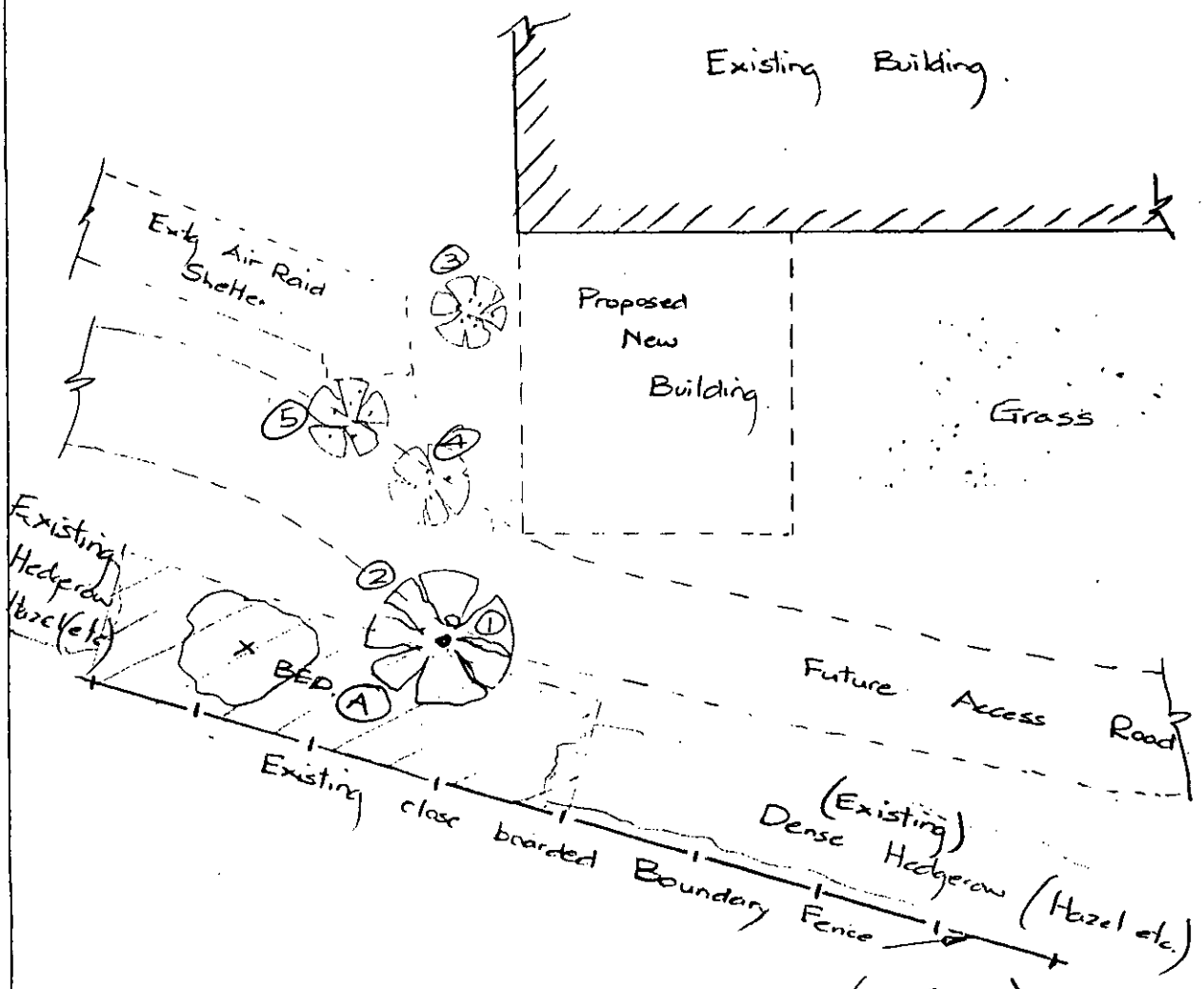
Reference 0125

Made by C.R.P.

Checked

Date 10-8-01

JOB New Science Block at Luckley Oakfield School, Luckley Road, Wokingham.



PART PLAN. (1:2500)

Schedule :-

				ACTION
(1)	Sycamore	220 dia at 1.5m above ℄	—	TO BE REMOVED
(2)	Sycamore	— " —	— " —	TO REMAIN
(3)	Sweet Chesnut	shrub	less than 150ø	TO BE REMOVED
(4)	Goat Willow	shrub	— " —	TO BE REMOVED
(5)	Sweet Chesnut	shrub	— " —	TO BE REMOVED

PLANTING SCHEDULE BED. A (SHOWN ////)

× Silver Birch (Betula pendula)
Portugal Lawel (Prunus lusitanica)
Holly (Ilex aquifolia)

09 APR 2002

SEE SHEET 0125/T.2

* REV. A — Planting scheme added - 4-3-02