APPLICATION NO:
F/2001/4239

LOCATION:
13 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Child Base Nurseries C/O Julian Philcox- West Waddy ADP

PROPOSAL:
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

EARLIEST DATE FOR DECISION: **19/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/08/2001

CASE OFFICER: **Angela Odell**

DO

Application No:

Date Approved:

Date Commenced:

Condition No.	Requirement	Date Rec	Date Approved
	Amended Plan		
	Landscaping		
	Fences/walls		
	Protection of trees		
	Materials (Elevations)		
	Materials (roof)		
	Materials (ground surfaces)		
	Car parking		
	Means of Access		
	Levels		
	Noise Protection		
	Others (to be inserted by case officer)		

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Child Base Nurseries
C/O Julian Philcox- West Waddy: ADP
3A Bury Street
Abingdon
Oxon
OX14 3QY

Application Number: F/2001/4239

Parish: **FINCHAMPSTEAD**

Location: **13, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 east side elevation of the rear extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The dining/living room windows in the first floor east side elevation of the proposed rear extension shall be omitted and replaced by the approved facing brickwork, as agreed in the agents' letter of 30 November 2001.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
8. Before the extensions hereby approved are occupied, secure cycle parking facilities shall be provided for use by staff and clients in accordance with details which shall have been first submitted to and approved by 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
6. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

Informative
1. The applicant is reminded that the existing conditions on previous consents appertaining to the site remain in force except in so far as they are expressly varied by this permission.

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

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, LC1, SBE2 and SPS7.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WRE4, WIC12 and WBE2.

Anna Cronin
Head of Planning & Transportation
Date: 10/12/2001

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.

4239

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/AO/F/2001/4239

Mr C. J. Phillips
Construction Advantage
24 The Uplands
Harpenden
Hertfordshire
AL5 2PQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Phillips,

APPLICATION: F/2001/4239
SITE: 13 NINE MILE RIDE, FINCHAMPSTEAD

I refer to your letter received on the 25 April and 3 May 2002 with reference to the above.

Following a site visit under taken by Natalie Brown on 17 May 2002, I can confirm that the tile sample for the main roof area 'Downland in Hedgerow Brown' and tile sample for the single storey shallow pitch extension 'Redland Cambrian slate' are considered acceptable in satisfying condition 02 of consent F/2001/4239.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

AO

Mrs A. Odell
SENIOR PLANNING OFFICER

Recd (PM) 2.5.02.

CONSTRUCTION ADVANTAGE

24 THE UPLANDS
HARPENDEN
HERTFORDSHIRE
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

Our Ref: 04WOKDC ~ Tile Match 02

560333

Cc Childbase Limited

NAB

Date: Monday, 29 April 2002

COPIES TO | ACK.

By Hand [with Sample Materials]

Ms N Brown
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Ms Brown

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD REF: F/2001/4239

I refer to my letter dated 24 April 2002 regarding roofing material selection at the abovementioned site and my subsequent conversation with your colleague Mr Thorpe.

Mr Thorpe informed me that you are away on leave until 07 May 2002 and that there was no one else available to deal with this issue. It was recommended that we submit the materials and contact you on 07 May 2002. We are therefore submitting the materials with this letter.

Mr Thorpe explained that for the type of building in question the onus was on us to achieve the closest match for the materials that is practicable, and for planning to approve that selection [or not]. We discussed our selection process and I am happy, from that discussion, that we have achieved a close match.

Main Roof Areas: The roof tile on the existing building is concrete tile 268x165mm by Redland. The nearest match would appear to be a Downland in Hedgerow Brown. OK 17/5/02

Single Storey Shallow Pitched Extension: A single storey part of the rear extension has a 20^0 roof pitch, nominated on the drawings as Redland Cambrian Slate. The best option is their Slate Grey tile, which will provide a nice contrast to the main roof. OK 17/5/02

Thanks for your attention in these matters; I look forward to discussing this with you in due course.

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

A Trading Division of Superslice Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

CONSTRUCTION ADVANTAGE

24 THE UPLANDS
HARPENDEN
HERTFORDSHIRE
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

PLANNING 55687
NAB
2 APR 2002

Our Ref: 04WOKDC ~ Tile Match 01

Cc Childbase Limited

Date: Wednesday, 24 April 2002

By Fax & Post [Pages:1]

Ms N Brown
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Ms Brown

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD ~ EXTERNAL MATERIALS APPROVAL

You recently dealt with the brick matching at the abovementioned site and I now need to confirm the roofing material selection.

Main Roof Areas: The roof tile on the existing building is concrete tile 268x165mm by Redland. I have had samples from Redland and the nearest match would appear to be a Downland in Hedgerow Brown. I will arrange to get a sample of the existing tiles and the Downland tile delivered to your offices and look forward hearing your comments and/or meeting on site to confirm our selection as a reasonable match.

Single Storey Shallow Pitched Extension: A single storey part of the rear extension has a 20^0 roof pitch. The plain concrete tile will not work at this pitch and so this is nominated on the drawings as Redland Cambrian Slate. I have had samples from Redland and the best option would appear to be Slate Grey, which would provide a nice contrast to the main roof. There is also a Heather colour but this neither matches sufficiently nor contrasts enough. I will arrange to get a sample of the existing tiles and the slate tiles delivered to your offices and look forward hearing your comments and/or meeting on site to confirm our selection as a reasonable match.

At the time of writing I would also mention that I am aware of there being a submission to planning for certain minor amendments to approved plans for the external elevations of the property which it was hoped could be dealt with via delegated authority. I would like to know if you could give me any news on this please.

Thanks for your attention in these matters; I look forward to hearing from you in due course.

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

A Trading Division of Superslice Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

01582769012

CONSTRUCTION ADVANTAGE

24 THE UPLANDS
HARPENDEN
HERTFORDSHIRE
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

Our Ref: 04WOKDC ~ Tile Match 01

Cc Childbase Limited

Date: Friday, 29 March 2002

By Fax & Post [Pages: 1]

PLANNING SERVICE 55666
NAB
CS
24 APR 2002
COPIES TO NOK FILE

Ms N Brown
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Ms Brown

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD ~ EXTERNAL MATERIALS APPROVAL

You recently dealt with the brick matching at the abovementioned site and I now need to confirm the roofing material selection.

Main Roof Areas: The roof tile on the existing building is concrete tile 268x165mm by Redland. I have had samples from Redland and the nearest match would appear to be a Downland in Hedgerow Brown. I will arrange to get a sample of the existing tiles and the Downland tile delivered to your offices and look forward hearing your comments and/or meeting on site to confirm our selection as a reasonable match.

Single Storey Shallow Pitched Extension: A single storey part of the rear extension has a 20^0 roof pitch. The plain concrete tile will not work at this pitch and so this is nominated on the drawings as Redland Cambrian Slate. I have had samples from Redland and the best option would appear to be Slate Grey, which would provide a nice contrast to the main roof. There is also a Heather colour but this neither matches sufficiently nor contrasts enough. I will arrange to get a sample of the existing tiles and the slate tiles delivered to your offices and look forward hearing your comments and/or meeting on site to confirm our selection as a reasonable match.

At the time of writing I would also mention that I am aware of there being a submission to planning for certain minor amendments to approved plans for the external elevations of the property which it was hoped could be dealt with via delegated authority. I would like to know if you could give me any news on this please.

Thanks for your attention in these matters; I look forward to hearing from you in due course.

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

Pages: 1 of 1

Recd (PH) 2.5.02. COPY ONLY

ORIGINAL TO BE BOOKED IN.

CONSTRUCTION ADVANTAGE TQC

24 THE UPLANDS
HARPENDEN
HERTFORDSHIRE
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

Our Ref: 04WOKDC ~ Tile Match 02

Cc Childbase Limited

Date: Monday, 29 April 2002

By Hand [with Sample Materials]

Ms N Brown
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Ms Brown

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD REF: F/2001/4239

I refer to my letter dated 24 April 2002 regarding roofing material selection at the abovementioned site and my subsequent conversation with your colleague Mr Thorpe.

Mr Thorpe informed me that you are away on leave until 07 May 2002 and that there was no one else available to deal with this issue. It was recommended that we submit the materials and contact you on 07 May 2002. We are therefore submitting the materials with this letter.

Mr Thorpe explained that for the type of building in question the onus was on us to achieve the closest match for the materials that is practicable, and for planning to approve that selection [or not]. We discussed our selection process and I am happy, from that discussion, that we have achieved a close match.

Main Roof Areas: The roof tile on the existing building is concrete tile 268x165mm by Redland. The nearest match would appear to be a Downland in Hedgerow Brown.

Single Storey Shallow Pitched Extension: A single storey part of the rear extension has a 20^0 roof pitch, nominated on the drawings as Redland Cambrian Slate. The best option is their Slate Grey tile, which will provide a nice contrast to the main roof.

Thanks for your attention in these matters; I look forward to discussing this with you in due course.

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

A Trading Division of Superslice Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 April 2002
My ref: NB/TW/F/2001/4239

Mr C. J. Phillips
Construction Advantage
24 The Uplands
Harpenden
Hertfordshire
AL5 2PQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Phillips,

APPLICATION: F/2001/4239
SITE: 13 NINE MILE RIDE, FINCHAMPSTEAD

I refer to your letter received on the 26 and 28 March 2002 and 3 April 2002 with reference to the above.

Following a site visit under taken by Natalie Brown on 9 April 2002, I can confirm that the brick sample: 'Milton Hall Traditional Soft Red' is acceptable in complying with condition 02 of consent F/2001/4239.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

TW

Trevor Watson
Development Control Manager

CONSTRUCTION ADVANTAGE

24 THE UPLANDS
HARPENDEN
HERTFORDSHIRE
AL5 2PQ

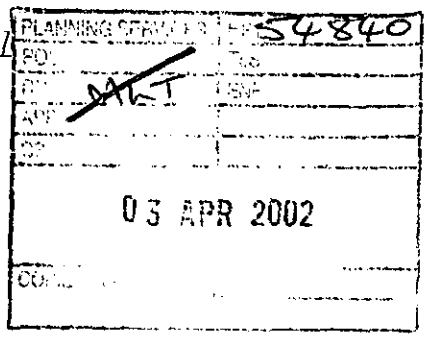
T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

Our Ref: 03WOKDC ~ Brick Match 03

Your Ref:

Cc: Ms A Cronin

By Fax & Post [Pages: 1]



Date: Friday, 29 March 2002

Mr M Thorpe
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Mr Thorpe

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD ~ BRICK TYPE APPROVAL

I refer to our previous correspondence regarding achieving a good brick match for our project at 13 Nine Mile Ride, Finchampstead and thank you for taking the time to look at the brick samples we sent in.

As I have said in previous correspondence there are at least 3 types of brick on the existing building but the one that is most predominate and that will be most exposed after the extensions are built is a smooth faced orange/red imperial brick. After much searching, it is apparent that the imperial sized Milton Hall Traditional Soft Red that we sent in was the closest match.

I am pleased you were able to confirm verbally that you felt it is a close match, but understand that you have to reserve judgement until your site visit, which is now scheduled for Friday 12th April 2002. I look forward to meeting on site on that day and I hope we will be able to confirm our selection as a reasonable match.

In the meantime we have ordered one full load of bricks and we are making a start on the works so that we can 'stay with the program'. I understand this is at our risk and the brick match remains unconfirmed until 12th April 2002.

Thanks for your cooperation to date in this matter, and that of your colleague Natalie Brown and Ms Cronin [Head of Planning Services].

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

A Trading Division of Superslice Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

PLANNING SERVICES	HPT 54720
POL	TLS
DC NAB	ENF
APP	
CS	
28 MAR 2002	
COPIES TO	ACK:
	FILE:

Our Ref: 03WOKDC ~~Brick Match~~

Your Ref:

Cc:

CONSTRUCTION ADVANTAGE

24 The Uplands
Harpenden
Hertfordshire
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage @btinternet.com

By Fax & Post [Pages: 1]

Date: Tuesday, 26 March 2002

URGENT

Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

Dear Sir or Madam

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD ~ BRICK TYPE APPROVAL

We are building extensions front and back at 13 Nine Mile Ride Finchampstead and need to confirm the selection of brick type with you.

There are at least 3 types of brick on the existing building but the one that is most predominate and that will be most exposed after the extensions are built is a smooth faced orange/red imperial brick. We searched several 'reclaim yards' but there was nothing suitable. Eventually we found a very close match, which is a Milton Hall Trad Soft Red in imperial size.

Yesterday one of my colleagues called in to your offices with a sample of Milton Hall Trad Soft Red and a sample brick reclaimed from our site. We need a quick decision on this as we are currently behind program and we are currently seeking to mobilise the Bricklayers and have a supply of these bricks available.

There was no-one available yesterday to make a decision and so we phoned today. The Planning Officer told us that this could not be dealt with in the 3 working days left this week and we do not have a firm date for the matter being dealt with.

We will contact your offices later today as we need a decision on this ASAP and would ask your cooperation in reaching this decision within a definite and reasonable time frame.

Thank you for your attention in this matter, I look forward to receiving your response in due course.

For, and on behalf of Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

Pages: 1 of 1

A Trading Division of Superslice Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

FAO NB.

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
CS	

28 MAR 2002

COPIES TO	ACK:
	FILE:

CONSTRUCTION ADVANTAGE

24 The Uplands
Harpenden
Hertfordshire
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

Our Ref: 03WOKDC ~ Brick Match 02

Your Ref:

Cc:

By Fax & Post [Pages: 1]

Date: Tuesday, 26 March 2002

Ms A Cronin
Head of Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Ms Cronin

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD ~ BRICK TYPE APPROVAL

We are building extensions front and back at 13 Nine Mile Ride Finchampstead and need to confirm the selection of brick type with Planning. We have been speaking to Natalie Brown and have delivered an example of the existing brick and our selected brick.

We are somewhat behind program and also it has taken a while to source a suitable brick. We are waiting to start the brickwork and were hoping you could approve the brick choice this week. Unfortunately Natalie Brown is unable to give approval this week and can only commit to dealing with it sometime next week or the week after.

This does seem an unnecessarily lengthy process and the delay and lack of certainty over timing will cause us genuine hardship. I am, therefore, writing to see whether there is anything you can do to facilitate an earlier solution to this issue.

Thank you for your attention in this matter, I look forward to receiving your response in due course and remain hopeful that you can help me.

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

A Trading Division of Superslice Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

01582769012

CONSTRUCTION ADVANTAGE

24 The Uplands
Harpenden
Hertfordshire
AL5 2PQ

T: 01582 768300
F: 01582 769012
e: constructionadvantage@btinternet.com

Our Ref: 03WOKDC ~ Brick Match 02

Your Ref:

Cc: REPLY REQUIRED 11/4

PLANNING SE
POL
DC MCT ENF
APP
CS 54708
26 MAR 2002
COPIES TO MR

By Fax & Post [Pages: 1]

Date: Tuesday, 26 March 2002

Ms A Cronin
Head of Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1BN

Dear Ms Cronin

RE: 13 NINE MILE RIDE, FINCHAMPSTEAD ~ BRICK TYPE APPROVAL

We are building extensions front and back at 13 Nine Mile Ride Finchampstead and need to confirm the selection of brick type with Planning. We have been speaking to Natalie Brown and have delivered an example of the existing brick and our selected brick.

We are somewhat behind program and also it has taken a while to source a suitable brick. We are waiting to start the brickwork and were hoping you could approve the brick choice this week. Unfortunately Natalie Brown is unable to give approval this week and can only commit to dealing with it sometime next week or the week after.

This does seem an unnecessarily lengthy process and the delay and lack of certainty over timing will cause us genuine hardship. I am, therefore, writing to see whether there is anything you can do to facilitate an earlier solution to this issue.

Thank you for your attention in this matter, I look forward to receiving your response in due course and remain hopeful that you can help me.

For, and on behalf of,
Construction Advantage

Colin J. Phillips *MBA FInstD*
Chief Executive Officer

A Trading Division of Supersllce Limited
Registered Office: P Box 85, Harpenden, AL5 2ZU
Registeration in England No. 768028

Mike Natalie

Anna said this is what she was talking to you + Natalie about yesterday.

Sandra
27/3

[illegible] DOULTRY [illegible] (CARAVAN [illegible])

(1) ADDRESS 13 NINE MILE RIDE [illegible] PARISH Kinch E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR D. BARNADO 13A	O/L DET HOUSE & GARAGE TO REAR	28.7.83	N/A C/A
22061, BR23496	MRL DEVS.	"	23.8.84 12.10.84	N/A C/A
22730	"	O/L: REPL. BUNGALOW & DET. HOUSE & GARAGE R/O 13	8.1.85	N/A R
235/50	APP			
949/72	MR D. W BARNADO	[illegible]	[illegible]	N/A [illegible]
BR 5205	"	[illegible]	[illegible]	[illegible]
05157	"	"	[illegible]	N/A C/A
06758	"	O/[illegible]	[illegible]	N/A [illegible]
07140	MR. R. J. PALTERMAN	CARAVAN (11A)	27.10.44	N/A T.P. 31.10.[illegible]
BR 7658	"	SEPTIC TANK	28.12.77	APP. N/A
√31420 24: 9.30-12 1.00-3pm	MRS S. MACMANUS	PRE-SCHOOL NURSERY	1.9.88	30.9.89 PA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

√34103 24 9.30-12 " " 28-9-89 TP. 1yr.

(2) ADDRESS 13 NINE MILE RIDE (CARAVAN 11A) PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
√35410 30	9.30-12.10 12.30-3.15 MRS. S. McMANUS	PRE-SCHOOL PLAYGROUP 30 CHILDREN	12.6.90	30.6.91
37371	"	RES. TO "	10.4.91	30.4.93
√38350 30	9-3.30pm	NURSERY ½ DAY TO FULL CONSERVATORY AS PART 9-00 - 3-30	26.9.91	C/A
	~~file missing~~			
√45181 38 95/61273/VAR	9-3.30pm "	VAR. COND. 4 ON 38350 (38 CHILDREN)	14.12.95	C/A
√VAR/2000/0527	38 Mrs MacManus 8-6pm	Var cond. 4.5 of consent 38350 (opening hours)	17.05.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PLANNING PERMISSION

P
GB

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MRS S MACMANUS
17 CRESCENT ROAD
WOKINGHAM
RG11 2DB
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.31420 (TP)

Proposal:
A PRE-SCHOOL NURSERY FOR 24 CHILDREN AGED BETWEEN 3 - 5 YEARS OLD
13 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

01 REASON In the interests of amenity.(90R)

02 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977 (or any order revoking or re-enacting that Order) there shall be no alteration to any elevation of the dwelling and no additional window or extension shall be constructed without the prior written permission of the District Planning Authority.(344A)

02 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977 (or any order revoking and re-enacting that Order) no addition or extension to the dwelling shall be constructed without the prior written permission of the District Planning Authority.(345A)

03 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

continued/-

Application 31420 continued

04 The number of children attending the playgroup at any one time shall not exceed 24 without the prior written permission of the District Planning Authority. Furthermore the children shall be between 3 and 5 years of age only.(441)

04 REASON To prevent an over intensive use of the site to the detriment of other residential property in the area.

05 The premises shall be used for the purposes of a playgroup only between the hours of 9.30 am to 12.00 noon and 1.00 pm to 3.00 pm Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays.

05 REASON To prevent an over intensive use of the site to the detriment of other residential properties in the area.

06 The use hereby permitted shall be discontinued at or before the expiration of the period ending 30.09.89 whereupon the premises shall resume their former use wholly for private residential purposes only.(440)

07 The use hereby permitted shall be carried on only by Mrs S. MacManus .(280)

07 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

08 The parking and access arrangements shall be as the amended plan dated 28/08/88 and the use shall not be commenced until these improvements have been carried out.

08 REASON In the interests of road safety.(550R)

Date ..... R. Faulkner .....

13 OCT 1988 Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE.

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plan shows-

(a)that there will be adequate means of access for the fire brigade to the

N
CB

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MRS S MACMANUS
17 CRESCENT ROAD
WOKINGHAM
BERKSHIRE
RG11 2DB

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.34103 (RTP)

Proposal:
RENEWAL OF TEMPORARY PERMISSION FOR PRE-SCHOOL PLAYGROUP
FOR 24 CHILDREN AGED 3-5 YEARS.
13 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

01 REASON In the interests of amenity.(90R)

02 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977 (or any order revoking or re-enacting that Order) there shall be no alteration to any elevation of the dwelling permission and no additional window or extension shall be constructed without the prior written permission of the District Planning Authority.(344A)

02 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977 (or any order revoking and re-enacting that Order) no addition or extension to the dwelling shall be constructed without the prior written permission of the District Planning Authority.(345A)

03 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

continued/-

Application 34103 continued

04 The number of children attending the playgroup at any one time shall not exceed 24 without the prior written permission of the District Planning Authority. Furthermore the children shall be between 3 and 5 years of age only.(441)

04 REASON To prevent an over-intrusive use of the site, to the detriment of residential property in the area.

05 The premises shall be used for the purposes of a playgroup only between the hours of 9.30 am - 12.00 NOON Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.(442)

05 REASON To prevent an over-intrusive use of the site, to the detriment of residential property in the area.

06 The use hereby permitted shall be carried on only by Mrs S.MacManus .(280)

06 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

Date..... 11 OCT 1989 .....
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

N
EG

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MRS S McMANUS
13 NINE MILE RIDE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE RG11 4QD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.35410 (TP)

Proposal:
CHANGE OF USE FROM PRE-SCHOOL PLAYGROUP/NURSERY FOR 24 CHILDREN TO PRE-SCHOOL PLAYGROUP/NURSERY FOR 30 CHILDREN
13 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any order revoking or re-enacting that Order) there shall be no further alteration to any elevation of the dwelling and no additional window or extension shall be constructed without the prior written permission of the District Planning Authority. (284c)

01 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

02 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

02 REASON In the interests of amenity.(96R)

03 The use hereby permitted shall be carried on only by Mrs S McManus.

03 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

04 The number of children attending the playgroup at any one time shall not

continued/-

Application 35410 continued

exceed 30, without the prior written permission of the District Planning Authority. Futhermore, the children shall be between the ages of 3 and 5 years only.

04 REASON To prevent an over intensive use of the site, to the detriment of local residential amenity.

05 The premises shall be used for the purposes of a playgroup only between the hours of 09.30 - 12.10 and 12.30 - 15.15 Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays. The premises shall otherwise continue to be used as a private dwelling. (285C)

05 REASON To prevent an over intensive use of the site, to the detriment of local residential amenity.

06 The use hereby permitted shall be discontinued at or before the period ending 30.04.91, whereupon the premises shall resume their former use wholly for private residential purposes only.

06 REASONS The District Planning Authority wish to reconsider the effect of the playgroup on the residential amenities of the area after an appropriate period of time; and to prevent an over intensive use of the premises.(443)

INFORMATIVE:-

The applicant is advised that the property is not capable of supporting any further increase in numbers attending or longer hours of operation. (286C)

Date 24 APR 1990

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

EG

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990.

To: MRS S MACMANUS
13 NINE MILE RIDE
WOKINGHAM
BERKS
RG11 4QD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.38350 (F)

Proposal:
CHANGE OF USE OF NURSERY FROM HALF DAY TO FULL DAY (HOURS 9-00 TO 3-30) USE OF CONSERVATORY AS PART OF NURSERY
13 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

02 REASON In the interests of amenity.(90R)

03 The use hereby permitted shall be carried out only by Mrs S. McManus.

03 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

04 The number of children attending the playgroup / nursery at any one time shall not exceed 30 without the prior written permission of the District Planning Authority Furthermore the children shall be between the ages of 3 and 5 years only.

continued/-

Application 38350 continued

04 REASON To prevent an over intensive use of the site to the detriment of local residential amenity.

05 The premises shall be used for the purposes of a playgroup / nursery only between the hours of 9.00 am and 3.30 pm Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.

05 REASON To prevent an over intensive use of the site to the detriment of the local amenity.

06 The use hereby permitted shall be restricted to the ground floor only as shown on the submitted plan.

06 REASON For the sake of clarity and to prevent an over intensive use of the site to the detriment of local residential amenity.

INFORMATIVE:-

The applicant is advised that it is considered that the property is not capable of supporting any further increase of numbers attending or longer hours of operation.(010E)

Date.....10 OCT 1991.....

R. F. Wilson
.....
District Planning Officer
EL

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MRS B MACMANUS
13 NINE MILE RIDE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE RG40 4QD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG40 1BN

Application No. 45181 (VAR)

Proposal:
VARIATION OF CONDITION 4 ON APPROVAL 38350 TO ALLOW NURSERY SCHOOL TO TAKE 38 CHILDREN
13 NINE MILE RIDE, FINCHAMPSTEAD

The Wokingham District Council in pursuance of its powers under the above Acts hereby GRANTS permission for the variation of Condition 04 on Permission Reference 38350 in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions, the reason for which is specified thereunder.

01 The number of children attending the playgroup/nursery at any one time shall not exceed 38 children.

REASON To prevent an over intensive use of the site to the detriment of local residential amenity.

Date 14 DEC 1995

Head of Development Control

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only.

Note : Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE :

Nothing herein contained shall be deemed to affect or vary the conditions imposed by Planning Permission No. 38350 dated 10 October 1991 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Consent for Variation of Permission

Mrs S MacManus
13 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4QD

Application Number: VAR/2000/0527

Parish: **FINCHAMPSTEAD**

Location: **13 Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Grant Consent** for the variation of the above conditions 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. CONDITION 04
The number of children attending the playgroup/nursery at any one time shall not exceed 30 without the prior written permission of the Local Planning Authority. Furthermore the children shall be between the ages of 2 and 7 years only.

Should be 35

Condition
2. CONDITION 05
The premises shall be used for the purposes of a playgroup/nursery only between the hours of 8.00am and 6.00pm Mondays to Fridays and not at all on Saturdays, Sundays or Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.

Reason
1. REASON 04
To prevent an over intensive use of the site to the detriment of local residential amenity.

Reason

2. REASON 05

To prevent an over intensive use of the site to the detriment of local amenity.

Informative

1. All other Conditions of Planning Permission 38350 continue to apply.

John Mitchell CH
Development Control Manager
Date: 17 May 2000

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 6445

Date: 25 June, 2001

Your ref:

My ref: F/2001/4239

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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 No: F/2001/4239

Applicant: Child Base Nurseries C/O Julian Philcox- West Waddy ADP.

Proposal: Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old..

Site Address: 13, Nine Mile Ride, Finchampstead, Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Angela Odell on (0118) 974 6445.

Angela

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

A pretty massive extension
how does it affect the
property next door?
top floor overlooking?

Muriel Long

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	4239 HO
BUILDING CONTROL NUMBER.	A/ 2002/2720 South
APPLICANT/~~AGENT~~	Child Base Nurseries
ADDRESS OF SITE	13 Nine Mile Ride FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	extensions + modifications to existing childrensday nursery. 2 storey + S/S exts plus variation of condition 4 of consent 38350 DC to allow children under the age of 2

DRAWING NUMBERS

BLOCK PLAN	0106 P(0)001	0106 P(0) 001
ELEVATIONS	A	003 004.
FLOOR PLANS	A	004

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Shift	
IF YES, WHAT ARE THE DIFFERENCES ?	BC alterations/omission to windows	DC doors
DATE	21/5/02	

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	13/2/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2001/4239

Applicant : Child Base Nurseries C/O Julian Philcox- West Waddy ADP.

Location : 13, Nine Mile Ride, Finchampstead, Wokingham.
Proposal : Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Site Notice Displayed ? :

YES	NO	DATE	
✓		30.7.01	(1st S.N. + add plan SN)

Date of Neighbour Notifications : .....

Date of Site Visit : 2.7.01

Date Registered : 18/06/2001

Earliest Date for Decision : 19/06/2001

Latest Consultation Date/Site Notice Expiry Date : 19/08/2001

This application will have expired on: 13/08/2001. 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 : Finch P.C.: Objection on ground that extra facilities will mean an increase in traffic movement to and fro and from the site onto the already busy Nine Mile Ride.

- Highway Officer: No objection (as no increase in No. of children) subj to conditions
- Env. Health Officer: No environmental health objection
- Social Servs: No specific reply despite my memo to them of 19/7 explaining why we consulted them.

Planning Issues :

Application Number: F/2001/4239

Appraisal :

See attached report

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

F/2001/4239 – Appraisal

Site is outside a settlement and in a gap between settlements. However, it is in a ribbon of development along Nine Mile Ride, with some development in depth at the rear.

Planning History
Premises granted permission for part change of use to children's day nursery in 1991, with various variations of conditions since.

Current proposal
Is to keep the number of children the same, but to alter the balance to a higher proportion of younger age group. Original dwelling estimated to be 91 sq.m. floorspace. Premises already extended, and current proposal to extend would bring cumulative extensions to 211 sq.m. However, as premises now predominantly in nursery use, with the residential element ancillary, Policy WRE4 applies.

Policy WRE4
This allows minor extensions to buildings, limited infilling between buildings and redevelopment on existing employment generating sites, subject to various criteria. These are assessed below:

(A) does not lead to an intensification of activity at the site.
As there would be the same number of children, consider that this criterion is complied with.

(B) has no greater visual impact on the undeveloped character of the countryside than existing development.
The site is well screened, the extension would be mainly at the rear, and as explained above, it is in a ribbon of development along Nine Mile Ride, with some development in depth at the rear. Therefore consider that this criterion is complied with.

(C) does not cover a larger area of the site than that occupied by existing authorised development.
The rear extension would be on the site of a large existing conservatory that would be removed, and on paved patio area (see photos submitted by applicants' consultant). Very minor extension at front. Therefore consider that this criterion is complied with.

(D) effect on neighbouring properties

(E) *does not lead to objections under policy WT4 (environmental impacts of traffic)*
As no increase in numbers of children is proposed, consider that there would not be a significantly increased impact compared with the existing.

(F) does not lead to consolidation of 'bad neighbour' premises

Whilst children's day nurseries can cause disturbance to nearby residential properties, a significant increase in any existing disturbance is not likely as the numbers of children would not increase.

Policy WCC2
As explained above, the site is in a 'gap'. The proposed extensions would not affect or detract from the open or countryside appearance and character of the area for the reason given above. Therefore consider that the proposal is acceptable in terms of effect on 'gap'.

Policy WIC12
This covers day nurseries, and encourages providing no significant adverse disturbance on local residents nor highway impact. These points have already been assessed under policy WRE4 above.

Effect of proposed extension on neighbouring property
On the east side is no. 15 Nine Mile Ride. The proposed 2 storey rear extension would project beyond the existing rear elevation of No.15 by about 11.3m. However, the 2 storey portion of the rear extension would be set in from the side boundary so that there would be about 8.6m. between the side of No. 15 and the side of the 2 storey rear extension, with conifers between. First floor rear windows are also proposed near the rear of the first floor of the east side of the rear elevation, but the consultant has confirmed that a condition omitting these windows would be acceptable. In view of the conifers between (within No. 15), consider acceptable. On west side is road down to 9 Nine Mile Ride. Proposed 2 storey rear extension would be about 16m. to the side boundary of the dwelling on the other side, which is a chalet bungalow with no side windows. Therefore consider effect acceptable. Long rear garden with trees at rear, no significant effect on property to rear.

Recommendation: conditional approval

Application Number F/2001/4239
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C046	R046	☒ first floor en suite east side elevation of the rear extension
4		R046	The dining/living room windows in the first floor east side elevation of the proposed rear extension ~~development~~ shall be omitted and replaced by the approved facing brickwork, as agreed in the agents' letter of 30 November 2001
5	C122	R122	
6	C129	R129	
7	C130	R130	
8			Before the extension is hereby approved ~~for~~ are occupied, secure cycle parking facilities shall be provided for use by staff and clients in accordance with details which shall have been first submitted to and approved by the LPA. /128R.
		Informatives	
		1.	The applicant is reminded that the existing conditions on previous consents appertaining to the site remain in force except in so far as they are expressly varied by this permission.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, LC1, SBE2, SPS7.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WREP, WIC12, WBE2.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2 & C6.

MINERALS LOCAL PLAN POLICIES:

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 13 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4239

OFFICER: Angela Odell

DATE OF SITE VISIT: 2.7.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes (both 1st S.N. + add. plan S.N) 30.7.01

2. DESCRIPTION OF SURROUNDINGS Ribbon of development along north side of 9MR

3. DESCRIPTION OF SITE/BUILDING Existing ex-dwelling, vacant nursery.

4. RELATIONSHIP TO ADJOINING PROPERTIES On east side is detached house (No. 15) On W. west side is road down to 9, 9MR and No. 7 on other side, which is blank flank side of chalet bungalow.

5. SITE CONSTRAINTS

TREES Some trees at

ACCESS/PARKING In + out to 9MR.

LEVELS Flat.

BOUNDARY TREATMENT Hedge on W. side. Tall conifers on east side.

OTHERS

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4239**

13, Nine Mile Ride, Finchampstead, Wokingham.

Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Transfer: Yes ☐ No ☑

Reason for Transfer: No Problems.

Signed: G Cockroft Date: 03/12/01

Councillor G Cockroft

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

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4239**

13, Nine Mile Ride, Finchampstead, Wokingham.

Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 1.12.01

Councillor M Long

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 6445

Date: 30.11.01

My ref: F/2001/4239

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/4239
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

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 **Angela Odell** on **(0118) 974 6445**. 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 10.12.01

Yours faithfully

~~John Mitchell~~
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/4239**
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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 6445

Date: 30.11.01

My ref: F/2001/4239

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2001/4239
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

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 **Angela Odell** on **(0118) 974 6445**. 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 10.12.01

Yours faithfully

~~John Mitchell~~
for Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4239**
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Transfer: Yes ☐ No ☐
Reason for Transfer:

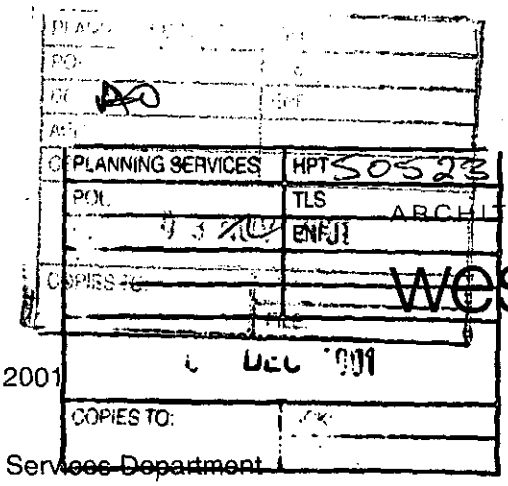
_____

_____

Signed: _____ Date: _____

Councillor M Long

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





ARCHITECTS AND TOWN PLANNERS

westwaddy ADP

CHK / JA/YG

30 November 2001

Ms A Odell
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

Dear Ms Odell

Re: Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation to Condition 4 of Consent: 38350
To Allow Children Under the Age of 2 Years Old
13 Nine Mile Drive, Finchampstead

Further to the above Planning Application and your telephone message of earlier today, I would confirm our acceptance to the first floor additional east facing windows being deleted by Condition.

I hope now that you are able to recommend the Application for approval under Officers Delegated Powers.

Yours sincerely

Julian Philcox
On behalf of West Waddy : ADP

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

PLANNING SERVICES	HPT 50454
POL	TL
DC	
APP	
CS	
29 NOV 2001	
COPIES TO:	ACK:
	FILE:

ARCHITECTS AND TOWN PLANNERS

westwaddy ADP

CHK / JA/YG

27 November 2001

Ms A Odell
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

Dear Ms Odell

Re: Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation to Condition 4 of Consent: 38350
To Allow Children Under the Age of 2 Years Old
13 Nine Mile Drive, Finchampstead

Further to the above Planning Application and your facsimile transfer of yesterday, 27 November 2001, I would agree that high cill level windows could be incorporated into the east elevation, to mitigate against any potential overlooking or privacy loss to 15 Nine Mile Ride.

I would imagine that you have a standard Condition to cover such eventualities, such that you would mark on a plan or make reference to those particular windows, stating that they have cill height of not less than 1.6m, for example, above floor level.

I would hope now that you have all the necessary information to determine the Application, enabling you to make a favourable recommendation under Officers' Delegated Powers.

Should, however, you require any further information or clarification then please do not hesitate to contact me.

Yours sincerely

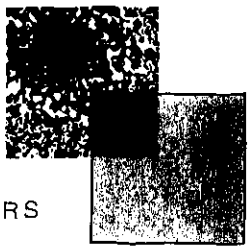
Julian Philcox
On behalf of West Waddy : ADP

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

G SERVICES | HPT 50273
TLS
A0 | E+F
26 NOV 2001
COPIES TO: | ACK:
FILE



ARCHITECTS AND TOWN PLANNERS
westwaddy ADP

CHK / JA/YG

23 November 2001

Ms A Odell
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

Dear Ms Odell

Re: Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation to Condition 4 of Consent: 38350
To Allow Children Under the Age of 2 Years Old
13 Nine Mile Drive, Finchampstead

Further to the above Planning Application and our recent telephone conversation regarding the above, I demonstrate how the Application proposals accord with Policy WRE4 of the Wokingham District Local Plan Deposit Draft (as amended) of February 2000.

This Policy was cited by yourself and your Policy colleagues as being the most pertinent to the Application.

The Policy, as you are aware, deals with existing employment uses outside settlements where extensions and redevelopment are considered acceptable, subject to six criteria:

a The first of these seeks that there would be no intensification of activity at the site.

It has been made clear from the outset that there will be no increase in the number of children and, therefore, activity at the site, over and above the 38 conditioned at the moment.

b The second criteria is that development should have no greater impact on the undeveloped character of the countryside then existing development.

With regard to the second criteria to Policy WRE4, I would refer back to our previous conversations and the site meeting where you stated that the Application site was within a built-up frontage, with significant development in depth to the rear of the site. You agreed the Application building was in a generous-sized plot with a good coverage of trees within and around the site. The countryside would not be harmed as a result.

We also made mention on site of the recent in depth housing developments in very close proximity to the Appeal proposal, that stretch back considerably further to the north than the Appeal site.

Located to the rear of the property and replacing the large dilapidated conservatory and garage extensions, the proposed extension would have no greater visual impact on the wider character than the existing development.

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

...c The third criteria is that the extension should not cover a larger area of the site than that occupied by existing authorised development.

Again, on your site visit you will recall that the front of the site is a hard standing parking area and I enclose a photograph of this as an aide memoir.

We viewed the property from the rear and you will again remember that a substantial conservatory existed on the site, which will be demolished as a result of these proposals, this covers a significant footprint. Beyond that and, again, shown within another attached photograph, you will recall standing on another area of hard surfacing to the rear of the existing conservatory. The proposed extension would sit over the existing footprint of the conservatory and hard standing area.

You will also recall that a large timber out-building existed on the western side of the site, to the rear of the existing building. Again, this covers a substantial floor area. This will come down.

In essence, the proposed extension will not cover a larger area of the site than that occupied by existing authorised development, including the rear conservatory (to be demolished) and rear garage and front and rear hard surfaced areas in accordance with Part C to this Policy.

d The fourth criteria examines the potential impact on neighbours' amenity.

Again, referring to our previous conversations and site meeting, you confirmed previously that there had been no comments received from neighbours, however, notwithstanding that, there would be no adverse impact upon the neighbouring property, 15 Nine Mile Ride.

We examined the relationship between this property and the extension on site and you were satisfied with that relationship. The other nearest property, 11 Nine Mile Ride, is to the west across a lane. That property has had a substantial side extension recently, which appears to have a blank gable wall. Given the substantial planting on the western boundary of the Application site there would be little or no impact on that property.

I would, therefore, contend that the proposals are in accordance with point (d) to Policy WRE4.

e This refers to traffic and transport issues. I would reiterate that I have spoken with Steve Auton, Senior Assistant Engineer, Wokingham District Council, who is satisfied with the proposal subject to a Condition seeking secure cycle parking for staff on site, which the Applicant is more than willing to provide. The proposals are in accordance with Point (e) to the Policy.

f The last criteria refers to the expansion of "bad neighbour" premises. The existing day nursery is not a "*bad neighbour*" and, therefore criteria f) is not triggered.

I would hope that from the above analysis you would appreciate that the Application proposals are in accordance with Policy WRE4, and that you are now able to support the Application and recommend its approval under Officers' Delegated Powers.

If, however, you do require any clarification or further discussion upon any point then please do not hesitate to contact me.

Yours sincerely

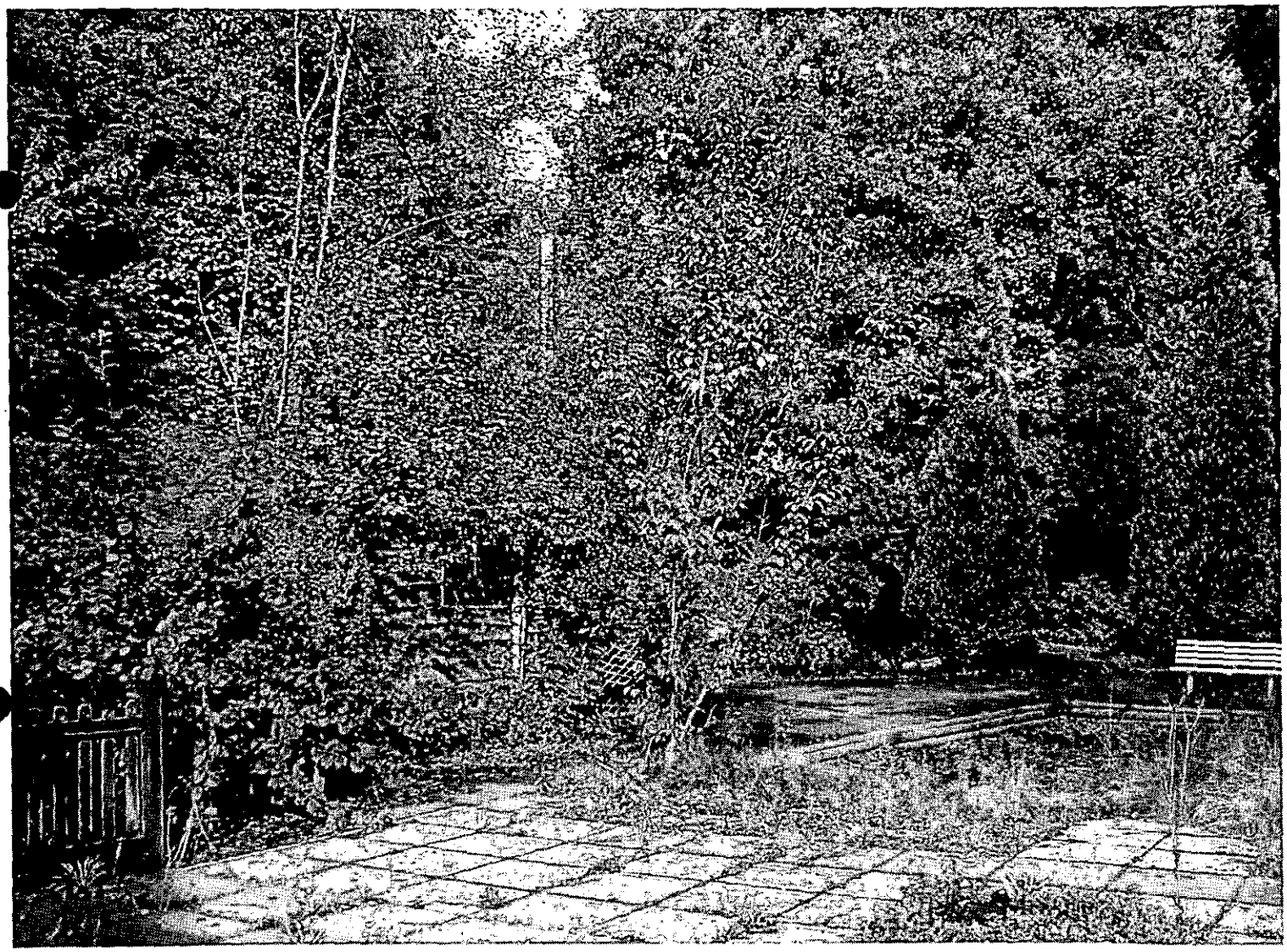
Julian Philcox
On behalf of West Waddy : ADP

Enc.









PLANNING SERVICES	RPT 49418
POL	TLS
DC AO	ENF
APP	

0 5 NOV 2001

COPIES TO



ARCHITECTS AND TOWN PLANNERS

westwaddy ADP

CHK / JP/YG

30 October 2001

Ms A Odell
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

Dear Ms Odell

Re: Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation to Condition 4of Consent: 38350
To Allow Children Under the Age of 2 Years Old
13 Nine Mile Drive, Finchampstead

Further to the above Planning Application and your recent letter, I would like to address the concerns of your Planning Policy colleagues, and to that end I feel that a meeting with yourself and your relevant Policy colleagues would be appropriate.

I would be willing to attend a meeting at your Council offices in Wokingham to discuss the points raised in your last letter. Please would you contact me to arrange a convenient date and time for that meeting. I understand that you are on leave and return on Monday 5th November.

Further to our last correspondence, I have received a letter dated 18 October 2001, from Steve Auton, Senior Assistant Engineer, Wokingham District Council. From a highways point of view Mr Auton is now content with the Application, subject to a Planning Condition securing secure cycle parking for staff to the rear of the property.

Dealing with the points raised by Ms Gibbons, of your Policy and Plans Section, in her memorandum to you. The residential accommodation is clearly ancillary to the nursery use, in both floor area terms, and that the residential first floor can only be accessed via the ground floor nursery.

You accepted that the primary use of the application site was commercial. You confirmed this at our site meeting.

No change of use is required. This occurred in 1988, and was consolidated with extensions to the nursery originally approved.

With regard to any impact on the countryside I would refer you back to our site meeting, and our letter of 1 October. You stated that the application site was within a built up frontage, with significant development in depth to the rear of the site. You agreed that the application building was within a generous-sized plot, with a good coverage of trees in and around the site. The countryside would not be harmed as a result.

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

You stated that the plot, being of significant size, could readily take the proposed extension, *without any harm resulting.*

There have been no comments from neighbours, and notwithstanding that, you felt that there would be no adverse impact upon the neighbouring property, 15 Nine Mile Ride. There is, as you know, a private access road to the other side of the property.

There are substantial properties in the area, including several to the rear. Recent planning permissions for housing in depth are now being built out in the area. Many of these properties are substantial in size, and far greater in scale than the application building, even as proposed.

Highway and Traffic issues have been discussed with Steve Auton, Senior Assistant Engineer, and he appears content subject to a condition securing cycle parking for staff.

Beyond this, it is important to remember that the site has an authorised use as a nursery, and we are looking at an extension to that nursery, with the same condition on numbers maintained. The varying of the ages of children able to attend is sought.

The applicant, Child Base Nurseries Ltd, have identified a demand for such a provision in the area, hence the application coming forward. Childbase are a reputable concern, providing nursery provision in upwards of 26 locations throughout the south east.

There are local plan policies that speak in favour of the proposals, and childcare provision *generally. These were identified previously by ourselves, and by your policy section,* namely policies WEN-14 and WIC-12, to the Wokingham District Council Local Plan Deposit Draft (February 2000).

I would hope that you are able to support the application, and look forward to discussing matters as necessary with you and your policy colleague, Ms Gibbons. Please let me know of a convenient date and time for the meeting.

I look forward to hearing from you.

Yours sincerely

Julian Philcox
On behalf of West Waddy : ADP

PLANNING SERVICES
POL
15 OCT 2001

ARCHITECTS AND TOWN PLANNERS

westwaddy ADP

CHK / JA/YG

11 October 2001

Mr S Auton
The Highways Officer
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

FILE REF | REFER TO PARKMAN Y/N
CUSTOMER FIRST REF
DATE REC'D 16 OCT 2001
ACK
FILED
H.E.S.
T.L.W.S.
T.L.H.O
T.L.H.D.
T.L.G.M.
T.L.A.S.
T.L.T.S.
E.P.O.

See 20011619

ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

Dear Mr Auton

Re: 13 Nine Mile Ride, Finchampstead
Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation of Condition 4 of Consent 38350
To Allow Children Under the Age of 2 Years Old

Further to our telephone conversation of last week, Thursday 4 October 2001, I would re-confirm as you already understood, that the authorised use of 13 Nine Mile Ride is as a children's nursery. This has been the case for 13 years.

We both agreed that the Applicant, Child Base Nurseries Limited, could occupy the property tomorrow and there would be no method of controlling the number of staff working at the facility, as this is not covered by any Condition to previous approvals.

We were told back in August, by the Planning Case Officer, Angela Odell, that the highway authority were not looking to object to the application, but that she was awaiting formal confirmation of that fact.

Notwithstanding those issues I would like to address any concerns you might have regarding staff parking on site. I would confirm that nine staff would be employed at the nursery, not nine additional staff, nine in total. This level of staff, or indeed a greater number, could operate now from the site, with no control possible.

You may not appreciate the reasoning behind the extension. The applicant is looking to extend the age range of children attending, more specifically to include under two's (babies). The demand for floor space for under two's is far greater than for older children, hence the proposed extension. This also improves the internal space, and will be of a higher standard than the single storey extension that runs along the rear of the building at the moment.

Child Base Nurseries Limited are a responsible employer who have sought to address green issues, including green transport issues themselves, within Corporate Policy.

As background, in 1999 Child Base Nurseries Limited produced a draft Green Plan, which included, amongst other things, the issue of green travel. This Plan was adopted across the whole Company in January 2000, when at the time approximately 79% of staff within Child Base Nurseries Limited drove to work in their own private motor car.

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

Following initiatives such as on-site bicycle parking, bicycle loans, car sharing initiatives, the encouragement to use public transport, walking to work, etc, the number of staff now driving to work has now been reduced drastically.

In a recent survey of May 2001, across eighteen of Child Base Nurseries Limited's site, it was found that approximately 52% of staff now drove to work in their own private motor car, a drastic reduction on the previous figure of 79%.

Child Base Nurseries Limited operate from upwards of twenty-six different sites throughout the south-east of England and in every locality they encourage both staff and parents to address green transport issues.

With regard to Finchampstead, as with all Child Base Nurseries Limited's sites, Child Base are willing to provide off-street covered cycle parking to the rear of the premises in a secure location, which could satisfactorily be Conditional to any Planning Permission.

Further, I indicated during our discussions that Thames Travel run a bus service along Nine Mile Ride in both directions with bus stops serving both directions being located within close proximity of the Application premises. This service, running hourly in both directions, serves Reading, Wokingham, the wider area of Finchampstead and other settlements in between. This could be utilised by both staff and, indeed, parents.

There is a substantial residential catchment area within Finchampstead itself, which would readily supply staff and, indeed, parents wishing to place their children at the nursery. These people should be more than able to cycle or walk to the Application site.

I hope the above satisfies your concerns. I would reiterate, however, that the site has an authorised use as a children's day nursery and could be operated today with no ceiling being placed on staff numbers, which effectively, puts a different emphasis on your concerns on staff parking.

I hope, however, the above allays any concerns you might have and I would be grateful for a response by return confirming this. I shall telephone you later today to confirm that you have received this letter.

I look forward to hearing from you.

Yours sincerely

Julian Philcox BA(Hons) DMS
On behalf of West Waddy : ADP

48341



ARCHITECTS AND TOWN PLANNERS

westwaddy ADP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
A.P	
CS	
- 3 OCT 2001	
COPIES TO:	FILE:

ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

CHK / JA/YG

1 October 2001

Ms A Odell
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Odell

Re: Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation to Condition 4 of Consent: 38350
To Allow Children Under the Age of 2 Years Old
13 Nine Mile Ride, Finchampstead

Thank you for agreeing to meet us on site on Friday, 28 September 2001. We found the meeting most useful. Further to that meeting, I would confirm the following.

As background, the Application has been submitted on behalf of Child Base Nurseries Limited. Child Base Nurseries Limited are a well-known and reputable provider of child care provision, having in excess of twenty-six nurseries throughout England with more in the pipeline.

Having assessed local demand, they are looking to bring the property back into use, which has an authorised use as a day nursery, but in addition to vary a previous condition to cater for a wider age-range of children.

Due to changing work patterns and an increasing desire for mothers, especially, to return to the labour market as soon as possible, there is increasing demand for child care provision for children under the age of two years old. Previously, however, the greater demand was for childcare places for children aged between three and five.

The result of providing nursery places for under twos is an increased demand for floor space. Nursery provision for the under twos requires a far more extensive floor area and hence the proposed extensions to the existing nursery.

Regarding relevant Development Plan Policies, initially, you thought that Policy SC19 – Extensions to Existing Dwellings in Rural Areas – was the most pertinent. Following discussions on site you agreed that as the Application site was a commercial building, a children's nursery, that a site specific approach was more appropriate. Indeed, the sub-text to the Policy states that:

"Extensions to buildings in other uses will be treated on their merits".

You accepted that the primary use of the Application site was commercial, the minor element of residential on the third floor being ancillary to the commercial use.

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

From our discussions, the planning history, and site inspection it is clear that the previous property on the site, a bungalow, was demolished and rebuilt in 1950 as a two-storey house. Since that date the property has existed in its current form with a single storey side addition in 1976.

As the house has existed for some 51 years, you confirmed that the Council and the Planning Inspectorate, would generally see that as the "base" situation in assessing extensions, or indeed redevelopment. I believe your starting point for calculating any increase in the volume should be the property constructed in 1950.

You noted that the quite substantial single storey rear extension on site would be demolished as part of the proposals, this extension running the full width of the property and being mostly glazed.

Having spoken to you, and also one of your Policy colleagues, it is evident that the Wokingham District Council Local Plan deposit draft (as amended) of February 2000 is being used for development control purposes. Within the Local Plan deposit draft, Policy WEN14 – Community Benefits in Employment Areas – shows that the Council will encourage the provision of premises for child care and within the sub-text at paragraph 7.47, the Plan states that:

> *"A significant number of people who have valuable skills and experience are deterred from taking up employment due to child care responsibilities".*

Further, Policy WIC12 – Day Nurseries and Playgroups – states that:

> *"The provision and operation of nurseries and playgroups will be encouraged, particularly, close to town and village centres".*

The sub-text of this Policy at paragraph 11.26 states that:

> *"Day Nurseries and Playgroups provide important local pre-school education services and there is a growing demand for these type of facilities within the Plan area. Additional provision will, therefore, be encouraged".*

The Applicant is seeking to utilise a property that has an authorised use as a day nursery, but is currently vacant. Child Base Nurseries Limited are simply looking to bring the building back into use and with the proposed extensions, enable a wider age range of children to be catered for within the building.

There is a clear demand for such facilities within the wider economy but, particularly, within the Plan area and Child Base Nurseries Limited have identified a specific need in this localised area of the district.

You noted that there had been no adverse comments from neighbouring residents and that the proposed extensions would not impact on the adjacent neighbours at 15 Nine Mile Ride.

Looking at the Application on a site-specific basis, you noted that the property was located within a built-up frontage on a generous-sized plot, with significant development in depth, including substantial properties to the rear of the application site.

The area is characterised by large detached properties, within their own substantial plots. Many of these properties are far larger than the existing property on site, and as extended, some having had substantial extensions within recent history.

Additionally, you noted that there had been a number of new dwellings erected within the locality, some of a significantly larger size than the existing property 13 Nine Mile Ride.

It was pointed out that the wider area has a good coverage of trees and that the proposed extension would be well screened by the existing trees in and around the site, many of which are coniferous and provide all year round cover.

The proposed extension is of a design, character and materials in keeping with the existing property, incorporating rear gable extensions to match the character of the existing building.

It was also noted that the Application property is located within substantial grounds and you stated that the plot was of sufficient size to readily take the proposed extension, without any harm resulting.

I hope, therefore, that having regard to the above you will agree policy SC19 is not relevant in this case. Our discussions on site will enable you to assess the Application in the light of its individual merits, taking into account your specific site assessment of the property and the extensions proposed, and Local plan policy that speaks in favour of the development.

Our assessment of Development Plan Policy should enable you to justify a recommendation for approval. We hope that you are able to put the Application forward with a recommendation for approval at the earliest possible opportunity.

You indicated that the Application would be dealt with under Officers Delegated Powers and that you would be making a recommendation to a Senior Officer.

I would thank you again for your willingness to meet on site, which I consider benefited both parties.

Should you require any further information then please do not hesitate to contact me, otherwise I believe from our discussions that you should be able to forward the Application with a recommendation for approval.

Yours sincerely



Julian Philcox
On behalf of West Waddy : ADP

Memo from Liz Gibbons, Policy + Plans

13 Nine Mile Ride: F/2001/4239

Background
13 Nine Mile Ride began as a nursery ancillary to a dwelling. As a result of variation of conditions I now think that the stage may have been reached where a material change of use has taken place and to all intents and purposes this may now be a commercial property with ancillary residential. This begs the question as to whether the the premises should be given a certificate of lawfulness on the assumption that the change took place in 1991 (in my view it probably didn't) or whether retrospective change of use is required as a result of changes in 1995, 2000 or 2001.

Main issues
The questions that need to be asked are:

1. Is the application unacceptable because of impact on the countryside
2. Are there other issues such as residential amenity (pol WOS3) and or transport issues that make the proposal unacceptable
3. If there are should the application be considered for refusal on these grounds
4. Are there special mitigating circumstances that should override the in principle objections in this case. Is the need for this type of child care accommodation so great in the area that it should override normal planning policy

In view of the ambiguity of the planning status it is reasonable to assess the application against policies for residential, commercial and reuse in the countryside (SEALP SC19 and SC21). Both consider impact on countryside as an issue. Similarly under WDLP policy WRE4 if considered to benefit from commercial use (WCC7 if residential) and WCC1. Again the tests are impact on countryside character (see WCC1) and whether the need can be better met elsewhere, for example in a central location in premises within the built up area preferably near to other facilities. All are restrictive with regard to extensions. Gap policy also applies and with a site in this location consolidation is likely to be the issue.

In assessing the site against WIC12 the site is not close to a village centre so would not strictly be in line with the policy. But because it is between a settlement and a major employment area it may be considered as reasonably sustainably located and this should not be a reason to refuse.

There is anecdotal evidence that there is a lack of childcare in the area that may be affecting the ability of individuals to take up employment. This needs more careful examination if this is to be used to justify overriding policy.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 August, 2001
My ref. AO/F/2001/4239
Your ref. CHK/JA/YG

West Waddy ADP
3A Bury Sreet
Abingdon
Oxfordshire
OX14 3QY

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

Dear Mr Philcox

PLANNING APPLICATION F/2001/4239
PROPOSED TWO STOREY & SINGLE STOREY EXTENSIONS TO NURSERY SCHOOL PLUS VARIATION TO CONDITION 4 OF CONSENT 38350 TO ALLOW CHILDREN UNDER THE AGE OF 2 YEARS OLD AT 13 NINE MILE RIDE, FINCHAMPSTEAD

During our telephone discussion this morning, I advised you that the above application is likely to be recommended for refusal on the grounds that the proposed extensions would be contrary to South East Area Local Plan Policy SC19 and to Wokingham District Local Plan WCC7 (copies attached). This is because the site is outside a settlement boundary and the proposed extensions, together with the existing extensions/alterations, would result in the building being more than three times its original size. I give the details as follows:

Original bungalow: 91 sq.m.
Existing and proposed extensions: 211 sq.m. (130 sq.m. ground floor and 81 sq.m. first floor).

Whilst I agree that the property is now mainly a day nursery, it was a dwelling and still retains a residential element. Therefore I consider that the above policies do apply, and in any event, there are other policies which apply to buildings in the countryside.

I have now looked into the effect on the neighbouring property to the east, and consider that the proposed first floor side windows could also cause overlooking.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 25 June 2001

Application Number: F/2001/4239

Proposal: Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Parish: FINCHAMPSTEAD PARISH

Site Address:
13, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Child Base Nurseries C/O Julian Philcox- West Waddy ADP.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122 - Parking + Turning
R122
C129 - Construction Vehicles
R129
C130 - Mud
R130
Secure cycle parking is to be provided for use of staff and clients. Details to be submitted to and approved by D.P.A.
R128

Signed: _____ **Print name:** S.N. Aston

27.10.01

Tel. No. 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 18th October 2001.

Your ref. CHK/JA/YG

My ref. SNA/NK/P5 [20011619]

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr. J. Philcox,
West Waddy ADP,
3a Bury Street,
Abingdon, Oxfordshire.
OX14 3QY

Dear Mr. Philcox,

P.A. NO. F/2001/4239 - 13 NINE MILE RIDE, FINCHAMPSTEAD

I refer to you letter dated 11th October and thank you for confirming our telephone conversation of 4th October regarding the nursery at the above location.

I appreciate the existing permission for the site and note the willingness to provide secure cycle parking for staff etc. to the rear of the property; this will be made conditional to any planning permission which may be forthcoming from the above application.

If I can be of any further assistance in this matter please contact me on the above telephone number.

Yours sincerely,

S. N. AUTON
Senior Assistant Engineer

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

Your Ref:

From: John Mullaney
Environmental Heath

My Ref:

Date. August 2, 2001

PROPOSED: ERECTION OF EXTENSION AND VARY OF CONDITION TO ALLOW CHILDREN UNDER2

LOCATION: 13 NINE MILE RIDE, FINCHAMPSTEAD

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

AMC

PLANNING SERVICES	
PCL	
DC	ENF
APP	
CS	
0 6 AUG 2001	
COPIES TO:	ACK:
	FILE:

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

28 JUN 2001

FROM: Angela Odell

DATE: 25 June 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4239

Proposal: Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old..

Site Address: 13, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Child Base Nurseries C/O Julian Philcox- West Waddy ADP.

Your observations are required in respect of this application **by 19/06/2001** .

Objection on the ground that the extra facilities will mean an increase in traffic movement to and from the site onto the already busy Nine Mile Ride.

Amo

PLANNING SERVICES
POL
DC
APP
CS
03 JUL 2001
COPIES TO:
FILE:

SIGNED: C.S. Cl

DATE: 6-7-01

Clerk To Finchampstead Parish/Town Council.

Date: 19 July 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4239

Location: 13, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Applicant: Child Base Nurseries C/O Julian Philcox- West Waddy ADP.

Case Officer: Angela Odell

The new plans show the following: East elevation. Drawing no 0106/P (0) 004.

Comments are required by 09/08/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) F/2001/4239 (Ludhouse) Date Rec. 17/7/01

Location: 13 Nine Mile Ride, Finchampstead

Parish

Applicant: Child Based Nurseries.

Description of attached plans East elevation.

Drawing No's: 0106/P(0) 004

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: As previously (note now include No 15 Nine Mile Ride)

Date for Responses 3 weeks

FURTHER ACTION

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

Redate Application N ~~Y~~ From ~~[illegible]~~

New Site Notice ~~Y~~ Y

New Description ~~As above~~

CASE OFFICER AO.

Consultations Sent by Admin. on 19.07.PS

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

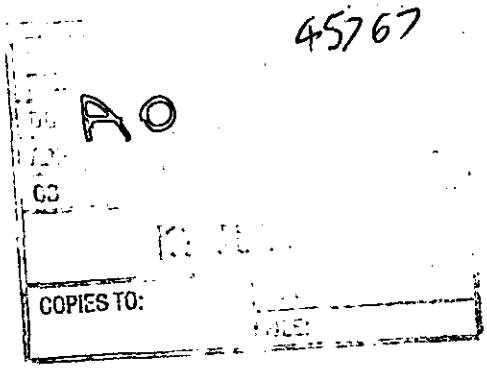
SANSOME
HALL
ARCHITECTS

0106H16J1
16TH July 2001

4239 : 1

45767

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



FURTHO SOUTH
FURTHO MANOR FARM
NORTHAMPTON ROAD
OLD STRATFORD
MILTON KEYNES MK19 6NR

Tel: 01908 543600
Fax: 01908 543700
E-mail: sha@sansomehall.co.uk

Dear Sirs

THE CRESCENT, NINE MILE RIDE, FINCHAMPSTEAD
PLANNING APPLICATION REF: F/2001/4239

Further to the above Planning Application, please find enclosed five copies of the East Elevation inadvertently omitted from the previous application.

I trust this completes the information you need for this application.

Yours faithfully

Peter Hall
SANSOME HALL ARCHITECTS

encls.

c.c. Childbase Ltd : Michael Thompson

1811

Planning Application

Received by Wokingham District Council

Application No: F/2001/4239

Proposal:
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Location:
13, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4239 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/08/2001. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

18 July 2001

ADDITIONAL PLANS

ARCHITECTS AND TOWN PLANNERS

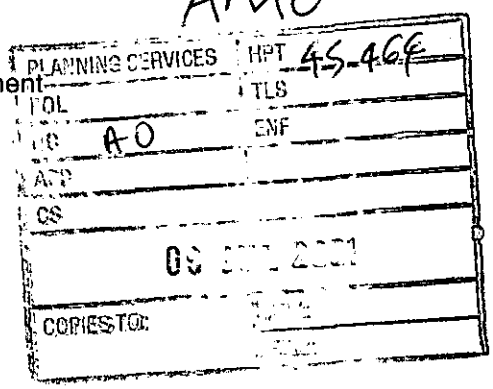
westwaddy ADP

CHK / JA/YG

6 July 2001

AMO

Ms A Odell
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR



ARCHITECTURE
TOWN PLANNING
URBAN DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
DEVELOPMENT CONSULTANCY

Dear Ms Odell

Re: Planning Application: F/2001/4239
Proposed Single Storey & Two Storey Extensions to Nursery School
Plus Variation to Condition 4of Consent: 38350
To Allow Children Under the Age of 2 Years Old
13 Nine Mile Drive, Finchampstead

Further to the above Planning Application and our recent telephone conversations, I would confirm that the Site Notice has been forwarded to the Applicant and should now be displayed on site.

With regards to your request for the additional (east) elevation this is currently being prepared and will be forwarded to you as soon as possible.

Further to our telephone conversation, I would confirm that the approved named operator at the site is Child Base Nurseries Limited, as a result of variation to Condition 3 of Consent 38350, Application reference: VAT/2001/3467, approved on 18 April 2001.

Should you require any assistance or clarification on any matter pertaining to the Application then please do not hesitate to contact me.

Yours sincerely

Julian Philcox Ba (Hons)
On behalf of West Waddy : ADP

TEL: 01235 - 523139 / 553525
FAX: 01235 - 521662
E-MAIL: westwaddy@aol.com

WEST WADDY ADP 3A BURY STREET ABINGDON OXFORDSHIRE OX14 3QY

PHILIP D WADDY BA(HONS) DIPL ARCH (OXFORD) RIBA FRSA. JOHN ASHTON DIPL TP (OXFORD) MRTPI
ASSOCIATES: PHILIP BELLEW BA(HONS) DIPL ARCH (OXFORD) RIBA. STEPHEN SIMKINS BA(HONS) DIPL ARCH DIPL UD RIBA

Memo to: Jim Simpson, Childcare Development Manager

From: Angela Odell, Planning **19.7.01**

CONSULTATIONS ON PLANNING APPLICATIONS

Thank you for your memo of 16 July. When assessing planning applications it is present practice to consult social services childcare section on all applications relating to childcare for under 8s; e.g.for day nurseries etc. This consultation is partly at the request of social services for their information purposes, and partly so social services can object to or comment on applications; e.g. would the proposed staffing ratio meet standards.

Replies to consultations should be received by us within 21 days, otherwise it will be assumed that you have no comments to make.

I trust this advice is clear, but if you wish to discuss the matter further please contact either our team leader Tike Thorp on ext. 6444 or me on ext. 6445.

Angela Odell

Education and Cultural Services Memorandum

Early Years & Childcare Development
Highwood Annexe, Woodley

To: Nicola Lake & Angela Odell, Planning Services

Re: **Applications No: F2001/4320 and F/2001/4239**

From: Jim Simpson, Childcare Development Manager

Date: 16 July 2001

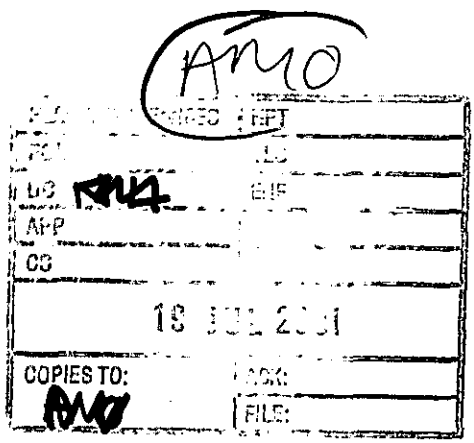
Your enquiries regarding the above dated 5 July and 25 June have been passed to me by the Under 8's Team in Communtiy Services Department.

Between 1 July and 31 August 2001, Community Services will only deal with changes to existing registrations that can be completed before 1 September 2001. All new registrations and other changes to registrations, are now being dealt with by Ofsted. However, the Early Years and Childcare Section, based here at Highwood Annexe has taken over the support and guidance of providers wishing to register or change registration.

In the circumstances, this team is not familiar with the above proposals.

Please let me know what information would be useful to you.

Regards



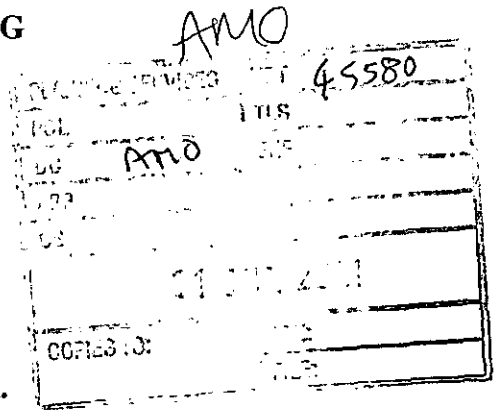
Tel. Extn:

My ref: **MG**

Your ref:

July 9, 2001

Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR.



Community Services Department
Under Eights' Office
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2QB
Tel: (0118) 989 1277

Dear Angel Odell,

Thank you for the Planning Application **F/2001/4239.**

From the 1st July 2001 all Applications will be dealt with by OFSTED the contact will be Mr J Simpson Child Development Manager
Highwood Annex
Fairwater Drive
Woodley Berkshire .

I have past the paper-work to the Child Development Team.

If you need any assistance do not hesitate to contact me.

Yours sincerely

Margaret Gilham

Margaret Gilham
Under Eights Manage

Received by Wokingham District Council

Application No: F/2001/4239

Proposal:
Proposed two storey & single storey extensions to nursery school plus variation to condition 4 of consent 38350 to allow children under the age of 2 years old.

Location:
13, Nine Mile Ride, Finchampstead, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2001. 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

25 June 2001

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4239 relates.

Address of site 13 Nine Mile Drive.

Signed _____

Date 10.7.01

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

1

Pre App N° 1385

99/606

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 JUN 2001

Officer: AO | Application No. F/2001/4239

Map No. ..... Site ...0.12....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY & SINGLE STOREY EXTENSIONS TO NURSERY SCHOOL PLUS VARIATION TO CONDITION 4 OF CONSENT 38350 TO ALLOW CHILDREN UNDER THE AGE OF 2 YEARS OLD

Location: 13 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South. 25.6.01 B.

Applicant: CHILD BASE NURSERIES LTD

Fee Received 380-00 Required ..... Additional ..... Refund .....

(3)

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	Other side elevation.	25.6.	
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 : 25.6.013 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 under 8's offices .....
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:

Pre-App Attached

NEIGHBOURS:

Site notice & see map for neighbour notices

Is it OK for both these applications to be on one form FULL & VARIATION

WEST WADDY : ADP
ASSOCIATED DESIGN PARTNERSHIP

18. JUN. 2001 * 4239

3A Bury Street
Abingdon
Oxfordshire
OX14 3QY

Tel: 01235 523139/553525
Fax: 01235 521662
e-mail: westwaddy@aol.com

CHK / JA/YG

8 June 2001

The District Planning Officer
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

For the attention of Mr J Mitchell

Dear Sirs

Re: (1) Part Single Part Two Storey Rear Extension
(2) Variation of Condition 4 to 38350 to Allow Children Under the Age of 2
13 Nine Mile Drive, Finchampstead

Please find enclosed the following, which together comprise a Planning Application for the above proposal:

1 Copy of this letter.
2 Six copies of Application Forms – Parts 1 and 2.
3 Section 66 Certificate – Certificate A.
4 Six copies of drawing CHK/P001 – Site Location Plan.
5 Six copies of drawing CHK/P003 – Proposed Elevations.
6 Six copies of drawing CHK/P004 – Proposed Floor Plans.
7 Cheque to the value of £380 made payable to Wokingham District Council – the Application fee.

Background

The Application site, a large detached property, was until recently occupied by The Crescent Nursery School/Day Nursery, the authorised use of the property being a children's day nursery (Class D1). Under Planning Permission reference 38350 and subsequent Variation of Condition reference 45181 (VAR) is a Condition limiting the number of children attending the nursery at any one time to a maximum of 38.

Planning Permission VAR/2000/0527 varied the permitted age range of children attending the nursery, so that the permitted age range currently exists at ages 2-7 years of age.

There is an existing first floor residential flat accessed via, and linked to the ground floor nursery use.

Application

The Application proposes a part single and part two storey rear extension, providing improved floor area and facilities to the first floor flat with extensions to the ground floor nursery. As part of the Application, it is proposed to vary Condition 4 to Planning Permission 38350, to allow children under the age of 2 (babies). To this end, a larger floor area is required, nursery facilities for babies having a more intense demand for floor space than for older children.

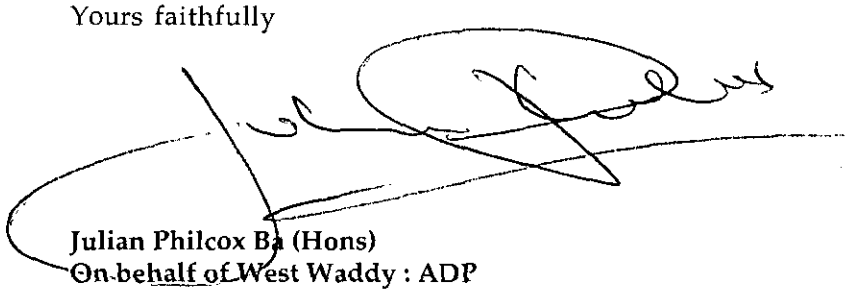
The site has an existing front parking arrangement providing seven off-street car-parking spaces. The site also has separate access and egress points for vehicles.

The proposed extension is of a scale, design and materials to match the existing property and is set a good distance away from the nearest adjacent property – 15 Nine Mile Drive.

The Application does not propose an increase in the number of children attending the nursery, simply that by varying Condition 4 to Planning 38350 the age range of children attending extends to between 0-7 years old.

Should you require any assistance or clarification on the above then please do not hesitate to contact me.

Yours faithfully



Julian Philcox Ba (Hons)
On behalf of West Waddy : ADP

[illegible] Poultry [illegible] (Caravan 11A)

ADDRESS 13 Nine Mile Ride [illegible] PARISH Lincoln E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR D. BARNADO 13A	O/L DET HOUSE & GARAGE TO REAR	28.7.83	N/A C/A
22061, BR23496	MRS DEVS.	"	23.8.84 12.10.84	N/A C/A
22730	" 13A	O/L: REPL. BUNGALOW & DET. HOUSE & GARAGE R/O 13	8.1.85	N/A R
235/50	APP			
949/72	MR D. W. BARNADO	Use of poultry houses for storage	12.5.72	N/A REF
BR 5205	"	[illegible]	[illegible]	[illegible]
05157	"	"	30.9.76	N/A C/A
06758	" (Land adj.)	O/APP [illegible]	25.8.77	N/A REF
~~07140~~	~~MR R. S. [illegible]~~	~~CARAVAN (11A)~~	~~27.10.77~~	~~N/A~~ ~~T.P.~~ ~~31.10.78~~
BR 7658	"	SEPTIC TANK	28.12.77	APP. N/A
31420	MRS S. MACMANUS	PRE-SCHOOL NURSERY	1.9.88	30.9.89 PA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34103 ~~[illegible]~~	"	"	28-9-89	T.P. 1 yr

(2) ADDRESS 13 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35410	MRS. S. M'MANUS	PRE-SCHOOL PLAYGROUP	12.6.90	30.6.91
		3 [redacted]		
37371	"	RES. TO "	10.6.91	30.6.98
38350		NURSERY & PLAY TO FULL	26.9.91	C/A
		CONSERVATORY AS PART		
		9-00 - 3-30		
45181	"	VAR. COND. 4 ON	14.12.95	C/A
95/61273/VAR		38350 (38 CHILDREN)		
VAR2000/0527	Mrs MacManus	Var cond. 4+5 of consent	17.05.00	C/A
		38350 (opening hours)		
V/2001/3467	Child Base Nurseries	Var to cond 3 of 38350	18.04.01	C/A
V/2001/3468	" " "	to change name of operator		
		→ var to cond 2 of 0527		
		to change hours from		
		8am & 6pm to 7.30am & 6.30pm	18.04.01	C/A
		Mon-Fri & not at all Sat, Sun		
		& Bank Hols.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 3rd NINE MILE RIDE [illegible] PARISH FINCHAMPST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR. P. BARNADO	O/L. DET. HOUSE & GARAGE	28.7.83	C/A
22061	MRL DEVS.	"	23.8.84	C/A
BR23496	"	"	12.10.84	APP
25004	MR. P. WYATT	2/ST. EXTENSION	24.2.86	C/A
BRA 344	"	PLAYROOM & BEDROOM	9.4.86	APP N/A
36093				
BRA 9368	MR. K. SNELL	2/ST. EXT.	12.9.90	APP
38622	"	"	20.12.91	C/A
BRA 11181	"	"	29.1.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

91074

1789/a

SECTION 66 CERTIFICATE

16 JUN 2014 239

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

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

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 Child Base Nurseries Ltd

Date 8/6/2001

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

18 JUN 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** Child Base Nurseries Ltd
   ADDRESS C/o Agent
   POST CODE **PHONE**

2. **If the applicant has an agent, all correspondence will be sent to the agent**
   AGENT'S NAME Julian Philcox - West Waddy:ADP
   ADDRESS 3A Bury Street
   Abingdon
   POST CODE OX14 3QY **PHONE** 01235 523139

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 13 Nine Mile Drive
   Finchampstead

4. **WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.**
   1) Part single, part two storey rear extension
   2) Variation of Condition 4 to 38350 t allow children under the age of 2

5. **Give the area in hectares or part of a hectare** **AREA OF SITE**

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** P(0) 001 P(0)003 P(0) 004

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

CHANGE OF USE		REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	X	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
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	

769b

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.

Childrens nursery to ground flod
Residential to first floor

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.

To match 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.

As existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

Separate vehicular access and egress to Nine Mile Drive

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ * 1	/ 3 *	/ *
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

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 ON BEHALF OF Child Base Nurseries Ltd DATE 8/6/2001

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	138.5		70.5	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	138.50		70.5	

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	7 spaces	
Proposed	7 spaces	

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.
Children's day nursery

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
Child Base Nurseries Ltd
Operates on sites all over England

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
		9	

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'.