X SYSTEMS LTD
SOUTHPORT U.
LONDON OFFIC

APPLICATION NO:
F/2000/0592

LOCATION:
422 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
P & J Edgington C/O Andesign

PROPOSAL:
Proposed first floor front extension to shop ar single storey rear extension to form garage an store

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **07/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P & J Edgington
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG40 3RB

Application Number: F/2000/0592

Parish:	**FINCHAMPSTEAD**
Location:	**422 Finchampstead Road, Finchampstead, Wokingham**
Proposal:	**Proposed first floor front extension to shop and single storey rear extension to form garage and store**

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

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

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

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 9 am and 6 pm Monday to Friday and 9 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. 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.

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

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

John Mitchell
Development Control Manager
Date: 18/10/2000

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 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 29 July, 2003
My ref. BC/DC/2000/0592

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

P & J Edgington
c/o Andesign
9 Perkins Way
Wokingham
RG40 2TN

Dear Sirs

PLANNING PERMISSION 2000/0592
SITE: 422 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0592 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

ELAINE VASHI
Planning Officer

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 17 June, 2003
My ref. BC/DC/F/2000/0592
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

P & J Edgington
C/o Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG40 2TN

Dear Sirs

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SITE: 422 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

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

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

Yours faithfully

ELAINE VASHI
Planning Officer

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

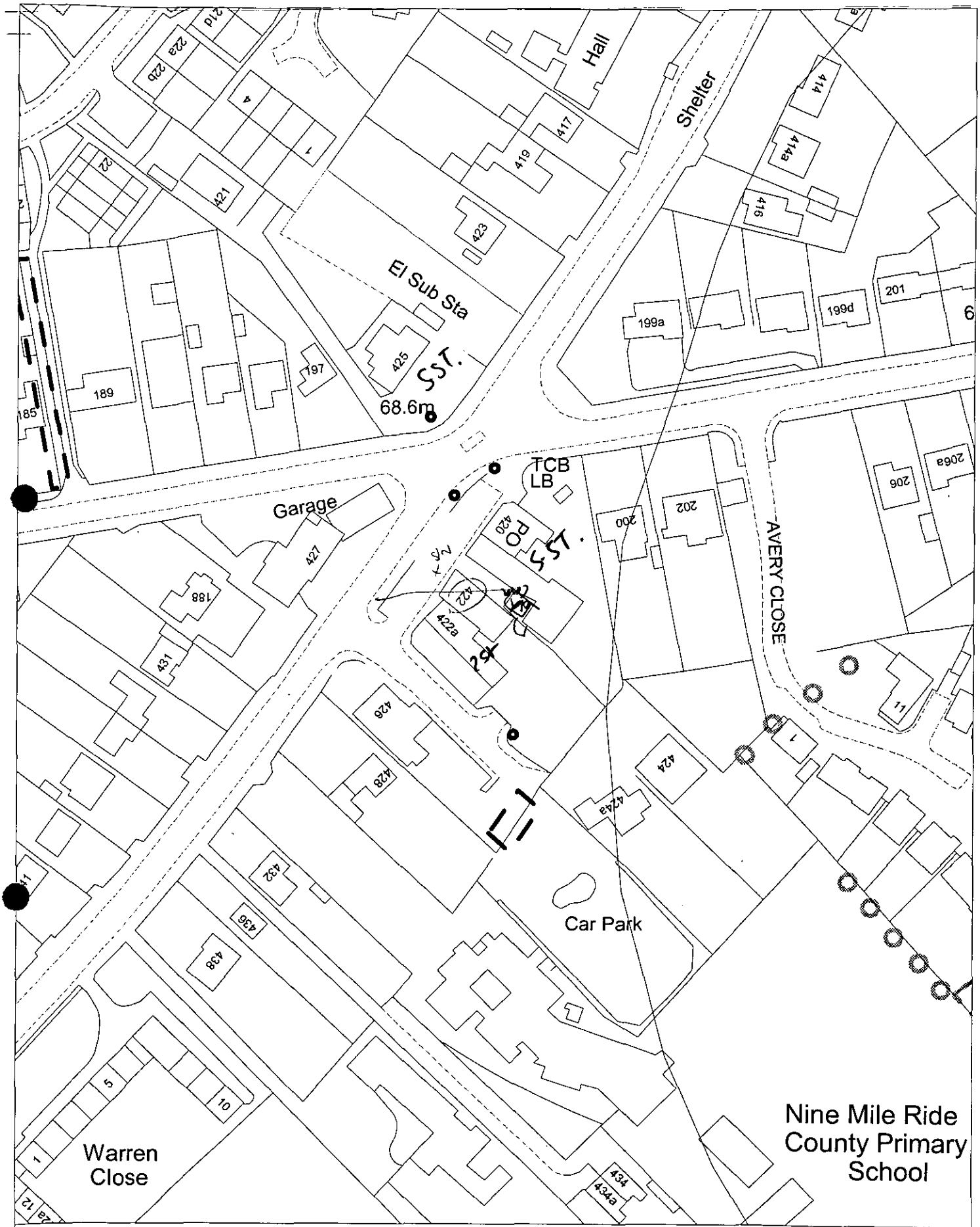
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0592	EV
BUILDING CONTROL NUMBER	FP 2003/4194	
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	Bathroom Concepts 422 Finchampstead Rd ~~WOKING SURREY~~ FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	first floor front ext to shop + s/s rear ext to form garage restore	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2933B	AH/E/2933
ELEVATIONS	—	—
FLOOR PLANS	AH/E/2932B	AH/E/2932

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/10/2000	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/5/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Site Plan, Scale: 1 to 1250

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11.FEB.2000 0592

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Date: 18 February 2000

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0592

Proposal:
Proposed first floor front extension to shop and single storey rear extension to form garage and store

Location:
422 , Finchampstead Road, 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. 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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

138. APPLICATION NO: 2000/0592, PROPOSED FIRST FLOOR EXTENSION TO SHOP AND SINGLE STOREY REAR EXTENSION TO FORM GARAGE AND STORE, 422 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, FOR P & J EDGINGTON

The Committee considered a report on this application as set out on Agenda pages 1204 to 1209.

Members were informed that consideration of this application had been deferred at the Committee meeting of the 6 September 2000 for further negotiations.

Mr Edgington (Applicant) attended the meeting and spoke in favour of the application.

During the debate on the application Members expressed the view that the street scene would not be adversely affected by the proposal.

RESOLVED: 1) That Application No: 2000/0592 be approved subject to conditions relating to the following:

a) The commencement of works within five years;

b) requiring materials to be approved by the Local Planning Authority;

c) limiting hours of construction outside the hours of 0900 to 1800 Monday to Friday and 0900 to 1330 Saturdays, and that construction be prohibited on Sundays and Public Holidays;

d) limiting construction parking to off road only.

Application No.	Received	Finchampstead	Listed by
F/2000/0592	05/10/00		Cllr Mrs Long

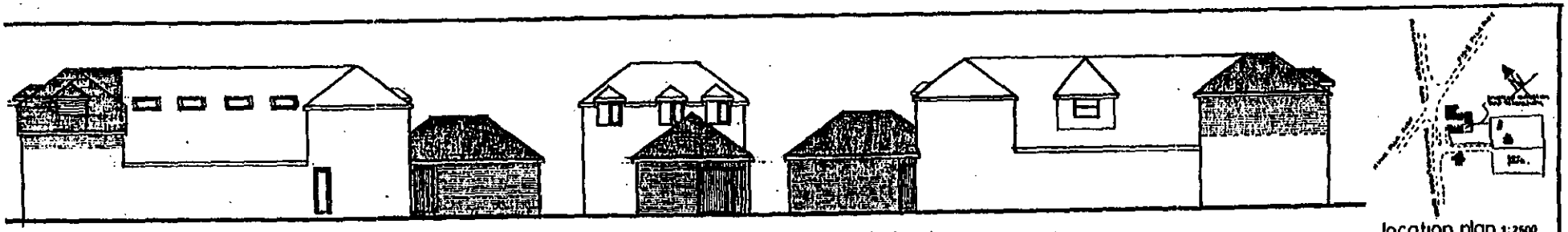
Applicant: P & J Edgington
Location : 422, Finchampstead Road, Finchampstead
Proposal : First floor front extension to shop and single storey rear extension to form garage and store.

1. This application was deferred at Development Control Committee on the 6th September 2000, for further negotiations.

2. A meeting was held with the applicant and agent on Wednesday 27th September 2000 to discuss revising the proposed scheme. Officers expressed concern about the projection of the proposed first floor front extension and asked that it be set back. The proposed first floor extension to the front of the property is to provide shop area, which would be used as display area for bathroom layouts in addition to the ground floor area already existing. The applicant feels that to comply with the request, of setting back the front of the building in line with the adjoining property, would result in the remaining space being so small that there would be no purpose in proceeding with the extension.

3. **RECOMMENDATION:** To REFUSE planning permission for the reason set out in the attached report

Elaine Connor

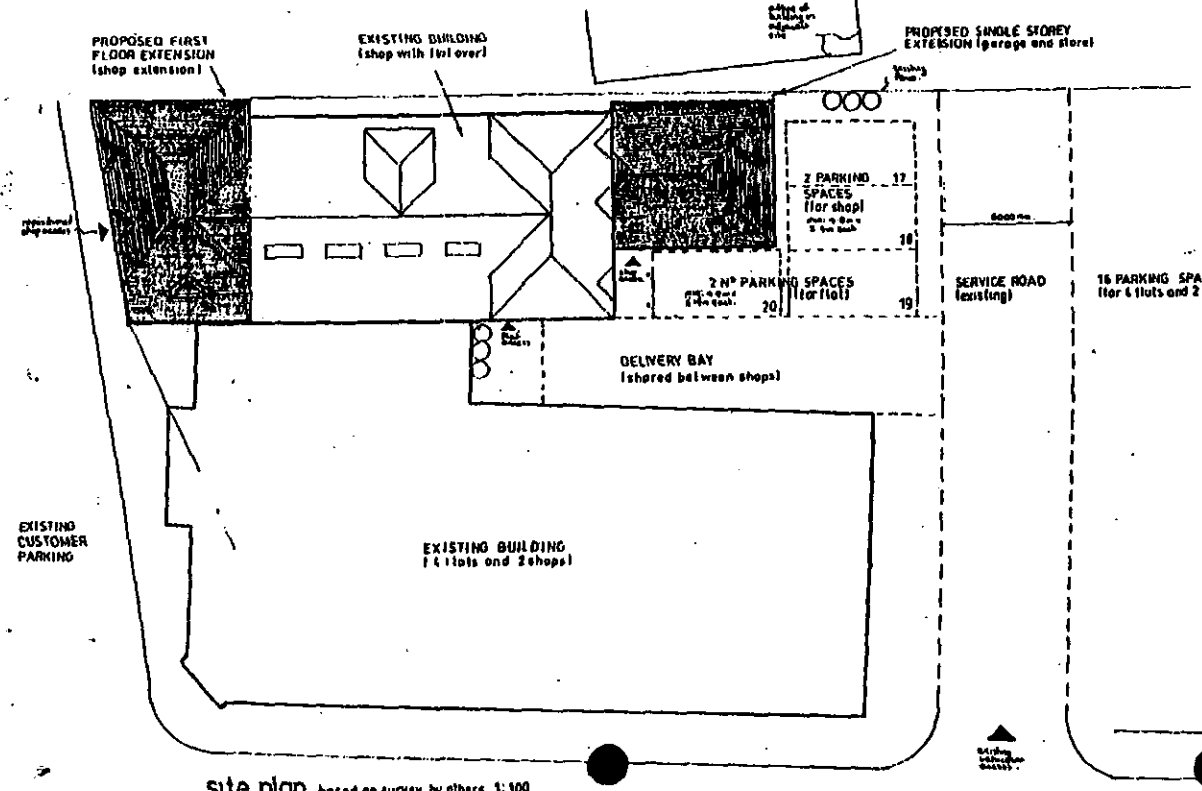


southwest elevation

southeast elevation

northeast elevation

location plan 1:2500



site plan based on survey by others 1:100

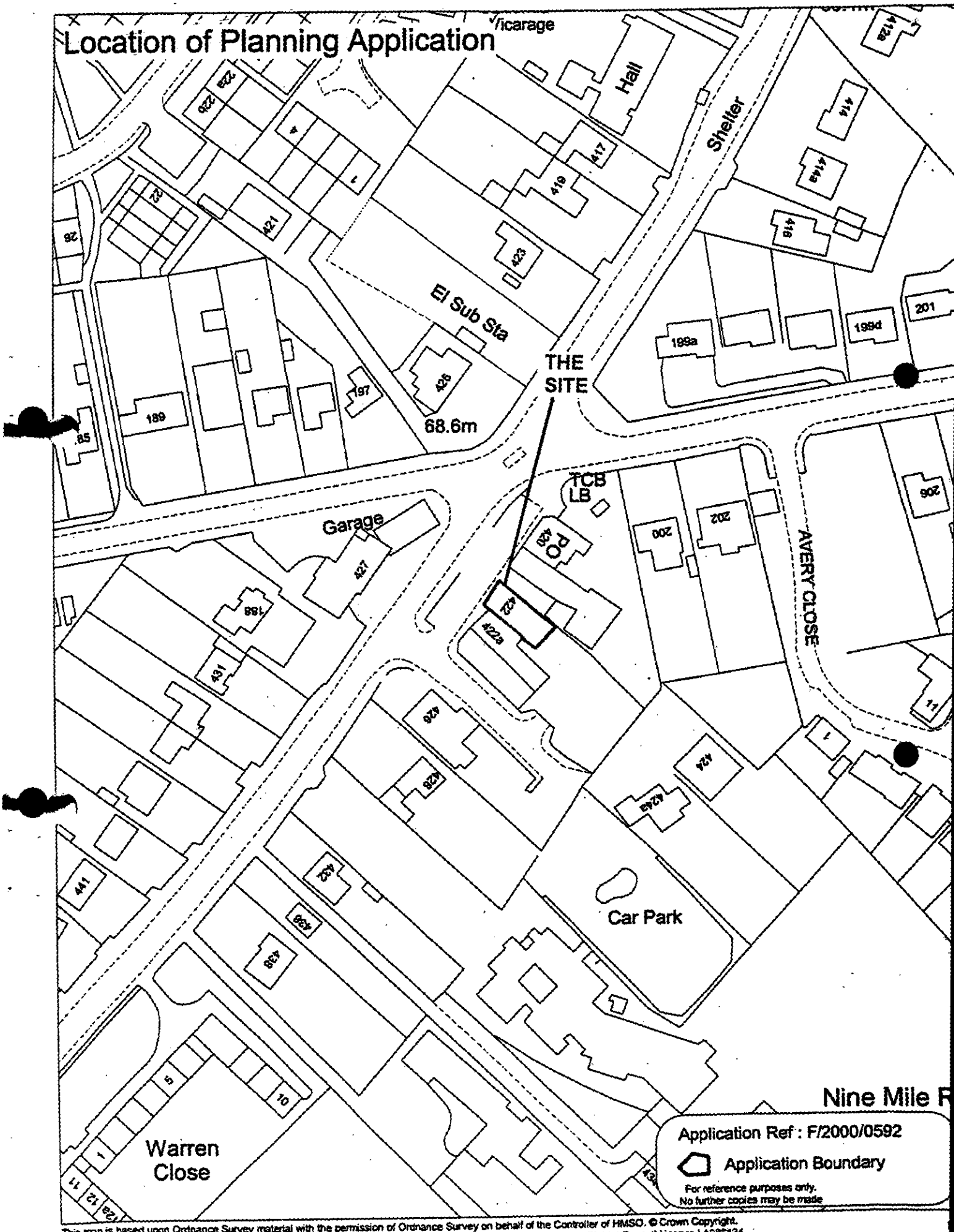


northwest elevation

typical section

11 FEB 2000 0592

1208



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Development Control Section, Environmental Services, Wokingham District Council.
6th September 2000

Scale: 1 : 1250

South East Area Local Plan policies SBE1 & SBE2
Wokingham District Local Plan policies WSO3 & WBE1

A. Impact upon the residential amenity of neighbouring residents
The neighbouring property no.422a, has a residential flat at first floor level, over a commercial property. The flat has a dormer window in its front elevation, close to the proposed first floor extension. Although the proposed extension will project forward of this residential flat, given its orientation it is not considered that it will have an adverse impact upon the daylighting to this room, neither is it considered that the proposed extension will be overbearing upon this property
Given the single storey nature of the proposed extension to the rear and its distance from no.422a it is not considered that it will have an adverse impact upon this property in terms of being overbearing or causing loss of light. It is not considered that loss of one parking space (as one will be retained in the proposed garage) will lead to congestion that would restrict the amenity of the residents of this property or visitors to the commercial premises.

B. Impact upon the street scene
The application proposes to extend at first floor level over an existing single storey flat roof shop frontage. The existing first floor accommodation is set back at first floor level and is therefore not obtrusive in the street scene. The commercial property to the northeast of the site (supermarket and post-office), closest to California Crossroads, is a single storey building. It is considered that the proposed first floor extension, which will project beyond the front of no.422a, will appear obtrusive in the street scene especially when approaching the site from California Crossroads. It is therefore, considered that the proposed first floor extension will have an unacceptable impact upon the street scene.
As such the proposal is contrary to the policies of the development plan.

5. **Conclusion** – It is considered that the proposed first floor front extension will appear as an obtrusive feature in the street scene, given the open frontage of this site. The proposal is therefore contrary to development plan policies.

6. **Recommendation** – REFUSE planning permission as the proposed first floor front extension will appear bulky and obtrusive in the street scene to the detriment of its appearance and therefore, will have an adverse negtaive impact upn the character of the area. As such the proposal is contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.

Elaine Connor

Application No.	Received	Finchampstead	Listed by
F/2000/0592	11/02/00		Cllr Mrs Long

Applicant: P & J Edgington
Location : 422, Finchampstead Road, Finchampstead
Proposal : First floor front extension to shop and single storey rear extension to form garage and store.

1. **Planning History** – The site, which is the subject of this application, is a two-storey property located close to California Crossroads, within the identified settlement of Finchampstead. The area in which the site is located contains local commercial facilities, which serve the surrounding residential area. The property has commercial A1 use at ground floor level and C3 residential use at first floor level.
   There is no relevant planning history relating to this site.

   Cllr Mrs Long has listed this application due to concern that precedent has already been established at California Crossroads where permissions for extra large rebuilds of more than double the size of original buildings. It is considered that these buildings were completely out of keeping with the original small buildings such as the one in front of us applying for an extension to carry on their business. It is not considered that the proposed application would increase traffic or parking demand, as was the case with previously allowed extensions.

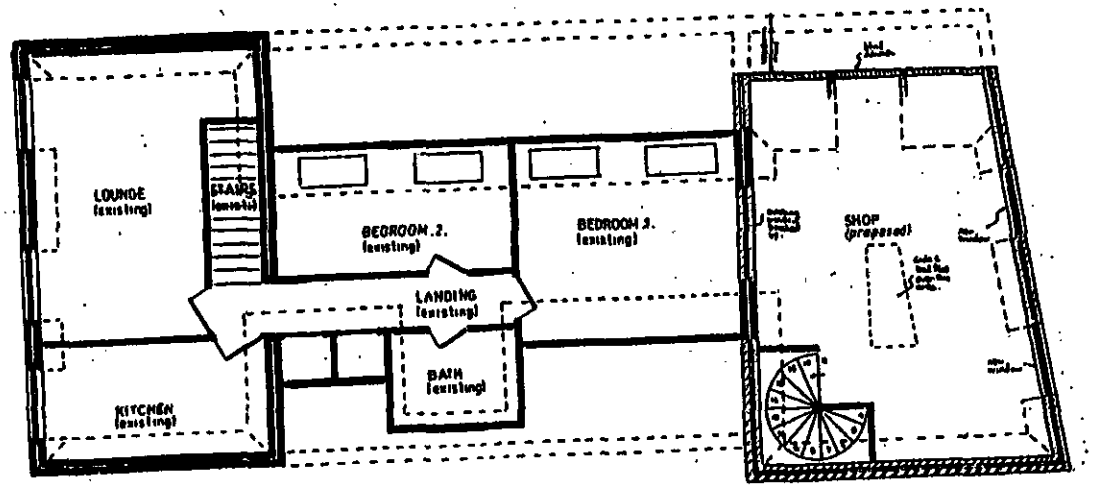
2. **Proposal** – The application proposes a first floor extension over the existing single storey flat roof shop frontage. The proposed front extension will have a hipped roof construction with 2 dormer extensions in the front elevation (glazed) and one in the side (without glazing). The proposed first floor extension will provide additional facilities relating to the A1 use of the property. This extension will project out approximately 4.1m along the southwest elevation and approximately 5.65m along the northwest elevation.
   The application also includes a single storey rear extension to create a garage and store facility. This extension will project approximately 3m to the rear of the property.

3. **Consultations** -
   - ***Finchampstead Parish Council-*** No objection
   - ***Highways-*** No objection subject to conditions
   - ***Objection letters-*** 2 received- concerned that proposed roof pitch will reduce light to shop front and living room of flat above; reduce outlook from upstairs flat; runoff from new roof; rear extension will block light; restriction of parking to rear of premises as a result of rear extension; trade waste; previous extensions have been allowed.

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

   A. Impact upon the residential amenity of neighbouring residents
   South East Area Local Plan policies SBE1 & SBE2
   Wokingham District Local Plan policies WOS3 & WBE1

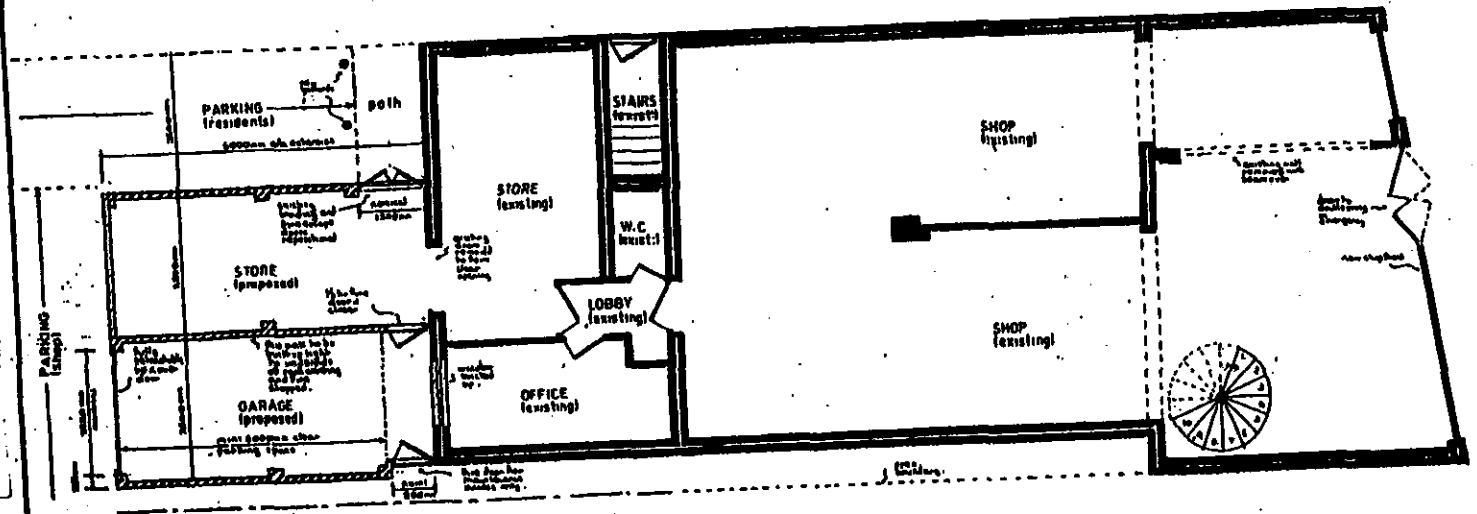
   B. Impact upon the street scene



typical section

first floor plan

gross external area of extension at first floor = 38 m²
loss of space as result of stairs = 8 m²
actual increase = 30 m²
gross external area of store/garage = 32 m²



ground floor plan

11 FEB 2000 - 0592

to be read in conjunction with drg nº AH(E)2933

PROPOSED EXTENSION and ALTERATIONS at 422 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKS for P & J. EDGINGTON.

Revisions:-

Drawing Nº AH(E)2932
Scales 1:50
Date JAN 2000

ANDE SIGN BUILDING PLANS

1283

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

107. APPLICATION NO: 2000/0592 PROPOSED FIRST FLOOR EXTENSION TO SHOP AND SINGLE STOREY REAR EXTENSION TO FORM GARAGE AND STORE, 422 FINCHAMPSTEAD ROAD FINCHAMPSTEAD, FOR P &J EDGINGTON

The Committee considered a report on this Application as set out on Agenda pages 866 to 870.

Mr Mistri attended the meeting and spoke in opposition to the proposal.

In discussing the application Members expressed concern that if this application were to be approved, the resulting development should be consistent with others in the locality.

RESOLVED: That Application No: 2000/0592 be deferred for further negotiations to take place with the applicant regarding the impact of the proposal on the surrounding street scene.

Application No.	Received	Finchampstead	Listed by
F/2000/0592	11/02/00		Cllr Mrs Long

Applicant: P & J Edgington
Location : 422, Finchampstead Road, Finchampstead
Proposal : First floor front extension to shop and single storey rear extension to form garage and store.

1. **Planning History** – The site, which is the subject of this application, is a two-storey property located close to California Crossroads, within the identified settlement of Finchampstead. The area in which the site is located contains local commercial facilities, which serve the surrounding residential area. The property has commercial A1 use at ground floor level and C3 residential use at first floor level.
   There is no relevant planning history relating to this site.

   Cllr Mrs Long has listed this application due to concern that precedent has already been established at California Crossroads where permissions for extra large rebuilds of more than double the size of original buildings. It is considered that these buildings were completely out of keeping with the original small buildings such as the one in front of us applying for an extension to carry on their business. It is not considered that the proposed application would increase traffic or parking demand, as was the case with previously allowed extensions.

2. **Proposal** – The application proposes a first floor extension over the existing single storey flat roof shop frontage. The proposed front extension will have a hipped roof construction with 2 dormer extensions in the front elevation (glazed) and one in the side (without glazing). The proposed first floor extension will provide additional facilities relating to the A1 use of the property. This extension will project out approximately 4.1m along the southwest elevation and approximately 5.65m along the northwest elevation.
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3. **Consultations** -
   - ***Finchampstead Parish Council-*** No objection
   - ***Highways-*** No objection subject to conditions
   - ***Objection letters-*** 2 received- concerned that proposed roof pitch will reduce light to shop front and living room of flat above; reduce outlook from upstairs flat; runoff from new roof; rear extension will block light; restriction of parking to rear of premises as a result of rear extension; trade waste; previous extensions have been allowed.

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

   A. Impact upon the residential amenity of neighbouring residents
   South East Area Local Plan policies SBE1 & SBE2
   Wokingham District Local Plan policies WOS3 & WBE1

   B. Impact upon the street scene

South East Area Local Plan policies SBE1 & SBE2
Wokingham District Local Plan policies WSO3 & WBE1

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B. Impact upon the street scene
The application proposes to extend at first floor level over an existing single storey flat roof shop frontage. The existing first floor accommodation is set back at first floor level and is therefore not obtrusive in the street scene. The commercial property to the northeast of the site (supermarket and post-office), closest to California Crossroads, is a single storey building. It is considered that the proposed first floor extension, which will project beyond the front of no.422a, will appear obtrusive in the street scene especially when approaching the site from California Crossroads. It is therefore, considered that the proposed first floor extension will have an unacceptable impact upon the street scene.
As such the proposal is contrary to the policies of the development plan.

5. **Conclusion** – It is considered that the proposed first floor front extension will appear as an obtrusive feature in the street scene, given the open frontage of this site. The proposal is therefore contrary to development plan policies.

6. **Recommendation** – REFUSE planning permission as the proposed first floor front extension will appear bulky and obtrusive in the street scene to the detriment of its appearance and therefore, will have an adverse negtaive impact upn the character of the area. As such the proposal is contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.

Elaine Connor



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Development Control Section, Environmental Services, Wokingham District Council.

6th September 2000

Scale: 1 : 1250



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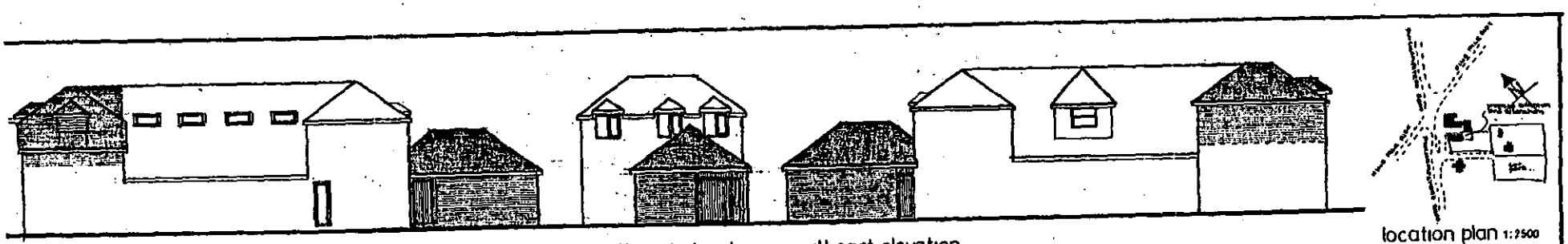
Development Control Section, Environmental Services, Wokingham District Council.
6th September 2000

Scale: 1 : 1250



southwest elevation

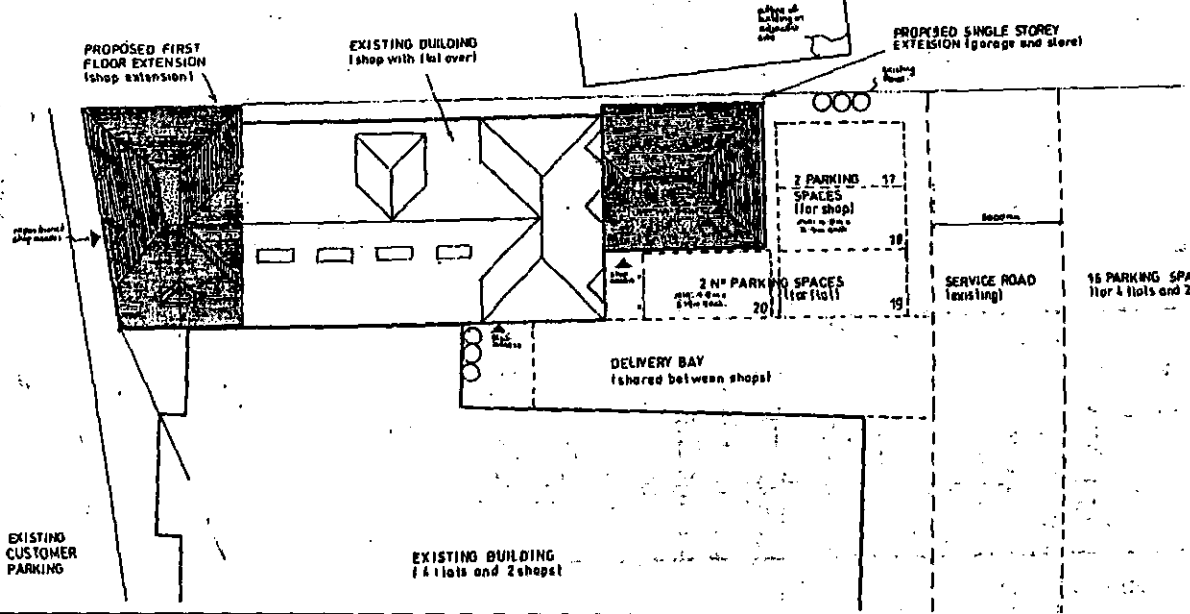
southeast elevation

northeast elevation

location plan 1:2500



northwest elevation



8719

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0592

Applicant : P & J Edgington C/O Andesign.

Location : 422, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed first floor front extension to shop and single storey rear extension to form garage and store

Site Notice Displayed ? :

YES	NO	DATE
✓		17·3·00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 07/04/2000

Consultation Responses :

FINCH. P. COUNCIL : No objection

HIGHWAYS : recommend cond. SC23 (SR06) 'Parking & turning'

OBS LETTERS : 2 - 422D? FINCH. ROAD.
422a Finch. "

Planning Issues :

- IMPACT UPON ST. SCENE
- IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/0592

Appraisal:

The proposed scheme includes a single storey rear extension and first floor front extension to increase the existing commercial facility on site.
The area in which the application site is located is a suburban, residential area which is maturely landscaped. The area around California Crossroads is a local commercial area.

Impact upon the street scene

The application proposes to extend at first floor level over an existing single storey, flat roof shop frontage. The existing shop has first floor accommodation, set back from the front. The neighbouring supermarket and post office located to the north east of the application site, is a single storey building. The property to the south west is a two storey building with commercial use at ground floor and living accommodation above. The proposed first floor front extension will be situated approximately 2.4 metres proud of no.422a. It is considered that when approaching the site from the north the proposed first floor extension will appear obtrusive, and therefore will be out of character in the street scene, especially in relation to its single storey neighbour, no.420.
It is therefore considered that the proposed first floor extension will have an adverse negative impact upon the street scene, given the open frontage of this site, adjacent to California Crossroads.

Impact upon Neighbouring properties

The neighbouring property no.422a, has a residential flat at first floor level, over the commercial property. The flat has a front dormer window on its front elevation, close to the proposed first floor extension. It is considered that since this extension projects forward of no.422a by approximately 2.5 metres, the daylighting to the residential flat will be obstructed. However it is not considered that this will be such as to have an adverse negative impact upon no.422a.
It is not considered that the proposed single storey rear extension will have an adverse negative imapct upon the neighbouring property.
As such the proposal is contrary to Policies SBE1 & SBE2 of SEALP & Policy WBE1 of WDLP (Deposit Draft).
RECOMMENDATION: Refusal

APPROVED AT COMM
18/10/00.

Application Number F/2000/0592
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The Proposed
			~~It is considered that the~~ 1st floor
			front extension will appear
			bulky & obtrusive in the street
			scene & therefore will have
			an adverse negative impact upon
			the character of the area.
			As such the proposal is contrary to
			Policies SBE1 of & SBE2 of SELP
			& Policy WBE1 of WDLP (Deposit
			Draft).
1	C001	R001	
2	C014	R014.	
3	C070	R070	Change times to 9am to 6pm Mon-Fri
			& 9am - 1.30pm Saturdays.
4	C129	R129	

to the detriment of its appearance

RECORD OF SITE VISIT

SITE ADDRESS: 422 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0592

OFFICER: Elaine Connor

DATE OF SITE VISIT: 17.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
Suburban area
local commercial area based around Caltorna Crossroads.

3. DESCRIPTION OF SITE/BUILDING
Existing flat roof to front
Exist. corrugated storage unit @ rear
2.8m fence & access way between 422 & 420
Old corrugated building @ rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
to N.E supermarket & P.O - single storey.
to S.W. pharmacy - 2st. with flat over.

5. SITE CONSTRAINTS N/A

TREES NONE AFFECTED.

ACCESS/PARKING SUFFICIENT PK TO REAR.

LEVELS FLAT

BOUNDARY TREATMENT AS ABOVE

OTHERS N/A

Applicationo	Name & Address
F/2000/0592	J R Mistry 422a Finchampstead Rd Finchampstead Berks RG40 3RB
F/2000/0592	P Mistry 422d Finchampstead Rd Wokingham Berks RG40 3RB

App. approved
Letter sent 03/11/00

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0592**

422 , Finchampstead Road, Finchampstead, Wokingham.

Proposed first floor front extension to shop and single storey rear extension to form garage and store

Transfer: Yes ☑ No ☒

Reason for Transfer: See attached reason

Signed: [signature] Date: 1 August 2000

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 6451

Date: 3/7/00

My ref: F/2000/0592

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/2000/0592
422 , Finchampstead Road, Finchampstead, Wokingham.
Proposed first floor front extension to shop and single storey rear extension to form garage and store

I write to let you know that the above mentioned application has been recommended for

~~APPROVAL~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13/7/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Listed because:

Precedents have been established at California X Rds with permissions for extra large rebuilds of more than double the size of the original buildings-

These buildings were completely out of keeping with the original small buildings such as the one in front of us (Ap/2000/0592) applying for an extension to carry on their business.

This application does not increase traffic or parking area.

The former enlargements created parking problems and increased traffic into the X Rds-

Tel: (0118) 974 6451

Date: 5/7/00

My ref: F/2000/0592

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0592
422 , Finchampstead Road, Finchampstead, Wokingham.
Proposed first floor front extension to shop and single storey rear extension to form garage and store

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13/7/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0592**
422 , Finchampstead Road, Finchampstead, Wokingham.
Proposed first floor front extension to form garage and store

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 6451

Date: 3/7/00

My ref: F/2000/0592

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/2000/0592
422 , Finchampstead Road, Finchampstead, Wokingham.
Proposed first floor front extension to shop and single storey rear extension to form garage and store

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13/7/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0592**
422 , Finchampstead Road, Finchampstead, Wokingham.
Proposed first floor front extension to shop and single storey rear extension to form garage and store

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.

Bathroom Concepts

PLANNING SERVICES
FOL
DC
APP
CS
31 MAR 2000
COPIES TO:
ACK:
FILE:

Design, Supply & Installation of Quality Bathrooms

Elaine Connor
Planning Services Department
Shute End
Wokingham
RG40 1WR

29th March 00

Dear Mrs Connor

Re: Planning application F/20000592

I write in reply to the objections and concerns raised by Mr J R Mistry and his associate Mr P Mistry in their correspondence to you.

1. The proposed pitched roof to the front of our building is the product of extensive consultation with our architect, and is designed in such a way to create as little impact on Mr Mistry's shop front and living quarters as possible. In-fact it will require him to look at almost 90 degrees from his first floor window to suffer any if at all visual impact. Mr Mistry has failed to understand from our drawings the scale of our proposed extension compared to his **ENORMOUS** building adjacent to us. Because of the way the sun rises at the rear and falls at the front of his building, our proposed extension will have no **EFFECT** on light availability to his premises. We believe our proposed extension will not only benefit us but would also add to the overall improvement of the crossroads and will have a fraction of the impact on his building as his did on ours.
2.
3. With regard to Mr Mistry's comments on the collection of rain water, I can only say I read them in total disbelief, as the system of weathering and drainage between the 2 buildings was designed by Mr Mistry's architect and installed by **HIS CONTRACTORS.** Although the workmanship is poor as far as we can see the weathering is sound and

BATHROOM CONCEPTS LTD.
Directors: Paul Edgington & James Edgington
422 Finchampstead Road, Wokingham, Berks. RG40 3RB
Tel: (0118) 973 2233 V.A.T. Reg. No: 537 7168 18 Company No. 3356840

prevents ingress of water to both buildings. To the point in question. The weathering and guttering installed to our proposed front first floor extension would be of the proper standard and quality, and would prevent any ingress of water to Mr Mistry's property, this will be explained by our architect in a building regulation application following a successful planning application.

4. Over the past 5 years we have been involved in a program of improving and upgrading our property. This has been done in consultation with the building control and planning departments, and at all times the building materials used have been approved and in keeping with the original building. Mr Mistry's building is the latest addition to the location, and has been the subject of much debate in the local community as to its size and suitability. It would seem rather arrogant of Mr Mistry to consider his building the benchmark for any further development.

5. The proposed extension to the rear of our building has been sympathetically designed, and we believe will compliment the existing. As the proposal is for a single storey building someway detached from and far lower than Mr Mistry's building, which has no ground floor windows I cannot see how it will have any adverse effect on light to his first floor living accommodation.

6. As defined in the legal agreements between Mr Mistry and ourselves, we have right of access over and across all parts of the T shaped access area on to our land. The entrance into our proposed garage would comply with this legal agreement and has been designed in this way only to maximise the parking facility on our land (which will be increased) and not in any way to inconvenience Mr Mistry.

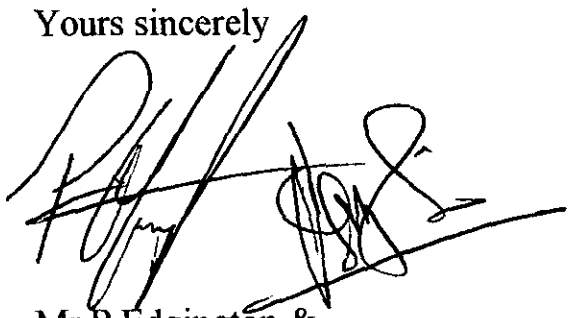
   The lorries and vans, which deliver to our premises, would continue to do so in the same way as present. This means they are parked usually on the leg of the access area between the two buildings. This again is in total appliance with the legal agreement, and I fail to see how this interferes with Mr Mistry's access. The only lorries, which park on the main part of the access area, are the longer rigid lorries. This is at the direct request of Mr Mistry himself, to eliminate the possibility of damaging the road surface whilst manoeuvring into the access area due to the substandard materials it has been constructed with. I stress these larger lorries are still within the terms of our agreement, the only occasion they cause a problem with access is when Mr Mistry has

closed one of the two gates he has erected in breach of the said agreement across the entrance to the access road.

Mr Mistry also mentioned the trade waste we store in a specifically fenced area well within the boundary of our property, this should offer no danger to his children but obviously will have to be dealt with in a new and appropriate way once any new building was in place.

To conclude, my father Mr M J Edgington owned the site Mr Mistry's premises and car park is built on prior to Mr Mistry. He was in negotiation with the Planning and Highways department for many years in order to gain permission for a development on the site. **THE MAIN REQUIREMENT OF THESE DEPARTMENTS WAS ALWAYS TO HAVE A DELIVERY AND SERVICE AREA TO THE REAR OF THE BUILDINGS** in order to remove commercial vehicles from the forecourt at the front of the shops, which were deemed an inconvenience and danger to the general public. In particular the many school children that walk along the front of our shops to the neighbouring school. It is very clear that Mr Mistry's main objections are to the proper use of this access and service area as he would prefer to close his gates and use it for his own purposes.

Yours sincerely



Mr P Edgington &
Mr J Edgington
Owners of 422 Finchampstead Road.

Rec'd PH 14.3.00

BMS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK: ✓
	FILE:

Mr J.R.Mistry
~~422a~~ Finchampstead Rd
Finchampstead.
~~RG40~~ 3RB

4th March, 2000

Elaine Connor
Planning Services Dept.
Shute End
Wokingham
RG40 1WR.

Ref: Planning Application F/2000/0592

Dear Mrs. Connor,

Thank you for your letter dated 23rd February 2000. I would like to object to the proposed plans, being the next door neighbour. I feel that the proposed development will have an ill effect on the shop premises and the flat above. My main concerns are:

1) The proposed roof pitch will reduce the light immensely to my shop front and more importantly to my living room upstairs. It will also reduce the surroundings visibility from upstairs, so that 1 will only be able to see in one direction, the side views will be totally blocked and thence have a direct impact on visual amenity.

2) There are no party wall agreements made between myself and the proposed developers & I cannot emphasize enough that the waterfall from the pitched roof will run onto my wall, adjoining the property. As the situation is at present, whenever it rains there is a definite damp smell at the rear section of the new extension (already built). Surely they have not provided an efficient water drainage system. Imagine what would happen if the roof was pitched!

3) The rainwater outlet, as it currently stands, is always overflowing due to an inadequate maintenance. This situation has to be resolved before any building commences, if at all.

4) The materials to be used should match the same tiles as mine to give a certain character to the building. There should be same means test applied to this application as was done to mine i.e. to use hardwood windows, to use second hand roof tiles etc etc .
The front of the roofline should not protrude further than the current line of vision.

5) Turning to the rear of the property, this has already been extended once & an extension on an extension is totally out of the question. The proposed building will again have an ill effect on the site; the roof levels will block the light to the rear of my property.

As proposed, they want to build a garage which will have a wrong sited entrance (there currently exists a common access way so why do they require a side entrance?) My view is that, they will back their lorries and vans onto the rear access and thence block my way out of the car park. When the access way was agreed, we had the builders to construct in excess to the council requirements (thicker base etc.).

Currently the vans of the site block the access area at all times of the day, as the enclosed photographs indicate. If the garage is built as proposed it would severely restrict the parking bays for the flat above. As the proposition stands there will be inadequate parking space for the flat occupants &/or visitors / customers.

Another issue to consider is that of the trade waste. At present they store it in an adequate area, away from the children, who often play there after school or at the weekends. What provisions, if any, have been proposed for this issue?

I believe that a site visit is definitely warranted, to understand the nature of the problem.

I regret that I cannot agree with the proposed development & I hope you will consider the above facts before making a decision.

I would be grateful, if you could address the above and send a copy of your decision.

There are so many other reasons, why I feel that this proposed development is not favored, suffice to mention the above.

Thank you,

Yours sincerely

Mr.J.R.Mistry

Rec'd PM 14-3-00 Delivery by hand.

MR. P. MISTRY
422 FINCHAMPSTEAD ROAD
FINCHAMPSTEAD
BERKS.

ELAINE CONNOR.
PLANNING SERVICES DEPT
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKS. RG40 1WR.

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

PLANNING APPLICATION NO: F/2000/0592

Dear Ms. Connor,

I write with reference to the above planning application for extension at the front and rear of 422 Finchampstead Road, Finchampstead.

I wish to object to this planning application as the vans and lorries do not use the access way for the use intended, but block the access completely and also park the said vehicles for long periods of time.

At present, the four parking spaces allocated to 422 Finchampstead Road are not used satisfactorily as they have vehicles parked in the access way. If planning permission is granted, the garage and store would occupy to say the least, two parking spaces and thus only two parking spaces would be available which are not enough, as I am sure you would agree, for the shop, the occupants of the flat above and the visitors/customers.

Please note that an extension to the rear and flat above has already been completed originally in 1996/97 and a further extension to the flat above, if allowed at all, should require the use of the same roof tiles that complement the flats at 422c + 422d Finchampstead Road as required by planning regulations when 422c + 422d were erected.

Also the double glazing should be of wood finish and not plastic as has been allowed on original flat extension of 422 Finchampstead Road to complement 422c + 422d Finchampstead Road.
At present, the trade rubbish collected by the bathroom concept business (@422 Finchampstead Road) is kept in a seperate built area and a large containe occupies a large portion of the car parking area. Would the containe still occupy a large space in the parking area if a garage + store is built and would a seperate rubbish site be available afte planning permission is granted, if at all.
In conclusion, please note that I object to the planning application proposed at 422 Finchampstead Road.
Thank you.
Yours sincerely,
P Mistry.
P. MISTRY.

FROM: Elaine Connor

DATE: 23 February 2000

PLANNING SERVICES
POL
DC
COPIES TO:
ACK:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0592

Proposal: Proposed first floor front extension to shop and single storey rear extension to form garage and store.

Site Address: 422 , Finchampstead Road, Finchampstead, Wokingham.

Applicant: P & J Edgington C/O Andesign.

Your observations are required in respect of this application **by 18/03/2000** .

Parish Council has no objections to this application.

SIGNED C.S.Cl

DATE: 10-3-00

CLERK TO

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 23 February 2000

Application Number: F/2000/0592

Proposal: Proposed first floor front extension to shop and single storey rear extension to form garage and store.

Site Address:
422 , Finchampstead Road, Finchampstead, Wokingham.

Applicant:
P & J Edgington C/O Andesign.

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).

Sc 23 - Parking & Turning (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

8-3-00

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

ref:3770

Planning Officer
Wokingham Disitrict council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

10th February 2000

Dear Sir,

re:**Bathroom Concepts - 422 Finchampstead Road, Wokingham**

Please find enclosed a duly completed application for two extensions to the above property. The first is a first floor extension over the existing shop to extend the shop area and the second is a single storey rear extension which is in two parts forming a garage for the use of the shop vehicle and an extension to the existing storage. As part of this exercise the existing car parking arrangement to the rear of the property has been completely revised.

Prior to preparing the drawings preliminary discussions took place with your Highways Department and we understand they would support the proposal on the basis of one additional car parking space to the rear. The original approval for this site showed four parking spaces, two for the residents of the flat and two for the shop. The new proposal still retains four spaces but has the additional parking space within the garage. You will also appreciate that there is parking for the public immediately in front of the shop and a public car park immediately adjacent to the site.

It is extremely important to our Client that a successful outcome to this application is achieved within the minimum possible time and if you have any queries please do not hesitate to contact our office.

Yours faithfully,

A. Hester

11 FEB 2000* 0592

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 FEB 2000	Map No. 106 Site 0.03
Officer: EC	Application No. F/2000/0592

83, ~~98, 91, 106~~

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

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

(4)

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO SHOP AND SINGLE STOREY REAR EXTENSION TO FORM GARAGE AND STORE

Location: 422 FINCHAMPSTEAD ROAD

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH √ 23.02.00

Applicant: P & J EDGINGTON

Fee Received 190-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

HISTORY CARD MISSING

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :23.02.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	~~XA:~~ ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/R + 420, 422a, 424 & 424a Finchampstead Rd.

.....

.....

.....

.....

.....

.....

.....

.....

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

11.FEB.2000* 0592

1.	APPLICANT'S NAME	P & J EDGINGTON
	ADDRESS	BATHROOM CONCEPTS,422 FINCHAMPSTEAD ROAD WOKINGHAM, BERKS
	POST CODE	RG40 3RB PHONE 9732233
2. *If the applicant has an agent, all correspondence will be sent to the agent*	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		FIRST FLOOR FRONT EXTENSION TO SHOP AND SINGLE STOREY REAR EXTENSION TO FORM GARAGE AND STORE
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
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	AH/E/2932 & AH/E/2933

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

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

SHOP & FLAT

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.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details NO FOUL DRAINAGE REQUIRED

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

REAR ACCESS VIA SERVICE ROAD FOR FULL WIDTH OF SITE. FRONT ACCESS TO BE REPOSITIONED IN NEW SHOPFRONT

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

ACCESS RESTRICTED TO GROUND FLOOR ONLY

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

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

* STATE No. OF HABITABLE ROOMS

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

YES/~~NO~~

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190

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 (ANDESIGN) ON BEHALF OF P & J EDGINGTON DATE 10/2/2000

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

11.FEB.2000* 0592

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	146		38 SHOP (30 less stairs) 32 STORE/GARAGE	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			70	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	shared loading
Proposed	5	area

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.

SHOP

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

P & J EDGINGTON trading as
BATHROOM CONCEPTS
already on site

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
2			2

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

no

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 11.FEB.2000* 0592

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
MR MISTRY JATS PHARMACEY	422A FINCHAMPSTEAD ROAD, WOKINGHAM	10/2/2000
MR. D. BIRD RUSTS SUPERMARKET	420 FINCHAMPSTEAD ROAD WOKINGHAM	10/2/2000

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (ANDESIGN)

On behalf of . . . . P & J. EDGINGTON

Date 10/2/2000

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