X SYSTEMS LTD

APPLICATION NO:
F/2000/1889

LOCATION:
2 Hudson Road, Woodley Reading.

APPLICANT:
Straits Investment Co C/O Day Tanner Partnership

PROPOSAL:
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

EARLIEST DATE FOR DECISION: **03/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/08/2000

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Straits Investment Co
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1889

Parish: **WOODLEY**

Location: **2, Hudson Road, Woodley, Reading.**

Proposal: **Proposed change of use of part of first floor from Retail (A1) to Residential (C3)**

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. 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.

Condition
3. Plans shall be submitted showing 2 allocated off street parking spaces for the development hereby approved and agreed in writing by the Local Planning Authority prior to commencement of change of use.

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

Reason

2. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

Reason

3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informatives

1. The applicant is advised that should the consent for the change of use to A3 be implemented (99/70571/F) then the relevant conditions will need to be complied with in full, especially in respect of noise, smells and fumes.
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 EN1, T7
   Loddon Area Local Plan Policies LTV1, LH5, LT6, LBE1, LBE2
   Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WH5, WT6.

John Mitchell
Development Control Manager
Date: 21/08/2000

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.

1889 File

John R Mitchell

From: John R Mitchell
Sent: 16 February 2001 15:18
To: 'Anthony Day'
Subject: RE: 2 HUDSON ROAD, WOODLEY (F/2000/1889)

Dear Mr Day

From the information in your letter it would appear that as your client cannot physically implement the condition it is ultra vires and need not be complied with.

I am sorry you have been unable to get a reply sooner

best wishes
John Mitchell

----Original Message----
From: Anthony Day [SMTP:tony@daytanner.freeserve.co.uk]
Sent: 16 February 2001 14:21
To: john.mitchell@wokingham.gov.uk
Cc: management@pearceco.co.uk
Subject: 2 HUDSON ROAD, WOODLEY (F/2000/1889)

I wrote a letter to Nicola Lake on 5 January 2001 requesting certain information concerning one of the conditions of this approval . We were informed in late January that we should be patient and wait until the 10 days period has lapsed. We are now into the seventh week of waiting for a reply and our phone calls are not answered.

Please could you help.

A I Day.

copy sent to D Wareham

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2000/1889

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

Straits Investment Co.
c/o Day Tanner Partnership
37-39 High Street
Bagshot
GU19 5AF

Dear Sirs

PLANNING PERMISSION F/2000/1889
SITE: 2 HUDSON ROAD, WOODLEY, READING

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 F/2000/1889 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

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1889	HM.
BUILDING CONTROL NUMBER.	FP2001/2015 North.	
~~APPLICANT~~/AGENT	Day Tanner.	
ADDRESS OF SITE	2 Hudson Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	change of use from shop/store A1 to residential C3	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1497/01 A	1497/01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

42842

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 21 May 2001
My ref. JRM/SB/F/2000/1889
Your ref.

Mr A Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Day

2 HUDSON ROAD, WOODLEY

I refer to your fax of 2 May 2000 regarding Condition 3 of the planning permission.

It appears to me that if your client does not control the land in question then it is unreasonable of the Council to insist on adherence with the condition. In my view it is ultra vires and the development can proceed without compliance.

I will place a copy of this letter on the file to avoid confusion in the future.

Yours sincerely

JOHN MITCHELL
Development Control Manager

BAGSHOT HOUSE
37-39 HIGH STREET
BAGSHOT, SURREY
GU19 5AF
Telephone: 01276 451456
Fax: 01276 451553
e-mail Tony@daytanner.freeserve.co.uk

DAY TANNER PARTNERSHIP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	42842
03 MAY 2001	
COPIES TO:	ACK:
	FILE:

REPLY BY
17 MAY 2001

Fax

To: Wokingham District Council **Attn:** John Mitchell – Development Control

From: Tony Day **cc:**

Fax No: 0118 974 6484 **Date:** 2 May 2001

Job Ref: 1497 **Pages:** 1 (including top sheet)

Re: 2 HUDSON ROAD, WOODLEY (F/2000/1889)

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☑ **Please Reply** ☐ **Please Recycle**

Dear Mr Mitchell

I am still awaiting a reply to my letter of 22 February and a subsequent telephone call to your office on 11 April. My clients are anxious to proceed with this scheme but require assurance over the car parking situation.

Regards
A I Day

Replied by fax 3/5 – awaiting
c/v if can implement

The contents of, and the information contained in, this message and any attachments are, or may be confidential and legally privileged, and are sent for the personal attention of the addressee(s). If you are not the intended addressee, any use, disclosure or copying of this document is unauthorised.

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

PLANNING SERVICES	APT
POL	TLS 38600
DC NL	ENF
APP	
CS	
06 JAN 2001	
COPIES TO:	ACK:
	FILE:

Reply Req

AID/LC/1497

5 January 2001

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

Dear Sirs

2 HUDSON ROAD (F/2000/1889)

We refer to the above planning permission which was granted on 21 August 2000. With regard to condition number 3 we must inform you that our client cannot allocate two parking spaces for the flat conversion due to the nature of the existing ownership and lease arrangements. We would therefore ask you to consider that the condition be varied for the following reasons:

1. It will be seen on visiting the site at any time of the day or week that the shopping parade is not full of people and most of the car park and waiting areas in front are empty.

2. The roads surrounding the premises are unclassified and there is unrestricted parking available.

3. Government guidance seeks to encourage the use of under-utilised accommodation above shop premises and parking should not be an impediment to the granting of consent.

We should be grateful to receive your views on the above request and whether or not an application is required to remove or vary the condition.

We look forward to hearing from you.

Yours faithfully

A I Day

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

(1) ADDRESS 2 HUDSON ROAD SUPERMARKET PARISH WOODLEY E

PLOT No. UNITS 1~4 (STOCKROOM OVER UNITS 1~3) ORD. SHEET No. SU.7672&7772

BUILDER Sunley Homes (47)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W.J. Chaffey	outline. Use of land for gravel working	10.1.50	N/A C/A
O/13/59	Messrs Chaffey, Wm Simmond Ltd	Outline. Resid Devel:	14.4.59	N/A C/A
O/881/67	Sunley Homes Ltd	Layout 4 shops+flats & T/H 2pr dwellings	4 5 67	N/A C/A
189/67	"	2pr Houses. 9 garages & T/H	18.1.68	APP C/A
R/338/68	"	4 shops with flats + store over	3 10 68	APP C/A
R/435/68	"	2 Shops - 1 Supermarket, store over; 3 Flats	2 1 69	APP C/A
O/25/66	Ceres Estates Ltd	outline 6 Shops	17.3.66	N/A Refuse
O/138/66	"	outline 3 shops flats over & T/H house	7.7.66	N/A Refuse
O/240/66	"	outline 5 Shops Supermarket with flats over	29.9.66	N/A C/A
R/373/69	United County Stores	Shop Front to New Supermarket	30.10.69	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ADDRESS 2 HUDSON ROAD SUPERMARKET PARISH WOODLEY E

PLOT No. UNITS 1~4 (STOCKROOM OVER UNITS 1~3) ORD. SHEET No. SU.7672&7772

BUILDER Sunley Homes

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/16/69	United Stores	Illuminated Fascia Sign	30.10.69	N/A C/A
693/72	Allied Centers Designers Ltd &	non illuminated signs	11.5.72	APP N/A
37317	WDC	ENV. ENHANCEMENT SCHEME	13.5.91 25.6.91	DC
97/65382/A	MR.S. ATHWAL	ILL. FASCIA SIGN	19.6.97	C/A
97/65383/X	MR. S. ATHWAL	SUB-DIV. OF RETAIL UNITS/NEW FRONT & REAR ACCESSES	19.6.97	C/A
FP97/6799	"	"	2.10.97	C/A
99/70570/A		Internally Illum Sign	01.12.99	REF
99/70571/F	Mr. M. Ling	C.of U. A1 to A3 Hot Food Take Away & new shop front	2.12.99	REF
		ht. illuminated shop sign	1.12.99	REF

DATE OF COMPLETION 99/70570/A Mr Ling

MINISTRY DECISION App 99/70571/F Allowed 18/5/00

SPECIAL ORDERS Pp. Env - Shop Front / Division - 23.01.97 / 5.02.97

Please file.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 10 July 2000

Application Number: F/2000/1889

Proposal: Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

Parish: WOODLEY TOWN

Site Address:
2, Hudson Road, Woodley, Reading.

Applicant:
Straits Investment Co C/O Day Tanner Partnership.

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).

AS AGREED WITH TOM CALLAGHAN.

Signed: _____ **Print name:** ADAM COSSINS

19/9/00.

~~[illegible]~~

Application Number F/2000/1889
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
~~2~~	~~SC09~~	~~SR06~~	~~[illegible]~~
2	SC33	SR07	
3		SR06	Plans shall be submitted showing 2 allocated off street parking spaces for the development hereby approved, and agreed in writing by the LPA prior to commencement of change of use.
			Informative
		1	The applicant is advised that should the consent for the change of use to A3 be implemented 99/70571/F then the relevant conditions will need to be complied with in full, especially in respect of noise, smells and fumes.
		2	N16
			BSP – EN1, T7.
			UALP – LTV1, LHS, LT6, LBE1, LBE2
			WDLP – WOS3, WBE1, WHS, WT6.

A Cronin
21/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Hudson Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1889

OFFICER: Heather Morgan

DATE OF SITE VISIT: 11/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Residential area. Shops at ground floor. A3, A1 – ? ? – A1 (newsagent). Playarea to side of parade (until 3.30pm)

3. DESCRIPTION OF SITE/BUILDING. Currently used as storeroom Old store units & ventilation louvres on rear wall adjacent

4. RELATIONSHIP TO ADJOINING PROPERTIES Existing flats at 1st floor level with balcony area to front. 1st floor W'dows set back
Properties opposite have 1st floor w'dows. 20m front to front.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING None allocated. Service yard & parking to the rear. On street parking - none of these are allocated although there are a number of garages in the service yard

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1889

Applicant : *Straits Investment Co C/O Day Tanner Partnership.*

Location : 2, Hudson Road, Woodley, Reading.
Proposal : Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	1/8/00

Date of Neighbour Notifications : 19/7/00

Date of Site Visit : 11/7/00

Date Registered : 03/07/2000

Earliest Date for Decision : 03/08/2000

Latest Consultation Date/Site Notice Expiry Date : 03/08/2000

This application will have expired on: 28/08/2000. 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 :

① Woodley TC - Accepted this application as a practical way forward

② Env. Health - No Objections

③ Highways - 1 or 2 spaces to be allocated if at all possible.

④ Consultations - 1 letter. Concerns re parking provision, ~~Planning Obligations~~ should this be used for workers using the shops, no play area for children, noise during construction works.

Planning History

O/240/66 - Outline for 5 shops with flats over.
K/435/68 - 2 shops, 1 supermarket. 3 flats.
99/70571/F - Change of use of ground floor from A1 to A3 with food takeaway.
Refused. 2/12/99.
Allowed on appeal 10/5/00.

This consent has not been implemented. Shows a flue up the side which would come through on the wall of the dining room encased in a brick chimney. Conditions were imposed re hours of operation, details for extraction of smells & fumes, sound insulation measures.

Planning Issues

(1) Change of use to residential

Policy H4 of the WDLP (1997) as modified states that the Council will encourage proposals for the development of self contained residential units in vacant or underused floorspace above shops or offices. Such changes of use would provide a useful addition to the quantity and range of housing stock. The proposed change of use would provide a two bed first floor flat which will help to meet the identified shortfall of smaller properties from the Housing Needs Survey 1997. There is no objection to the loss of storage space and the provision of a new flat is to be positively encouraged.

(2) Potential disturbance from A3

The ground floor property is currently in A1 use, although the unit is vacant and appears to be undergoing some internal changes at present. There is an extant consent for an A3 take away on the ground floor. Extraction ducts etc were shown on the approved plans, which would run up through the proposed dining room. Conditions were imposed on the consent regarding control of noise and sound insulation measures. Subject to adequate details being provided in respect of the above and details of

Application Number: F/2000/1889

Appraisal :

the flue housing through the dining area, it is not considered the A3 use would adversely prejudice the living conditions of the proposed occupants.

③ Impact on Residential Amenity

The proposed flat would result in the introduction of 2 windows on the front elevation at first floor level. There are existing maisonettes adjacent to No 2 with first and second floor windows. A distance of 20m to Nos 1 and 3 opposite is deemed adequate to prevent loss of privacy and is a standard relationship in streetscene terms

④ Provision of amenity space for flat

There is no opportunity to provide amenity space for the proposed flat. [redacted], the adjoining properties do [redacted] have an area [redacted] it is considered unrealistic to provide such an area in this location. An application could not reasonably be refused on this basis.

⑤ Highways / parking

The existing 2 & 1 bed flats have 6 spaces allocated to them on P/435/65. This is well in excess of the Councils current parking standards. The garages to the rear were allocated to the shops at ground floor. There is adequate space on site at present to cater for an additional unit. 2 spaces within the existing provision can be allocated to the flat. No highways objections are raised on this basis. This is to be dealt with via condition.

⑥ Other issues

It is unavoidable that some disruption will occur during conversion works. However, any noise and disturbance will be for a limited period only. Other issues raised in correspondence have been dealt with in the main body of the report.

⑦ Notes

The windows have a lower cill level than normal. However, this can be done to meet building regs. The internal ceiling heights will be 2m. It is understood that there is no statutory requirement in respect of room heights under building regs.

Recomendation : Approval: ☑ [redacted] ☐

(tick appropriate box)

Applicationo	Name & Address
F/2000/1889	Ms L Pace & Miss M Joslin 10 Hudson Road Woodley RG5 4EW

App approved,
Letter sent 11/09/00

Received by Wokingham District Council

Application No: F/2000/1889

Proposal:
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

Location:
2, Hudson Road, Woodley, Reading.

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). 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/08/2000. 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

10 July 2000

Tel: (0118) 974 6446

Date: 24/8/00

My ref: F/2000/1889

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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/1889
2, Hudson Road, Woodley, Reading.
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 4/9/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1889**
2, Hudson Road, Woodley, Reading.
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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 6446

Date: 24/8/00

My ref: F/2000/1889

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2000/1889
2, Hudson Road, Woodley, Reading.
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

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If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 4/9/00

Yours faithfully

pp John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1889**
2, Hudson Road, Woodley, Reading.
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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 6446

Date: 24/8/00

My ref: F/2000/1889

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/1889
2, Hudson Road, Woodley, Reading.
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 4/9/00

Yours faithfully

pp John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1889**
2, Hudson Road, Woodley, Reading.
Proposed change of use of part of first floor from Retail (A1) to Residential (C3)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

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

Note of Conversation 10/8/00

Spoke to Tom C in highways re the parking provision on site.
He would wish to see 1 or 2 spaces specifically allocated to the flat.

HM - looked into planning history.
Original consent (outline) related to parking spaces for flats.
Reserved matters make no reference to specific provision.
However, shows 3 spaces to the rear and 3 covered spaces at front.

Spoke to Tom C 16/8.
Happy to have 1/2 allocated from these. 6 spaces for 2 x 2 bed flats to over the standard. If they did wish to do this TC would not define on this basis.
Left message for T. Day re allocation of specific spaces on 16/8.

Spoke to T. Day 18/8.

Would be a problem from clients point of view, (Heavily underused.
↳ Client can easily do this. Over the whole site.
Clients on leave bit September
HM - agreed to deal with as a condition.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
01 AUG 2000	
COPIES TO:	ACK:
	FILE

From: Joanne Ellis, Environmental Health My Ref: JPE/hud8F2

To: Heather Morgan, Planning Your Ref: F/2000/1889

Date: 31 July 2000

PROPOSED CHANGE OF USE OF PART OF FIRST FLOOR FROM RETAIL (A1) TO RESIDENTIAL (C3)
2 HUDSON ROAD, WOODLEY

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

Joanne Ellis

FROM: Heather Morgan

DATE: 10 July 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1889

Proposal: Proposed change of use of part of first floor from Retail (A1) to Residential (C3).

Site Address: 2, Hudson Road, Woodley, Reading.

Applicant: Straits Investment Co C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 03/08/2000** .

The committee accepted this application as a practical way forward.

SIGNED: _____ DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES | HPT 32079
POL
CC HM
APP
CS
21 JUL 2000
COPIES TO: | ACK:
FILE:

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1497

20 July 2000

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

For the attention of Heather Morgan

Dear Ms. Morgan

2 HUDSON ROAD, WOODLEY (F2000/1889)

Following our telephone conversation yesterday concerning the permitted extract flue from the possible Chinese Take Away adjacent please find enclosed a copy of my first floor plan showing where the flue would be encased in a blockwork "chimney" within the proposed new flat.

As we further discussed the Chinese Take Away has only been permitted under appeal and not implemented. The owners of the property have no intention of the possible extract flue compromising this current application albeit that there are already three maisonettes above the proposed Take Away.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

A I Day

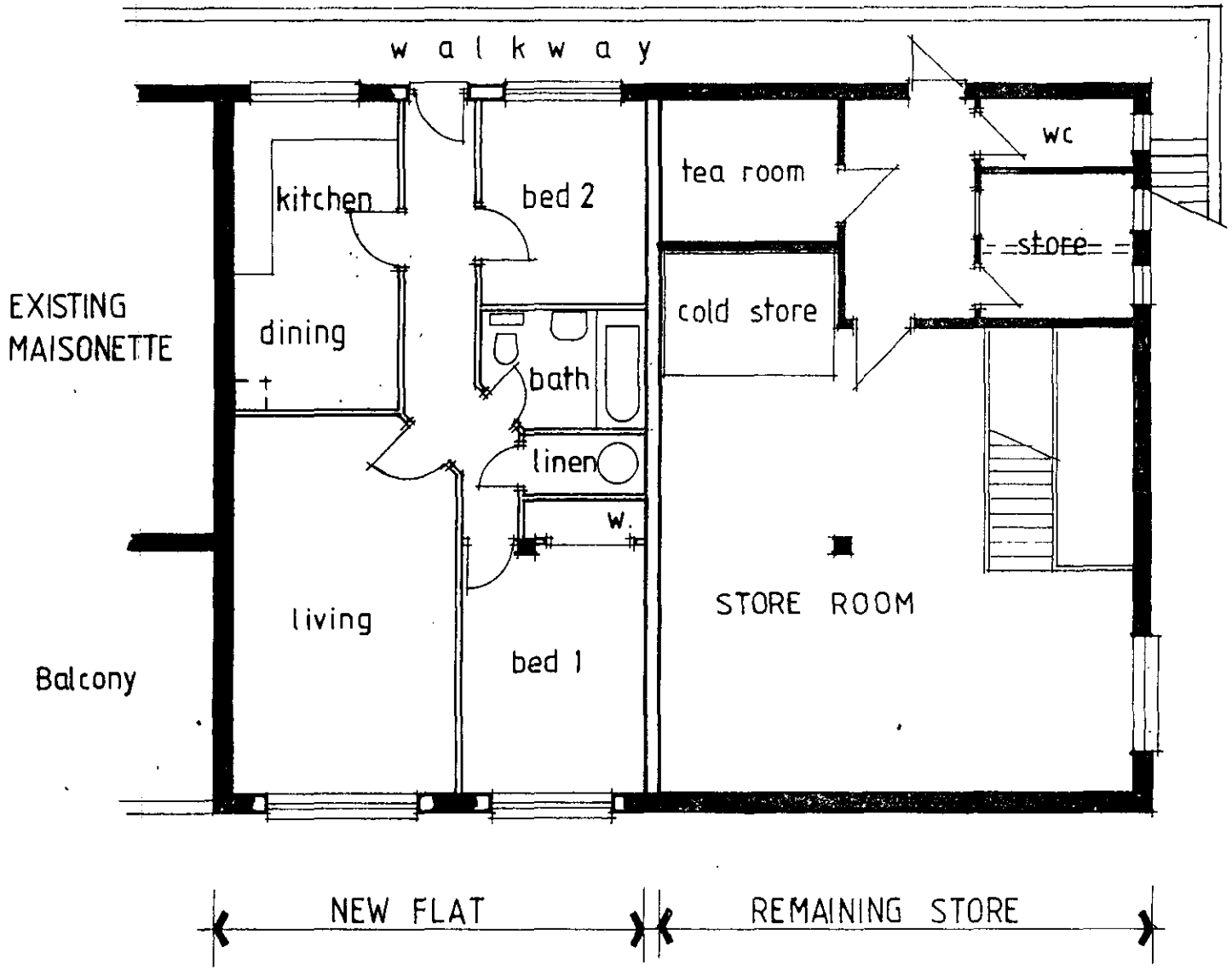
cc D Wareham

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner



PROPOSED FIRST FLOOR

ARCHITECTURE & PLANNI

CLIENT Straits Investment Co.

JOB 2 Hudson Road, Woodley

DRG PROPOSED FIRST FLOOR F

Tel. Con. 19/7

Spoke to Mr. Day.
f' floor w/ low all 0.6m above ground floor.
Mr. D — would meet bldg regs req's. there would still sufficient room height to meet bldg regs.
Mm - raised concerns about the ducting from the A3 approved (not implemented).
Mr. D — to put in letter explaining the possible locations.
If its likely to affect the progress of the application it would be amended

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date Fri 7/7 Time 2:30

WHILE YOU WERE OUT

Name Andrew Dicker

Of

Phone No. 01628 539700 Ext.

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

MESSAGE Management plan - legal department.

nashgrove lane (2yrs dd appn)

Signed Tony.

why the premises should not open for lunch time sales or during the day should the operator require. I propose, therefore, to modify this condition to allow opening at 1100 hours. Proposed condition 5 sets out requirements for noise levels. In my view, this is not sufficiently specific as to which properties it is seeking to protect, and I propose to use a modified condition requiring details of sound insulation measures to be submitted to the Council.

12. I have taken into account all other matters raised, but have found nothing which should either alter or add to the conclusion that I have reached from my consideration of the main issues above.

Conclusions

13. For the reasons given above I conclude that the appeal should succeed and I shall exercise the powers transferred to me accordingly.

Schedule:

Appeal: T/APP/X0360/A/00/1038997/P7

14. The appeal is allowed and planning permission granted for change of use of retail unit to A3 take-away at 2 Hudson Road, Woodley in accordance with the terms of the application [No: 99/70571/F] dated 25 August 1999, and the plans submitted therewith, subject to the following conditions:

(i) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

(ii) The premises shall be used for a take-away and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

(iii) The premises shall not open for the sale of food or drink outside the hours 1100 to 2300 hours Mondays to Saturdays and 1100 to 2200 hours on Sundays.

(iv) Details of a scheme for the filtration and extraction of cooking smells and fumes shall be submitted to and approved by the local planning authority. The equipment approved shall be installed before the change of use hereby permitted takes place and shall be maintained in accordance with the manufacturer's instructions.

(v) Before any plant or machinery is used on the premises, it shall be enclosed with sound-insulating material in accordance with a scheme to be approved in writing by the local planning authority.



Application number F/2000/1889

Ms L PACE
Miss M JOSLIN
HUDSON RD
WOODLEY
READING
BERKS
RG5 4EW.

PLANNING SERVICES	HPT 10
POL -	TLS
DC -	ENF
APP	
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01 AUG 2000	
COPIES TO:	ACK:
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I am against develop[illegible] this I understand to make warehouse into a two bed flat. one that will be family there will be no where to dry washing unlike you say there is no parking for extra flat. Car park to side of shops is purpose is be for people to park when they want to use shops. But that not so Its alway full of cars from resident of Hudson rd using it as their personal car park Council do nothing about it nor police. All 3 flats plus shops have to pay for any upkeep of property at back where garage and our parking places are.

No place to make extra ~~garg~~ garage or parking place no where to dry washing. no where for children to play (no garden) area out back is not a play area. Seam to me nothing been thought out ~~so~~ sensible some one out to make quick money with no thought of others. Have enough trouble with children thinking out the back is a play ~~area~~ area but they dont play they play at damaging property. why am I bring this up because a two bedroom flat will be a family no where for children to play.

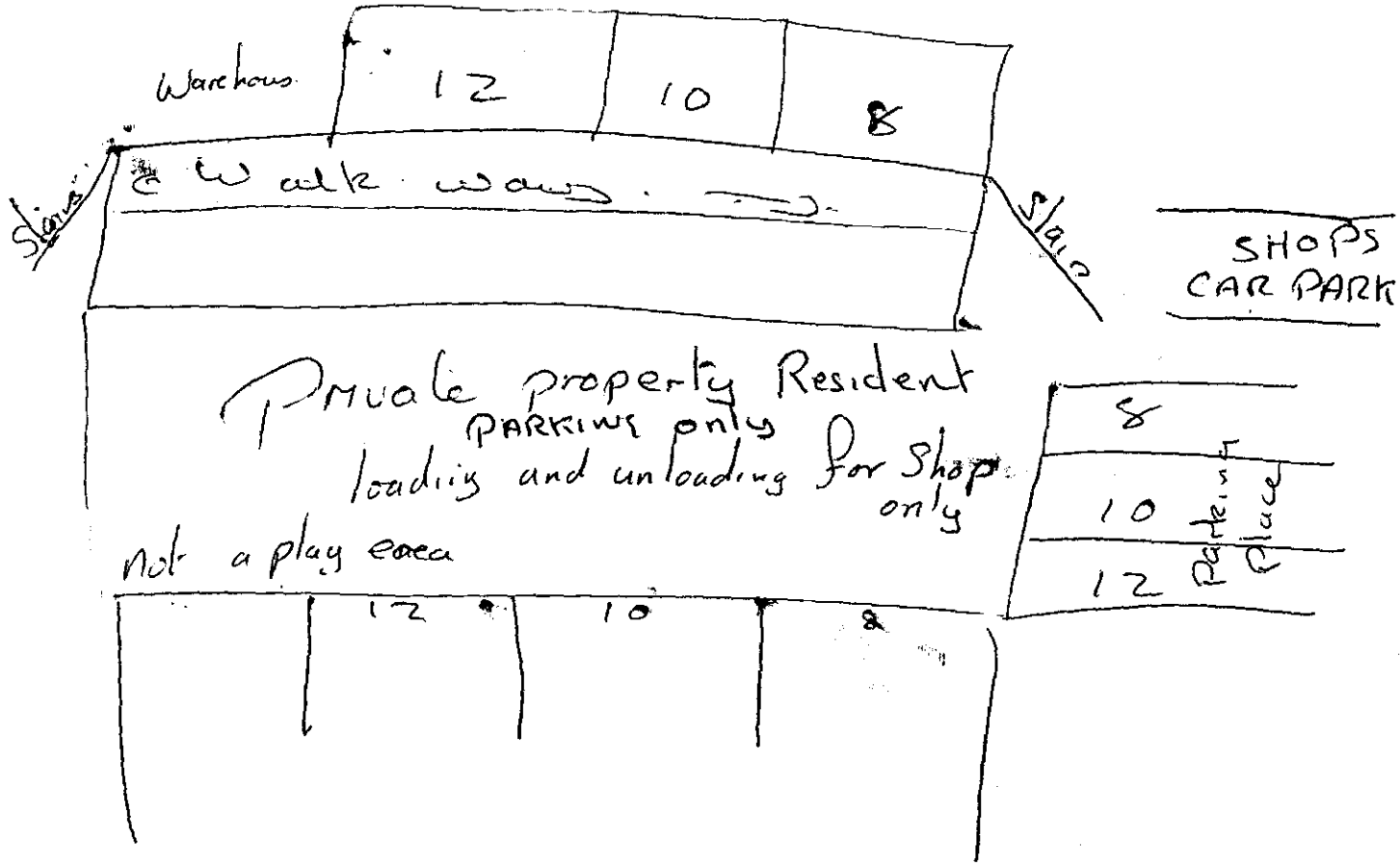
If parent ignore fact no play area and let them to play out there wont stand a chance at keeping rest of kids out. In touch with police about the trouble. Of the damage the do. Its on going problem And Also while this building is taking place which wont be a overnight thing it will on for months. both myself and daught work nights we need to sleep day time. Noise wont beable to! Out the back is like a sound echo Just the little noise echo do like a echo trap out there. When we brought this place we were not told of any future building work to be happen.

If it goes ahead which I am sure it will so why I'm wasting mytime I dont no.

Building will have to stop by 3pm afternoon. Plus build with have to put up garge gates to stop kid coming into back one while building is going on plus future new family have no access.

You say ample under-use parking to side of parade as I point out this is for shoppers but of course cant use it as it full. rear Service is NOT A PARKING AREA. its for resident ONLY we have our Garages plus our Parking Plous SHops to load and unload. Its Private Property we have to pay for upkeep.

Resident of number 10 HUDSON RD.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DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

03.JUL.2000* 1889

AID/LC/1497

30 June 2000

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

Dear Sirs

CHANGE OF USE PART FIRST FLOOR STORE TO RESIDENTIAL
2 HUDSON ROAD, WOODLEY

We enclose a full planning application for the above works which we believe to be fully in accordance with Government guidelines and your own Policy WH5 which encourages proposals for the development of self-contained residential units in under-used floor space above shops.

This particular shopping parade has declined in local use and value over the last decade and there is ample under-used parking to the side of the parade and in the rear service yard. We therefore consider that it is academic in this instance to allocate any specific space for the proposed residential unit due to the abundance of choice at any time of day.

We enclose the following documents to support the application:

Six copies of our drawing numbers 1497/01 together with site and location plans
Six copies of the application form
Certificate B
Deposit cheque in the sum of £190.00

We hope you will be able to support this application and recommend approval in due course.

Yours faithfully

A I Day

Encs
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971
01276451456
Partners:
A I Day S Tanner J E Day C H Tanner

R/435/68

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962

THE RURAL DISTRICT COUNCIL OF WOKINGHAM

COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

Application No. [illegible]

Proposed [illegible]

[illegible] in accordance with plans [illegible] dated [illegible] 1968 and [illegible] 1968

[illegible] as Agents for the Berkshire County Council hereby GRANT permission for development to be carried out in accordance with the plans submitted by you and approved by the Council on the 3rd January, 1969 subject to compliance with the conditions set out hereunder:

1. Within [illegible] commencement of the development hereby approved the local planning authority shall be supplied with a detailed scheme of planting, which shall be carried out within the first planting season following the completion of the development and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

2. Before any work is commenced, including the erection of hoardings, details of the shop fronts shall be submitted to and approved by the local planning authority before the shops are let.

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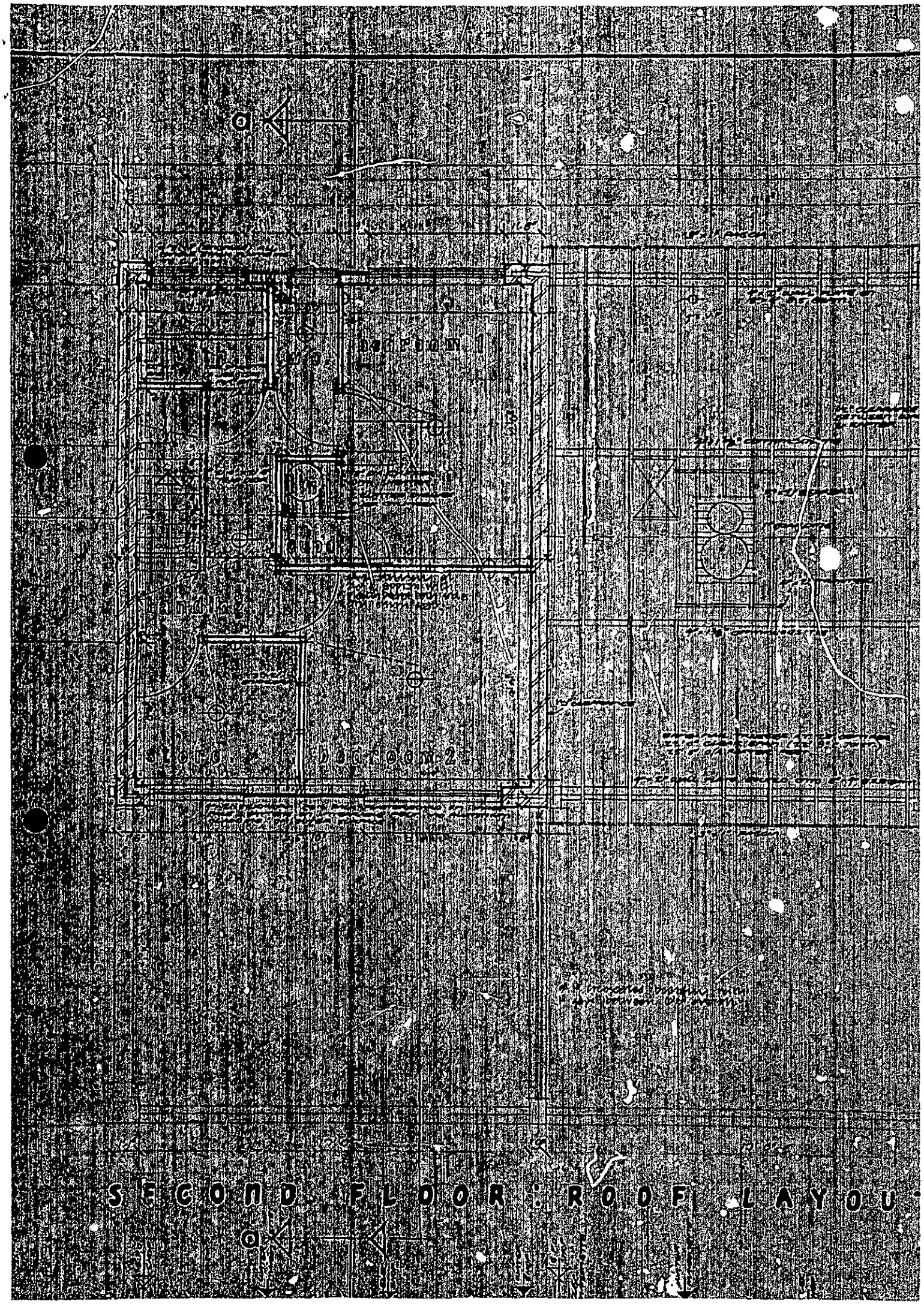
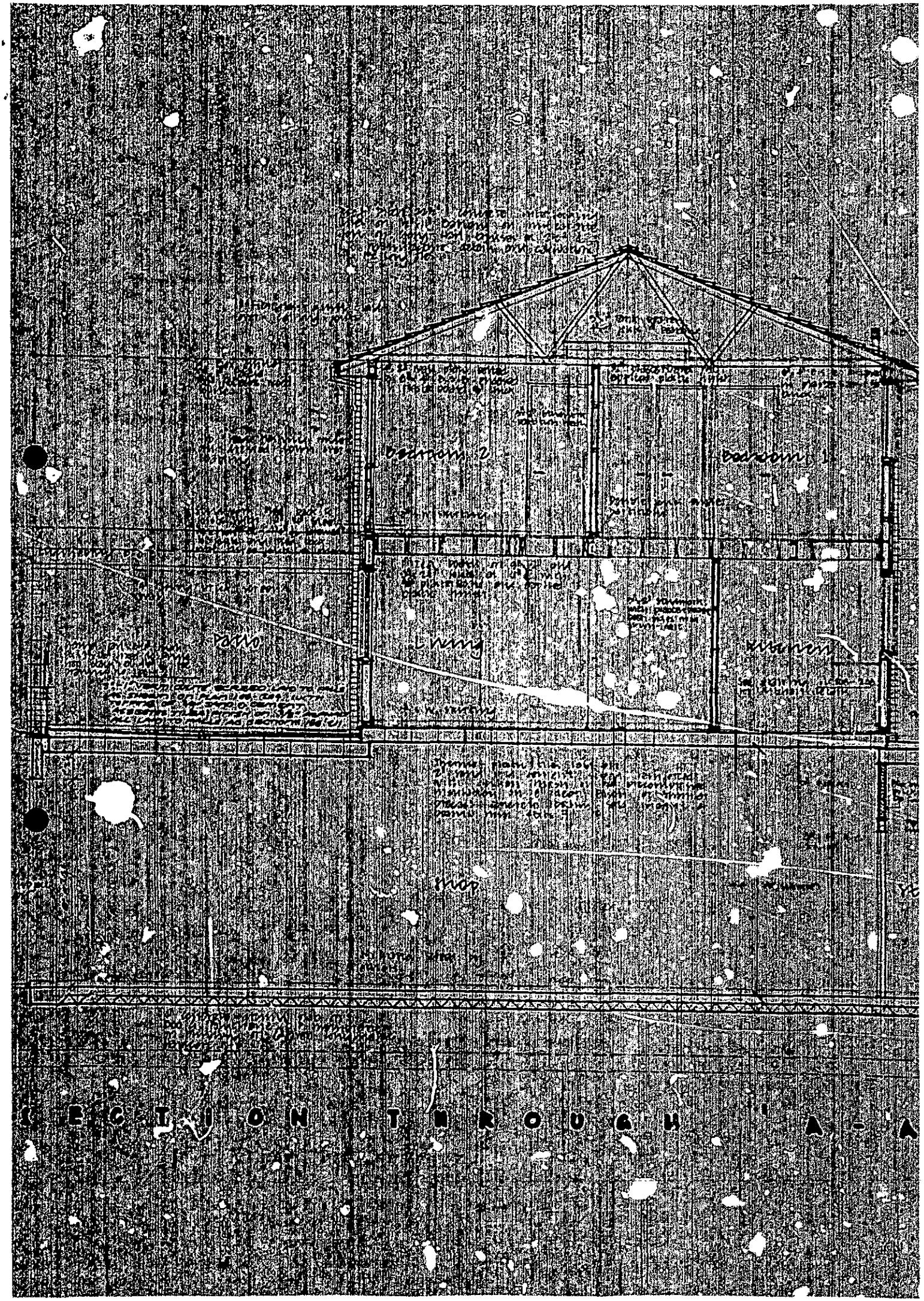
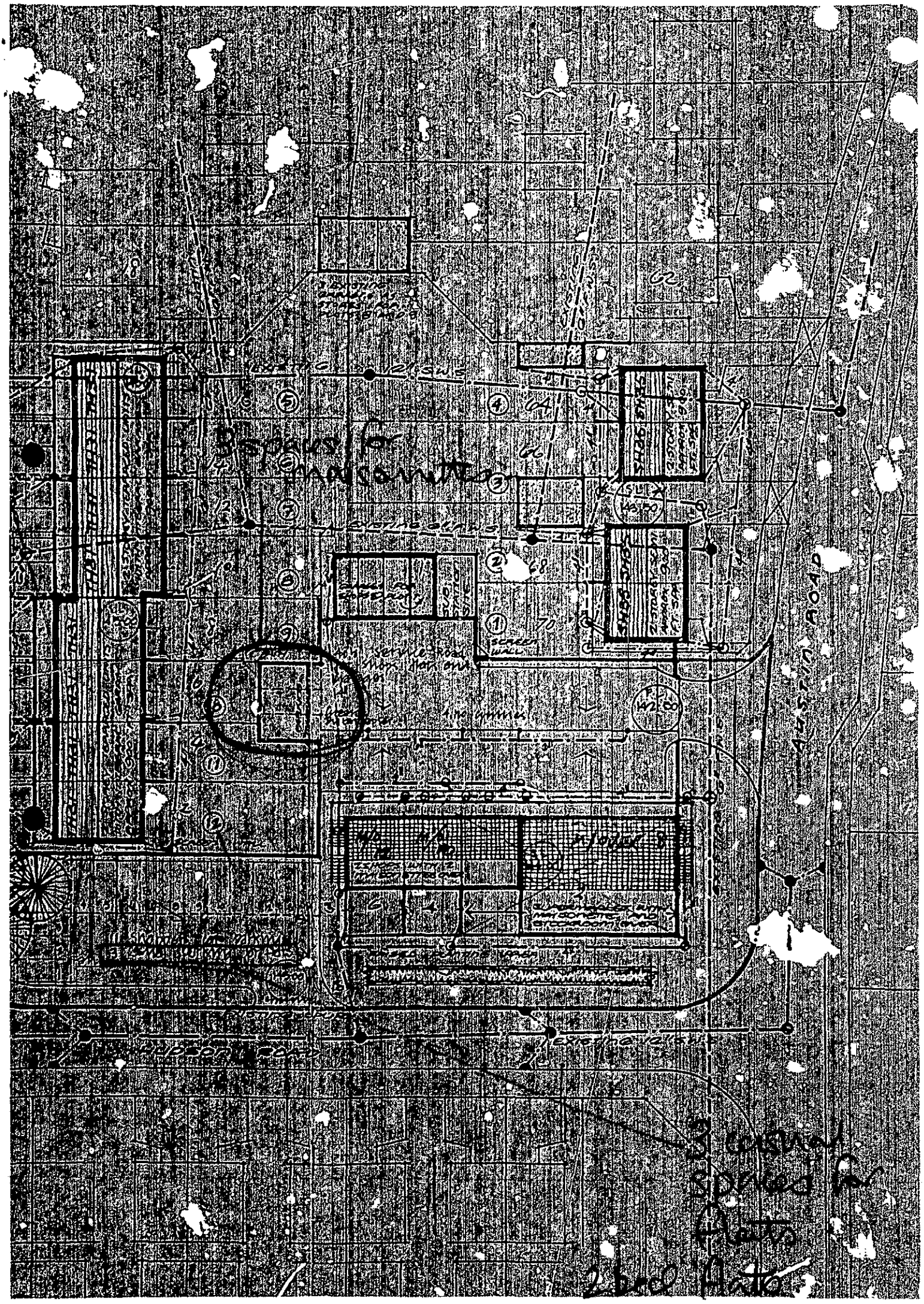


SECOND FLOOR : ROOF LAYOU


SECTION THROUGH A - A


3 spaces for
marsonnettes
AUSTIN ROAD
HUDSON ROAD
3 casual
spaces for
flats
2 bed flats

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000	Map No. 47 Site 018
Officer: HM / Application No. F/2000/1889	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (P.) PROPOSED CHANGE OF USE OF A FIRST FLOOR FROM RETAIL TO RESIDENTIAL PART OF

Location: 2 HUDSON ROAD ~~WOODLEY~~

Parish: WOODLEY Ward: Loddon 10.7.2000 10/7

Applicant: STRAITS INVESTMENT CO

Fee Received 190-00 (4) 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	Floor areas quoted in Q24 are for 1st floor only – should they include ground floor area too?		
4	Correct S 66 certificate			
5	Elevation plans			
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 : 10.7.2009 ✓ 10/7

Parish Council Informed - YES / NO ✓ 10/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 10/7 .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 10/7 .....

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:

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

NEIGHBOURS:

10/7 S/N + 2, 2-12 (evens) Hudson Road
2-14 (evens) Millbank Crescent
1-19 (odds), 14 Hudson Road
55-69 (odds) Austin Road
72, 66, 68, 70 Austin Road

SECTION 66 CERTIFICATE

Application No.

03.JUL.2000* 1889

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 not less unexpired term of which is than 7 years

OR

* See Note (a) to Certificate A

OR

*See Note (a) to Certificate A

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served
MR S ATHWAL	**2 HUDSON ROAD WOODLEY BERKSHIRE**	**30.6.00**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a 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 **STRAITS INVESTMENT CO.**

Date **30.6.00**

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

① ADDRESS 2 HUDSON ROAD SUPERMARKET PARISH WOODLEY E

PLOT No. UNITS 1~4 (STOCKROOM OVER UNITS 1~3) ORD. SHEET No. S.U.7672&7772

BUILDER Sunley Homes (47)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W.J. Chaffey	outline Use of land for gravel working	10.1.50	N/A C/A
0/13/59	Messrs Chaffey Winn Simmond Ltd	Outline Resid Devel	14.4.59	N/A C/A
0/181/67	Sunley Homes Ltd	Layout 4 shop + flats 8 T/H 2 pr dwellings	4.5.67	N/A C/A
189/67	"	2 pr houses. garages 8 T/H	18.1.68	APP C/A
R/338/68	"	4 Shops with flats + store over	3.10.68	APP C/A
R/435/68	"	2 Shops - 1 Supermarket, store over; 3 Flats	2.1.69	APP C/A
[illegible]/25/66	Ceres Estates Ltd	outline 6 Shops [illegible]	17.3.66	N/A Refuse
0/138/66	"	outline Shops flats P/House	7.7.66	N/A Refuse
0/240/66	"	outline 5 Shops Supermarket with flats over	29.9.66	N/A C/A
R/373/69	United County Stores	Shop Front to New S/Market	30.10.69	App APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② ADDRESS 2 HUDSON ROAD SUPERMARKET PARISH WOODLEY E

PLOT No. UNITS 1~4 (STOCKROOM OVER UNITS 1~3) ORD. SHEET No. S.U.7672&7772

BUILDER Sunley Homes

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/16/69	United Stores	Illuminated Fascia Sign	30.10.69	N/A C/A
693/72	Allied Intern^l Designers Ltd	4 non illuminated signs	11.5.72	APP N/A
37317	WDC	ENV. ENHANCEMENT SCHEME	13.5.91 25.6.91	DC
97/65382/A	MR. S. ATHWAL	ILL. FASCIA SIGN	19.6.97	C/A
97/65383/L	MR. S. ATHWAL	SUB-DIV. OF RETAIL UNIT/NEW FRONT & REAR ACCESSES	19.6.97	C/A
FP97/6799	"	"	2.10.97	C/A
99/70570/F		Internally Illum sign	01.12.99	REF
99/70571/F	Mr. M. Ling	C.of.U. A1 to A3 Hot Food Take Away & new shop Front	2.12.99	REF
		Int. illuminated shop sign	1.12.99	REF

DATE OF COMPLETION 99/70570/A Mr Ling

MINISTRY DECISION App 99/70571/F Allowed 18/5/00

SPECIAL ORDERS Pp. Enq - Shop Front / Division - 23.01.97 / 5.02.97

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

03.JUL.2000* 1889

1. **APPLICANT'S NAME** STRAITS INVESTMENT COMPANY

ADDRESS C/O AGENT

POSTCODE **PHONE:**

2. **If the applicant has an agent, all correspondence will be sent to the agent**

AGENT'S NAME DAY TANNER PARTNERSHIP

ADDRESS 11-13 DUKES RIDE
CROWTHORNE, BERKSHIRE

POSTCODE RG45 6LZ **PHONE:** 01344 777143

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: 2 HUDSON ROAD
WOODLEY
READING, BERKSHIRE

4. **WHAT IS THE APPLICATION FOR ?**
Give brief details and state for what purpose this site and any buildings will be used

CHANGE OF USE PART EXISTING FIRST FLOOR RETAIL STORE TO RESIDENTIAL.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.15 APPROX.

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** 1497/01 AND 1497/02 SITE & LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the boxes

CHANGE OF USE	X	**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.**	
TEMPORARY PERMISSION		**State period required.**	
RELAXATION OF CONDITIONS		**State relevant application no.**	

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 BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RETAIL AND RESIDENTIAL.	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	N/A	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	NO CHANGES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	NO CHANGES	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	AS EXISTING - NO CHANGE	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	NONE	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	1 / 4	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	YES	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.*	£190.00	

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SIGNED: _____ ON BEHALF OF: STRAITS INVESTMENT CO. DATE: 30.6.00

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	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		79	68		
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 AND DISTRIBUTION					
C1	HOTELS AND HOSTELS					
C2	RESIDENTIAL INSTITUTIONS					
D1	NON-RESIDENTIAL INSTITUTIONS					
D2	ASSEMBLY AND LEISURE					
Other	Please specify	NEW FLAT				68
Other	Please specify					
	Total		79	68		68

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	SEE COVERING LETTER	
Proposed		

27. **DESCRIBE THE ACTIVITIES 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

RESIDENTIAL

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

NOT KNOWN

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

Existing staff	Transferred staff	New staff	Total

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

NO

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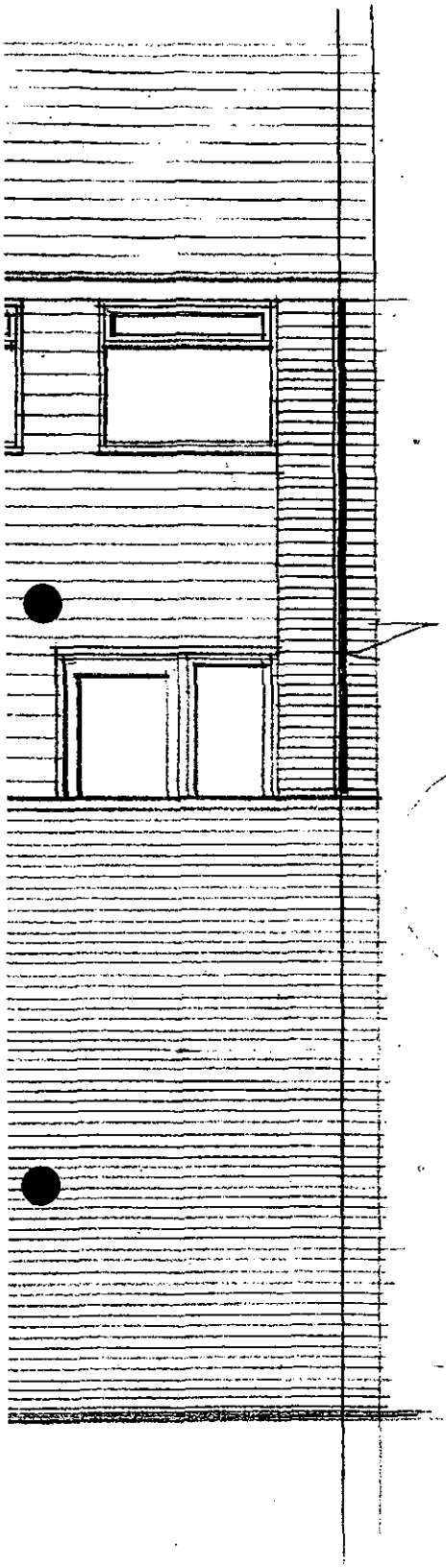
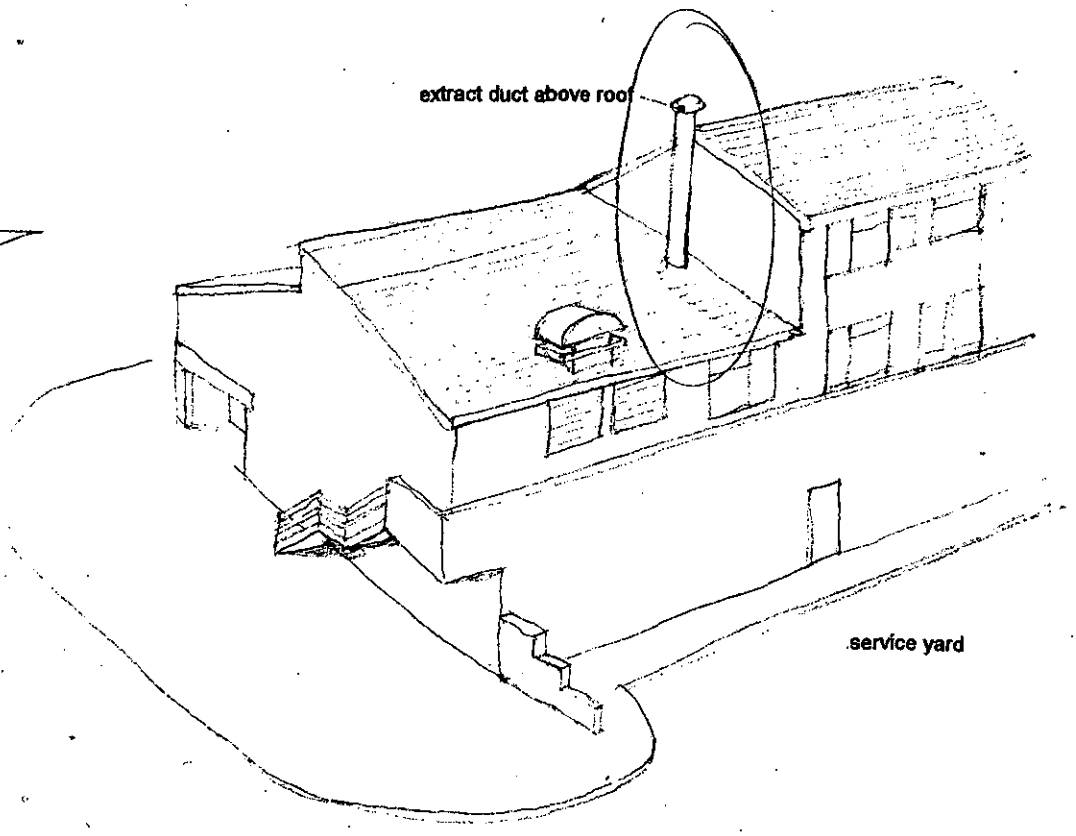
07. OCT. 1999* 70571

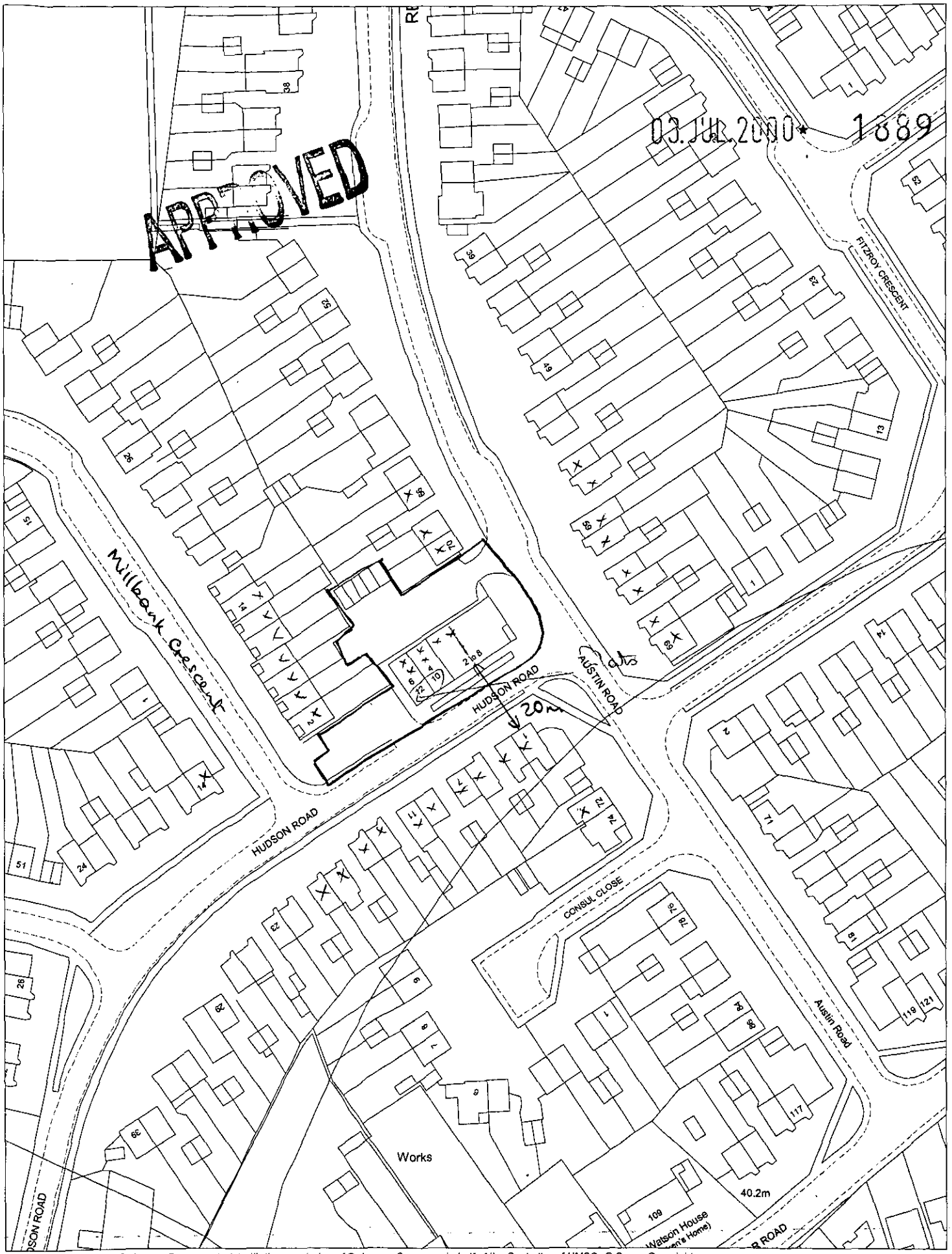




SKETCH SHOWING EXTRACT DUCT

REFUSED

OAD,WOODLEY USE TO A3 TAKE AWAY ELEVATION	drg.no. 273/3 scale: 1:50 date: 23.8.99	Glen Beard CHARTERED ARCHITECT Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712



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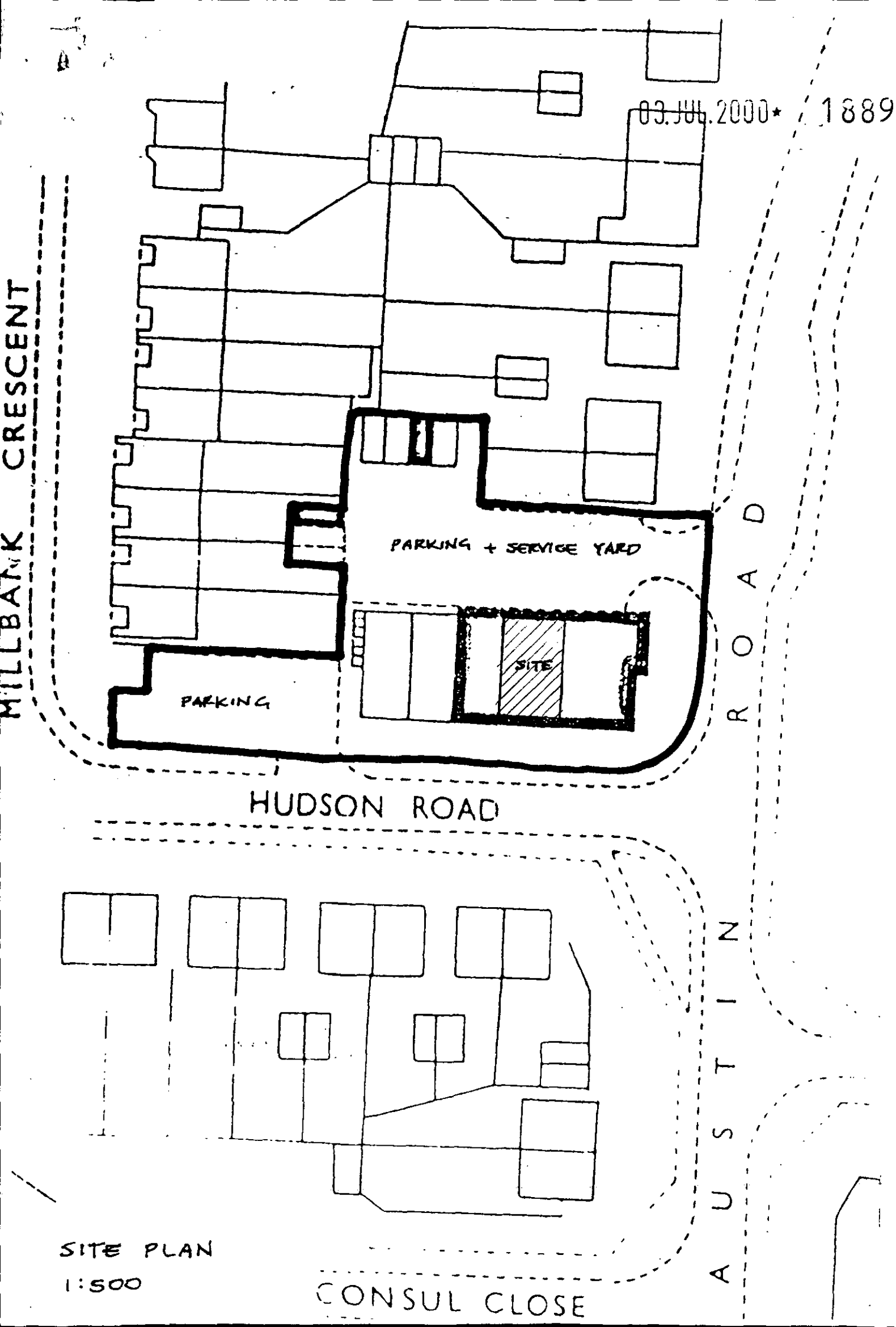
Development Control Section, Environmental Services, Wokingham District Council.

5 July 2000

Scale: 1 : 1250

N W E S

03.JUL.2000* 1889



SITE PLAN
1:500

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

03.JUL.2000*

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** STRAITS INVESTMENT COMPANY

ADDRESS C/O AGENT

POSTCODE **PHONE:**

2. **If the applicant has an agent, all correspondence will be sent to the agent**

AGENT'S NAME DAY TANNER PARTNERSHIP

ADDRESS 11-13 DUKES RIDE
CROWTHORNE, BERKSHIRE

POSTCODE RG45 6LZ **PHONE:** 01344 777143

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: 2 HUDSON ROAD
WOODLEY
READING, BERKSHIRE

4. **WHAT IS THE APPLICATION FOR ?**
Give brief details and state for what purpose this site and any buildings will be used

CHANGE OF USE PART EXISTING FIRST FLOOR RETAIL STORE TO RESIDENTIAL.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.15 APPROX.

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** 1497/01 AND 1497/02 SITE & LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the boxes

CHANGE OF USE [X] **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.** [ ]

TEMPORARY PERMISSION [ ] **State period required.** [ ]

RELAXATION OF CONDITIONS [ ] **State relevant application no.** [ ]

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 BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RETAIL AND RESIDENTIAL.	
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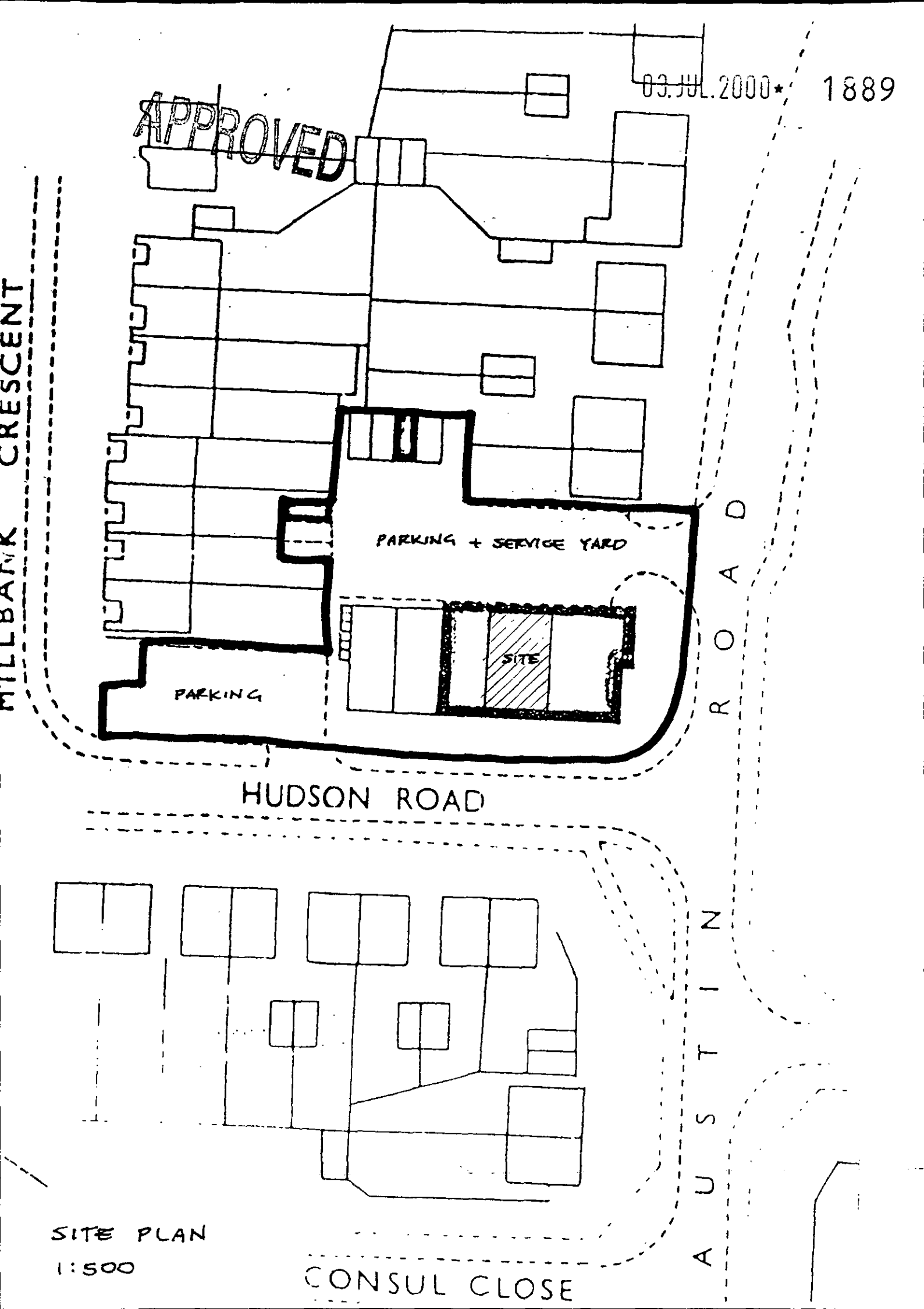

SITE PLAN
1:500

1 allocated space_mm
Shouldn't take another
flats space.

