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EX SYSTEMS LTD

4

APPLICATION NO:
F/2001/4054

LOCATION:
Age Concern The Day Centre South Lake Crescent, Woodley Reading.

APPLICANT:
Woodley Age Concern C/O M A Kowalski

PROPOSAL:
Proposed single storey extensions and alterations to day centre.

EARLIEST DATE FOR DECISION: **23/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/07/2001

CASE OFFICER: **Joss Miller**

20

4714

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Woodley Age Concern
C/O M A Kowalski
Property Services
Wokingham District Council
Shute End
Wokingham

Application Number: F/2001/4054

Parish: **WOODLEY**

Location: ***Age Concern, The Day Centre, South Lake Crescent, Woodley, Reading.***

Proposal: **Proposed single storey extensions and alterations to day centre.**

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. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access in this reserved space.

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

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between 8:00 and 19:00 hours Monday to Friday and 8:00 to 13:30 hours Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained.

Condition
6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

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

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

Reason
5. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

Reason
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment agency is currently required for any discharge of sewerage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on (01276) 454365 for further details.

Informative
2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

Informative
3. 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, OS1
Loddon Area Local Plan Policy LBE1
Wokingham District Local Plan Policy WBE1

John Mitchell
Development Control Manager
Date: 11/07/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Applicationo	Name & Address
F/2001/4054	Mr and Mrs Knight 11 Southlake Crescent Woodley Reading RG5 3QW

WORK SHEET FOR : Joss Miller

Application Number : F/2001/4054

Applicant : Woodley Age Concern C/O M A Kowalski.

Location : Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Proposal : Proposed single storey extensions and alterations to day centre.

Site Notice Displayed ? :

YES	NO	DATE
✓ x3.		1/6/01

Date of Neighbour Notifications : 30/5

Date of Site Visit : 11/6/01

Date Registered : 29/05/2001

Earliest Date for Decision : 23/06/2001

Latest Consultation Date/Site Notice Expiry Date : 23/06/2001

This application will have expired on: 24/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

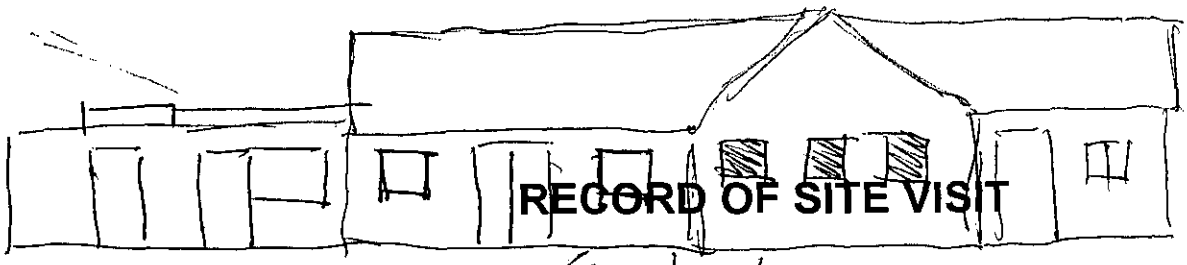
Application Number: F/2001/4054

Appraisal :

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

Application Number F/2001/4054
Conditions/Reasons for Refusal

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



RECORD OF SITE VISIT

East elev.

SITE ADDRESS: Age Concern The Day Centre South Lake Crescent Woodley Reading.

APPLICATION NUMBER: F/2001/4054

OFFICER: Joss Miller

DATE OF SITE VISIT: 11/6/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1/6/01.

2. DESCRIPTION OF SURROUNDINGS

Ld sett. housing estate with day centre in centre of dwellings.

3. DESCRIPTION OF SITE/BUILDING

Day centre for the elderly. Brick & tile (part hipped roof part flat).

4. RELATIONSHIP TO ADJOINING PROPERTIES

South - 4m trees then church hall. north, east & west - res. spaced further away due to road.

5. SITE CONSTRAINTS

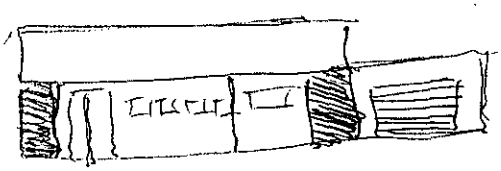
TREES ✓

ACCESS/PARKING ✓

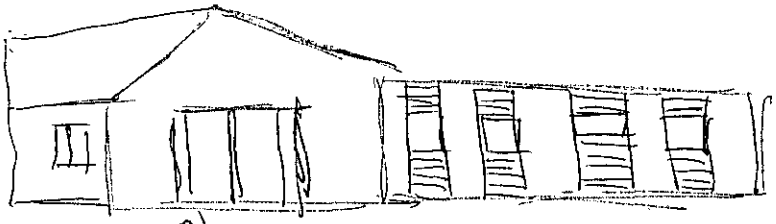
LEVELS —

BOUNDARY TREATMENT open to all roads.

OTHERS —



West elev.



N.

Applicationo	Name & Address
F/2001/4054	Mr and Mrs Knight 11 Southlake Crescent Woodley Reading RG5 3QW
Application approved	Letter sent: 19/07/01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

36. APPLICATION NO.2001/4054, SINGLE STOREY EXTENSIONS AND ALTERATIONS, THE DAY CENTRE, SOUTH LAKE CRESCENT, WOODLEY FOR WOODLEY AGE CONCERN

The Committee considered a report about this application as set out on Agenda pages 406 to 414.

Members noted additional comments which had been received since the Agenda had been despatched.

RESOLVED: That Application No.2001/4054 be approved, subject to the conditions set out on page 408 of the Agenda.

Application No.	Received	Woodley
F/2001/4054	29.05.01	

Applicant: Woodley Age Concern (Wokingham District Council)
Location: The Day Centre, South Lake Crescent, Woodley
Proposal: Single storey extensions and alterations.

1. **Planning History** – The site is located in South Lake Crescent, which is situated within the identified settlement in Woodley. The proposal would consist of single storey extensions and alterations to the day centre. In the past, there have been several applications also consisting of single storey extensions and one application to increase the number of bedrooms.

   This application is before Devlopment Control Committee because the day centre belongs to Wokingham District Council.

2. **Proposal** – would consist of single storey extensions and alterations to the day centre.

3. **Consultations** –
   - ***Woodley Town Council*** – See attached sheet.
   - ***Highways*** – No objections as there are no additional bedrooms or new staff.
   - ***Environment Agency*** - No objections but request that informatives be added to the decision notice.
   - ***Neighbour (x1)*** – Objects due to increased noise and disturbance.

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

A. Impact on neighbouring properties: LALP Policy LBE1, WDLP Policy WBE1 and BSP OS1 and EN1.
B. Impact on the street scene: LALP Policy LBE1, WDLP Policies WBE1, and BSP OS1 and EN1.
C. Highways comments
D. Concerns of the Parish Council.

A. Impact upon neighbouring properties
This proposal is for single storey extensions and alterations to the day centre. The single storey extensions consist of the following:

- **North elevation** – would have an extension of 10 metres in width and 1.5 metres in depth, to form a kitchen and store extension. The proposed extension on the north elevation would not extend further forward than the recreation and group rooms shown on the existing plans. The eaves heights would follow the existing line of the roofs.

- **East elevation** – Would have an extension of 17.5 metres in width and 7.8 metres in depth, to form the conservatory and the 'Val Warr' wing. The extension for the new wing would exceed the building line of the existing lounge by 2.6 metres. The proposed conservatory would exceed the building

line of the existing lounge by 4.8 metres. A further extension of 9.3 metres in width and 2.6 metres in depth, would form an extension to the dementia unit, and this would also exceed the building line of the existing lounge by 2.6 metres. A smaller extension on this elevation would be 2.8 metres in width and 2.1 metres in depth and would form a disabled shower and toilet.

- **West Elevation** – The largest proposed extension to this elevation would be 9.8 metres in width and 3.8 metres in depth. It would form a new entrance, hairdressing room and office. This extension would not exceed the building line of the plant room shown on the existing elevation. The second proposed extension would be 3.3 metres in width and 2.3 metres in depth, and would form an extension to an office/reception. The building line for this extension would not exceed that of the existing garage.

  The single storey building is situated on an island, other than to the south, surrounded by a road and residential properties. The nearest building adjacent to it is Woodley Church Hall to the south which has some trees on this boundary. Therefore, it is considered that these properties would be a sufficient distance from the neighbours for any impact in terms of overlooking and overbearing issues to be minimised.

B. Impact upon the street scene

The proposal would be visible from the north, east and west elevations as it is situated on an open plan plot. However, the proposed extensions would be 4.5 metres from the highway on the north elevation, 6.0 metres from the highway on the east elevation and 13.5 metres from the highway on the west elevation. The eaves heights coincide with those of the existing roof and there are some pitched roofs and some flat roofs, according to the positioning of the proposed extensions, and their relationship to the existing roofs. Therefore, the development would be considered satisfactory in its relationship to the existing building, and would not be considered detrimental to the street scene or the character of the area.

C. Highways concerns

The Highways Section have no objections to the proposals as there is no increase in the number of bedrooms or the number of staff working at this day centre.

D. Concerns of the Town Council

Woodley Town Council had concerns relating to the additional noise and smells as a result of the proposed development which would include the relocation of the kitchen. A condition would be added for the provision of a filter, which would help to reduce any cooking odours. The vehicle access adjacent to the Church Hall is existing and, therefore, has previously been considered satisfactory. As no additional bedrooms have been added, no additional car parking spaces have been requested as part of this application. A condition has been added in order to protect the existing trees on the site.

5. **Conclusion** – The proposed single storey extensions and alterations to the day centre would be satisfactory in relation to the street scene and neighbouring properties and would therefore be considered acceptable.

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

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

2. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access in this reserved space.

3. 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.

4. Works relating to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8:00hrs and 19:00hrs Monday to Friday and 8:00hrs to 13:30hrs Saturdays and at no time on Sundays, Bank or National holidays.

5. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained.

6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure that the external appearance of the building is satisfactory.
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
5. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area

Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment agency is currently required for any discharge of sewerage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
   Contact Ian Doyle on (01276) 454365 for further details.

2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

3. 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, OS1
   Loddon Area Local Plan Policy LBE1
   Wokingham District Local Plan Policy WBE1

Joss Miller

JM

FROM: Joss Miller

DATE: 30 May 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4054

Proposal: Proposed single storey extensions and alterations to day centre..

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant: Woodley Age Concern C/O M A Kowalski.

Your observations are required in respect of this application **by 23/06/2001** .

Five residents from South Lake Crescent were present and the Chairman adjourned the meeting to enable them to put forward their views on this application.

They were all firmly of the opinion that the Day Centre provided a much needed facility in Woodley but had some concerns about the proposals and the existing situation:

- the re-location of the kitchen to the 'front' of the building would be environmentally unacceptable to neighbours only 30ft away, e.g. noise, smells, position of waste bins
- the increased nuisance caused by emptying/of waste bins which sometimes took place at 4 o'clock in the morning
- the occasional existing on-site parking problems and subsequent effect on on-street parking in other areas
- the vehicle access adjacent to the access to the nearby church hall
- the future of the large tree on the grassed area

After the meeting had been reconvened, the committee took into account the neighbours' concerns in discussing the plan's proposals. Members welcomed the additional facilities being provided but expressed the following concerns:

- the re-location of the kitchen at the front end of the building and subsequent effect of deliveries, services, noise etc. would be unneighbourly
- the management of the inevitable increase in vehicular movement and access to the building did not seem to have been thought through sufficiently
- the future of the large tree

SIGNED: [signature] DATE: 27.6.01.

Clerk To Woodley Parish/Town Council.

Location of Planning Application



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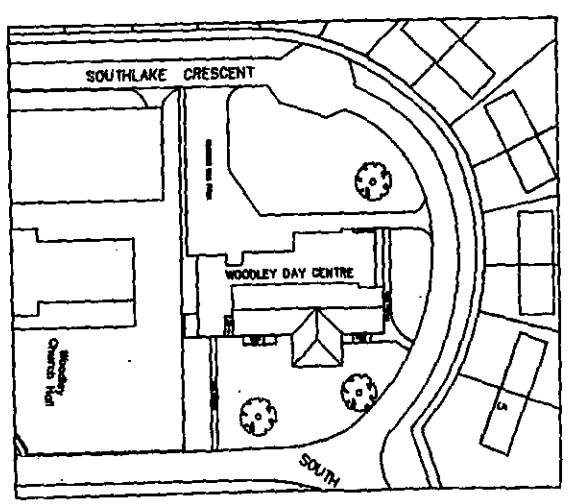
Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

Scale: 1 : 1250

N W E S

29.MAY2001• 4054



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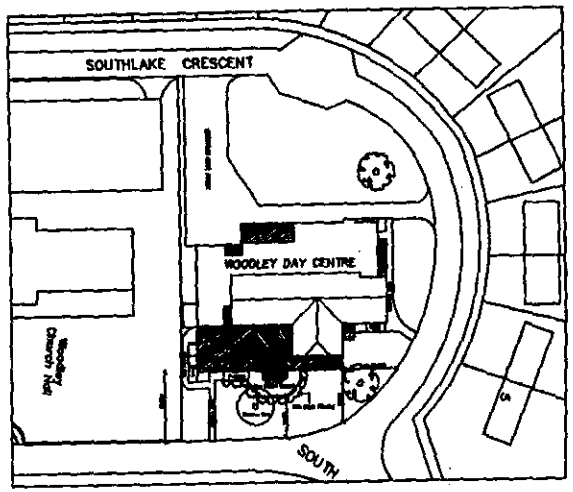

PROPOSED

Donaldson & Associates

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

Drawing:
Proposed Extentions And Alterations

BLOCK PLAN

Drwg.No. WDC/CD/102

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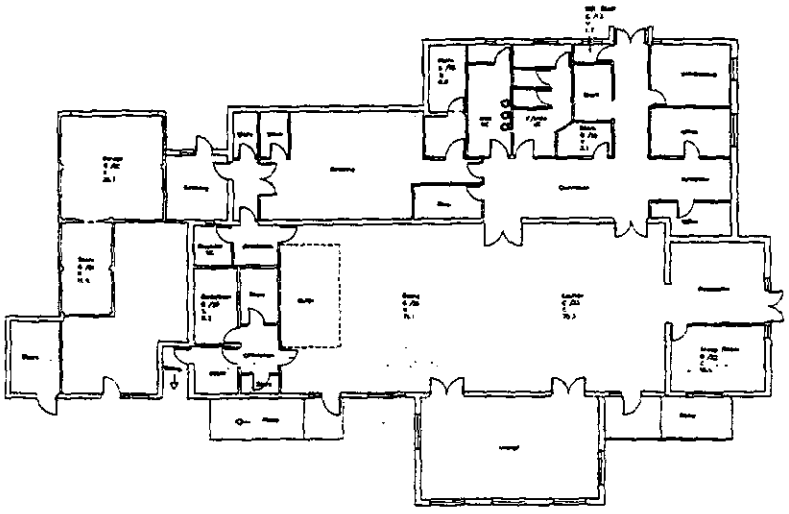
412



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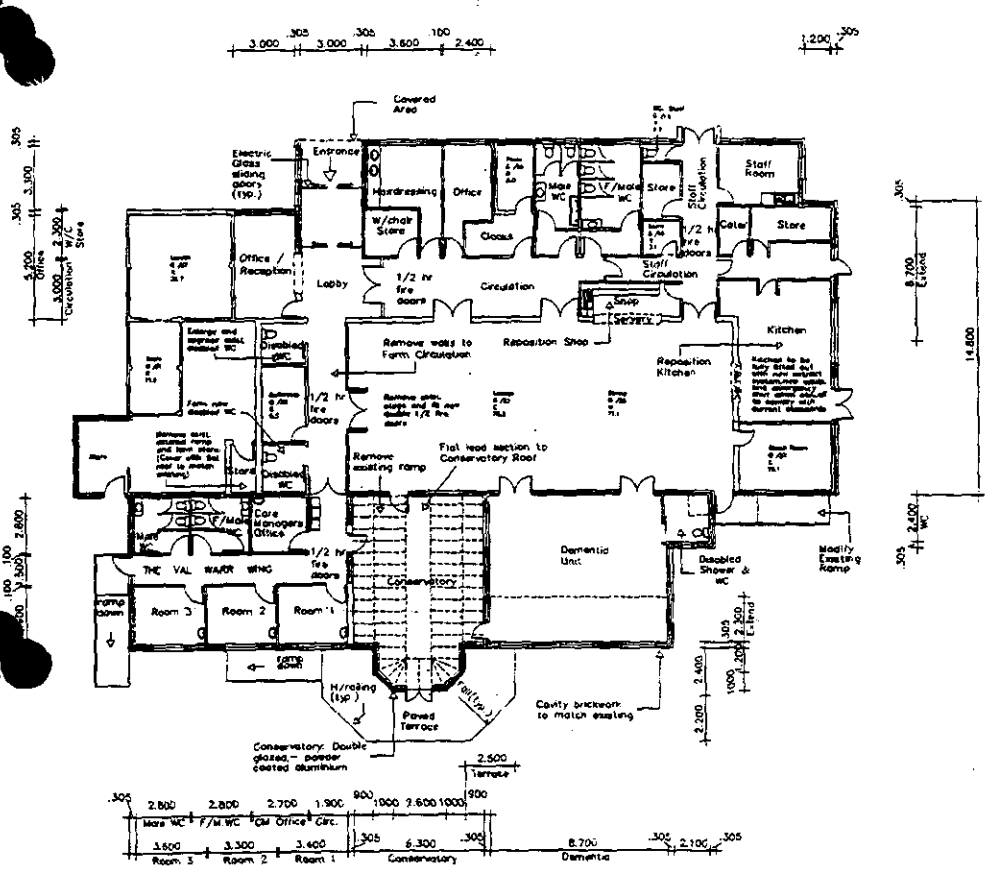

PROPOSED

Notes.

It is proposed to Extend, and alter the external arrangement to open up the buildings space, and provide better circulation

The present visitors to the centre will remain unchanged, however with the new visitor rooms, the currently visiting professional people will be able to test eye sight, hearing, chiropractic, aromatherapy etc. whilst affording privacy to the day visitors (not within the hall etc. as is present due to lack of private space)

The Main entrance (Proposed move and kitchen repositioning) is to allow better access from the carpark area and sufficient width / depth, to allow the fitting of automatic electric sliding doors, and a large covered area to embark / disembark.

Foul drainage to be connected into existing system.

Surface water drainage to be connected into existing system, with additional soakaway's provided to accomodate the extended building

The Proposed terrace to the proposed conservatory will be screened with new (low - kept at approx. 1.5mtr high) flowering shrub plantings (to be agreed) to allow a secure open area for use of the Day Centre Visitors. The ground level of to be banked up to 150mm below the proposed terrace level.

Roof pitch, roof tiles, cavity brickwork and windows, all to match existing

Donaldson & Associates

Tel: 01489 799943 Fax: 01489 799946

Project:

Woodley Day Centre
Southlake Crescent
Woodley, Reading
Berkshire

Drawing:

Proposed Extensions And Alterations

Revised: 19/03/01 Rev B: New W/Chair store to Main Ent., Doors to terrace/conserv. & reposition door from Dementia to conserv.

Revised: 9/04/01 Rev C: Revised Layout to Val Wa wing to also include toilets.

Revised: 25/05/01 Rev D: Window to Dis. Shower

Date: 17/03/01	Revn: D
Drwn: CD	Scale: 1:100
Drwg. No. WDC/CD/003	

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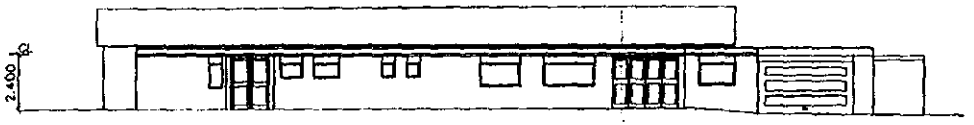
Side Elevation. (SouthFacing)



Front Elevation (West Facing)

Note:
Roof pitch, Roof tiles, Windows and Brickwork to match existing

414



Side Elevation (North Facing)



Rear Elevation (East Facing)

29 MAY 2001 4054

Donaldson
& Associates

Tel: 01489 799943 Fax: 01489 799946

Project:
Woodley Day Centre
Southlake Crescent
Woodley, Reading
Berkshire

Drawing:
Proposed Extensions
And Alterations
ELEVATIONS

Amend 25/5/01 Window Elevations

Date: 30/4/01 Rewn: 0
Drwn: CO Scale: 1:100

Application No. **Received** **Woodley**
F/2001/4054 **29.05.01**

Applicant: Woodley Age Concern (Wokingham District Council)
Location: The Day Centre, South Lake Crescent, Woodley
Proposal: Single storey extensions and alterations.

1. **Planning History** – The site is located in South Lake Crescent, which is situated within the identified settlement in Woodley. The proposal would consist of single storey extensions and alterations to the day centre. In the past, there have been several applications also consisting of single storey extensions and one application to increase the number of bedrooms.

   This application is before Development Control Committee because the day centre belongs to Wokingham District Council.

2. **Proposal** – would consist of single storey extensions and alterations to the day centre.

3. **Consultations** –
   - ***Woodley Town Council*** – See attached sheet.
   - ***Highways*** – No objections as there are no additional bedrooms or new staff.
   - ***Environment Agency*** - No objections but request that informatives be added to the decision notice.
   - ***Neighbour (x1)*** – Objects due to increased noise and disturbance.

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

A. Impact on neighbouring properties: LALP Policy LBE1, WDLP Policy WBE1 and BSP OS1 and EN1.
B. Impact on the street scene: LALP Policy LBE1, WDLP Policies WBE1, and BSP OS1 and EN1.
C. Highways comments
D. Concerns of the Parish Council.

A. Impact upon neighbouring properties
This proposal is for single storey extensions and alterations to the day centre. The single storey extensions consist of the following:

- **North elevation** – would have an extension of 10 metres in width and 1.5 metres in depth, to form a kitchen and store extension. The proposed extension on the north elevation would not extend further forward than the recreation and group rooms shown on the existing plans. The eaves heights would follow the existing line of the roofs.

- **East elevation** – Would have an extension of 17.5 metres in width and 7.8 metres in depth, to form the conservatory and the 'Val Warr' wing. The extension for the new wing would exceed the building line of the existing lounge by 2.6 metres. The proposed conservatory would exceed the building

line of the existing lounge by 4.8 metres. A further extension of 9.3 metres in width and 2.6 metres in depth, would form an extension to the dementia unit, and this would also exceed the building line of the existing lounge by 2.6 metres. A smaller extension on this elevation would be 2.8 metres in width and 2.1 metres in depth and would form a disabled shower and toilet.

- **West Elevation** – The largest proposed extension to this elevation would be 9.8 metres in width and 3.8 metres in depth. It would form a new entrance, hairdressing room and office. This extension would not exceed the building line of the plant room shown on the existing elevation. The second proposed extension would be 3.3 metres in width and 2.3 metres in depth, and would form an extension to an office/reception. The building line for this extension would not exceed that of the existing garage.

The single storey building is situated on an island, other than to the south, surrounded by a road and residential properties. The nearest building adjacent to it is Woodley Church Hall to the south which has some trees on this boundary. Therefore, it is considered that these properties would be a sufficient distance from the neighbours for any impact in terms of overlooking and overbearing issues to be minimised.

B. Impact upon the street scene

The proposal would be visible from the north, east and west elevations as it is situated on an open plan plot. However, the proposed extensions would be 4.5 metres from the highway on the north elevation, 6.0 metres from the highway on the east elevation and 13.5 metres from the highway on the west elevation. The eaves heights coincide with those of the existing roof and there are some pitched roofs and some flat roofs, according to the positioning of the proposed extensions, and their relationship to the existing roofs. Therefore, the development would be considered satisfactory in its relationship to the existing building, and would not be considered detrimental to the street scene or the character of the area.

C. Highways concerns

The Highways Section have no objections to the proposals as there is no increase in the number of bedrooms or the number of staff working at this day centre.

D. Concerns of the Town Council

Woodley Town Council had concerns relating to the additional noise and smells as a result of the proposed development which would include the relocation of the kitchen. A condition would be added for the provision of a filter, which would help to reduce any cooking odours. The vehicle access adjacent to the Church Hall is existing and, therefore, has previously been considered satisfactory. As no additional bedrooms have been added, no additional car parking spaces have been requested as part of this application. A condition has been added in order to protect the existing trees on the site.

5. **Conclusion** – The proposed single storey extensions and alterations to the day centre would be satisfactory in relation to the street scene and neighbouring properties and would therefore be considered acceptable.

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

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

2. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access in this reserved space.

3. 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.

4. Works relating to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8:00hrs and 19:00hrs Monday to Friday and 8:00hrs to 13:30hrs Saturdays and at no time on Sundays, Bank or National holidays.

5. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained.

6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure that the external appearance of the building is satisfactory.
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
5. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area

Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment agency is currently required for any discharge of sewerage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
   Contact Ian Doyle on (01276) 454365 for further details.

2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

3. 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, OS1
   Loddon Area Local Plan Policy LBE1
   Wokingham District Local Plan Policy WBE1

Joss Miller

FROM: Joss Miller

JM

DATE: 30 May 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4054

Proposal: Proposed single storey extensions and alterations to day centre..

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant: Woodley Age Concern C/O M A Kowalski.

Your observations are required in respect of this application **by 23/06/2001** .

Five residents from South Lake Crescent were present and the Chairman adjourned the meeting to enable them to put forward their views on this application.

They were all firmly of the opinion that the Day Centre provided a much needed facility in Woodley but had some concerns about the proposals and the existing situation:

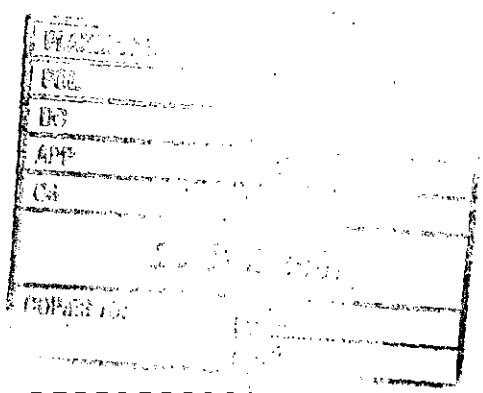
- the re-location of the kitchen to the 'front' of the building would be environmentally unacceptable to neighbours only 30ft away, e.g. noise, smells, position of waste bins
- the increased nuisance caused by emptying/of waste bins which sometimes took place at 4 o'clock in the morning
- the occasional existing on-site parking problems and subsequent effect on on-street parking in other areas
- the vehicle access adjacent to the access to the nearby church hall
- the future of the large tree on the grassed area

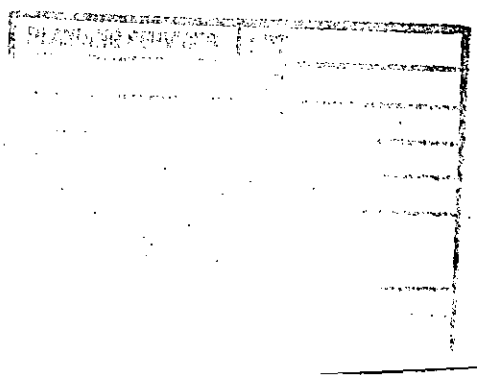
After the meeting had been reconvened, the committee took into account the neighbours' concerns in discussing the plan's proposals. Members welcomed the additional facilities being provided but expressed the following concerns:

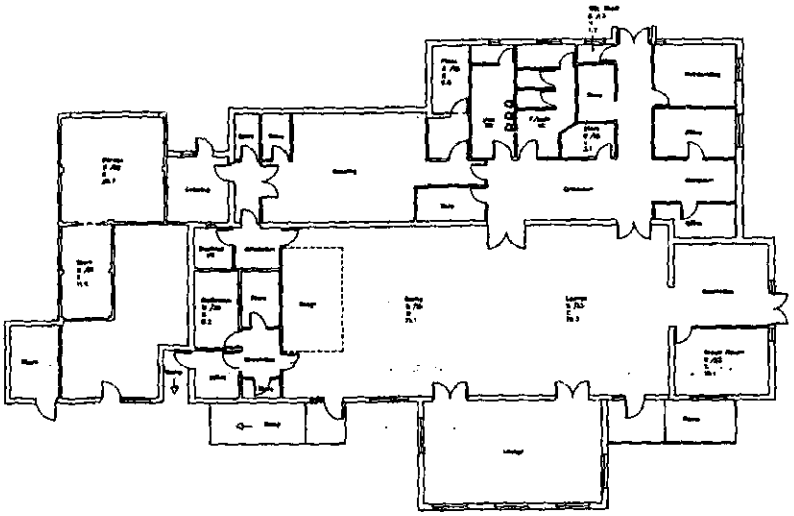
- the re-location of the kitchen at the front end of the building and subsequent effect of deliveries, services, noise etc. would be unneighbourly
- the management of the inevitable increase in vehicular movement and access to the building did not seem to have been thought through sufficiently
- the future of the large tree

SIGNED: Anne Keeran DATE: 27.6.01.

Clerk To Woodley Parish/Town Council.







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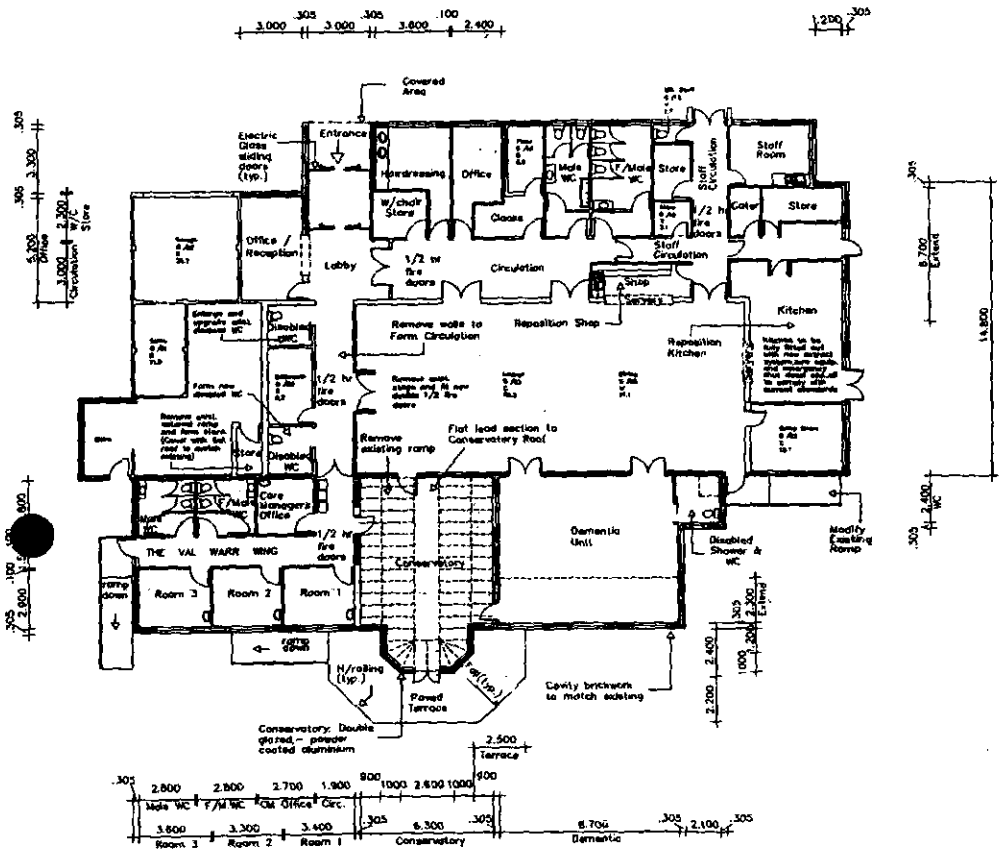

PROPOSED

Notes:

It is proposed to Extend, and alter the internal arrangement to open up the buildings space, and provide better circulation

The present visitors to the centre will remain unchanged, however with the new visitor rooms, the currently visiting professional people will be able to test eye sight, hearing, chiropractic, aromatherapy etc. while affording privacy to the day visitors (not within the hall etc. as is present due to lack of private space.)

The main entrance (Proposed move and kitchen repositioning) is to allow better access from the carpark area and sufficient width / depth, to allow the fitting of automatic electric sliding doors, and a large covered area to embark / disembark.

Foul drainage to be connected into existing system.

Surface water drainage to be connected into existing system, with additional soakaway's provided to accomodate the extended building

The Proposed terrace to the proposed conservatory will be screened with new (low - kept at approx. 1.5mtr high) flowering shrub plantings (to be agreed) to allow a secure open area for use of the Day Centre Visitors. The ground level is to be banked up to 150mm below the proposed terrace level.

Roof pitch, roof tiles, cavity brickwork and windows, all to match existing.

Donaldson
& Associates

Tel: 01489 799943 Fax: 01489 79994

Project:

Woodley Day Centre
Southlake Crescent
Woodley, Reading
Berkshire

Drawing:

Proposed Extensions
And Alterations

Revised: 19/03/01 Rev B: New W/Chair store to
Main Ent., Doors to terrace/conserv. &
reposition door from Dementia to conserv
Revised: 9/04/01 Rev C: Revised Layout to Val W
wing to also include toilets
Revised: 25/05/01 Rev D: Window to Dis. Shower

Date: 17/03/01	Revn: D
Drwn: CD	Scale: 1:100
Drwg. No. WDC/CD/003	

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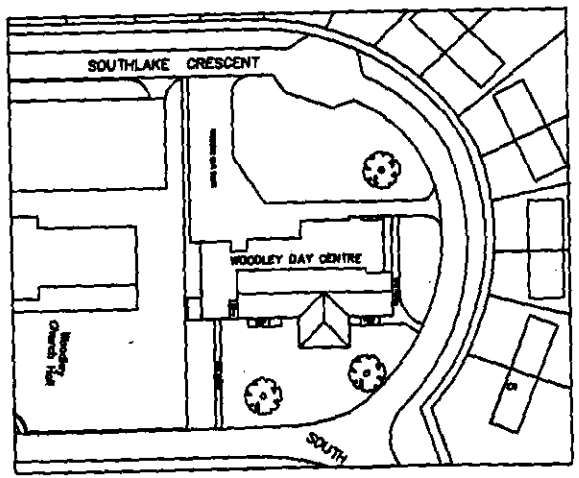
29/MAY/2001 - 4054

29.MAY2001 * 4054



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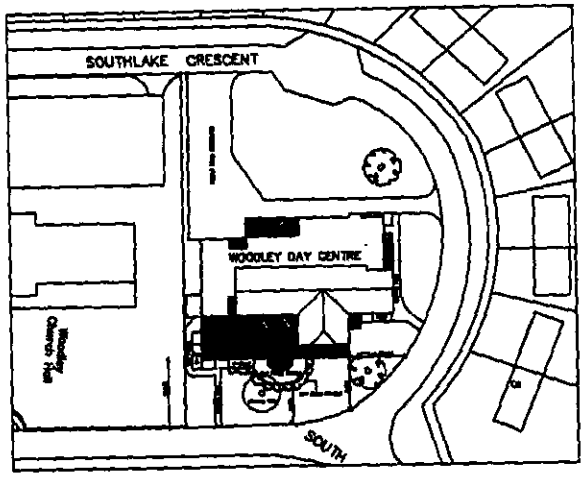


PROPOSED

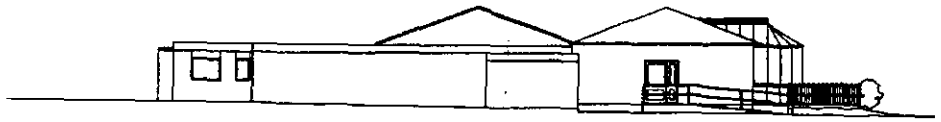
Donaldson
& Associates

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

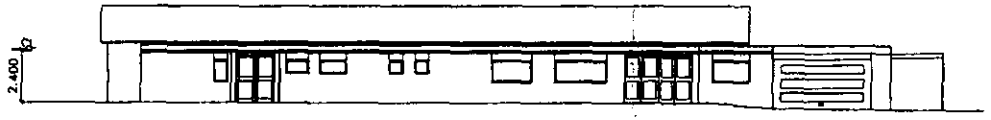
Drawing:
Proposed Extentions
And Alterations

BLOCK PLAN

Drwg.No. WDC/CD/102



Side Elevation (SouthFacing)



Front Elevation (West Facing)

Note:
Roof pitch, Roof tiles, Windows and Brickwork to match existing



Side Elevation (North Facing)



Rear Elevation (East Facing)

29 MAY 2001 4054

Donaldson & Associates

Tel: 01489 799843 Fax 01489 799948

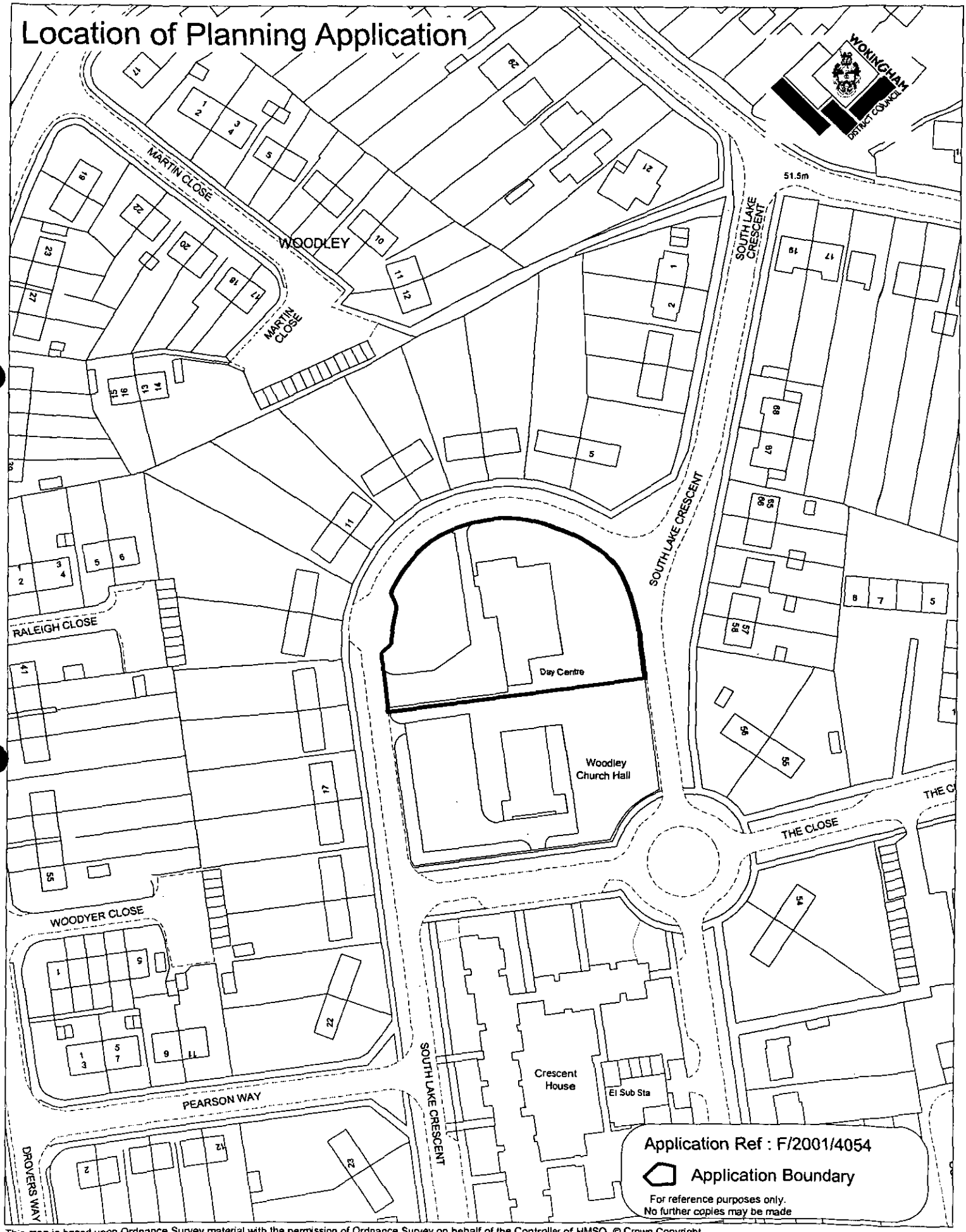
Project:
Woodley Day Centre
Southlake Crescent
Woodley, Reading
Berkshire

Drawing:
Proposed Extensions
And Alterations
ELEVATIONS

Revision 25/5/01 Window Elevations

Date: 30/4/01 | Revn: 0
Drawn: CD | Scale: 1:100
Drwg. No. WDC/CD/003

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

Scale: 1 : 1250

N
W E
S

Case Officer,
Joss Miller,
Wokingham Council,
Shute End,
Wokingham.

A & B Knight
15,Southlake Crescent,
Woodley,
RG5 3QW.

4 -7-01

Plan No. F/ 2001 / 4045. Extensions and alterations to the Day Centre, Southlake Crescent, Woodley.

Dear Sir,

Whilst the building work itself causes no concern, it is the increase in traffic it will create which is of most worrying.

The entrance to the Crescent is a bottle neck, and very often causes problems due to parked vehicles , and the traffic around the Day Centre car park and the adjacent Church Hall car park can sometimes become chaotic, these car parks are often used 7 days a week.

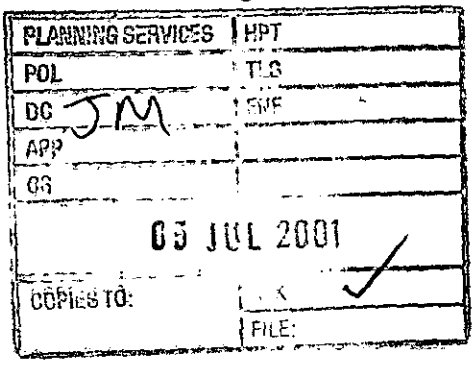
According to the plans there is to be no change made to the car park, it is supposed to be staying as it is now, but we have been told that if these plans are passed their intention is to dig up the green and shrubs and enlarge the car park to accomodate the extra staff and vehicles.

Our house actually faces the car park, and if it is made larger with no greenery or shrubs it will not be a very pleasant outlook. Can they change the car park without submitting further plans?.

Yours Sincerely,

A Knight

065



Date: 05 July 2001

Your Ref:

My Ref: **Joss Miller - F/2001/3605**

Holme Park Sports & Leisure Ltd
C/O Halson Mackley Partnership
4
Alexandra Road
Reading
Berkshire
RG1 5PD

WOKINGHAM DISTRICT COUNCIL
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 Sir/Madam

Application Number: F/2001/3605

Site Address: Sports Ground, Holme Park Farm Lane, Sonning, Reading.

Proposal: Proposed change of use of social club to childrens day nursery..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

John Mitchell

Development Control Manager

Date: 05 July 2001

Your Ref:

My Ref: **Joss Miller - F/2001/4054**

Woodley Age Concern
C/O M A Kowalski
Property Services
Wokingham District Council
Shute End
Wokingham

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 Sir/Madam

Application Number: F/2001/4054

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Proposal: Proposed single storey extensions and alterations to day centre..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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Yours faithfully,

John Mitchell

Development Control Manager

Date: 05 July 2001

Your Ref:

My Ref: **Joss Miller - VAR/2001/3253**

Trustees Of Ramgarhia Sabha Reading
C/O Cliff Walsingham & Company
Bourne House
Cores End Road
Bourne End
Bucks
SL8 5AR

WOKINGHAM DISTRICT COUNCIL
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 Sir/Madam

Application Number: VAR/2001/3253

Site Address: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

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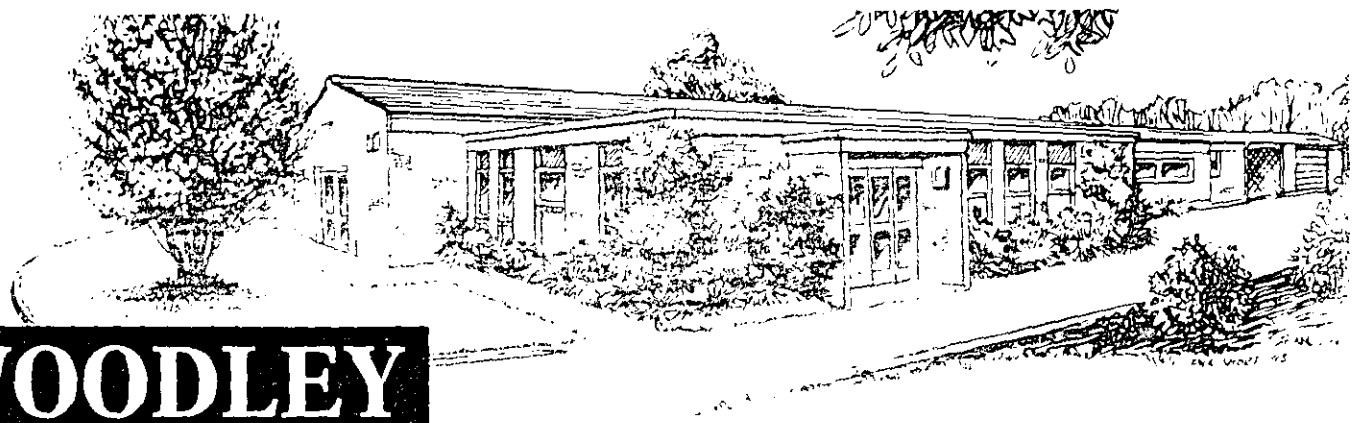
Yours faithfully,

John Mitchell

Development Control Manager



WOODLEY AGE CONCERN

REGISTERED CHARITY NO 204998

The Day Centre Southlake Cre...
Woodley, Berkshire RG5 3QW
Tel/Fax : 0118 969 1471

Ann Keenan
Woodley Town Council

3rd July 2001

Dear Ann,

Thank you very much for sending the Consultation Sheet regarding our proposed extensions and alterations. As promised I took this up point by point at the Management Committee and the following actions may help to clear the air. It was good of your council to listen and deal with things the way they have.

Right at the beginning of our deliberations we called a meeting of all the local residents in South Lake Crescent and every one we thought might be interested. About four people came. It was a great disappointment. Now to deal with the points raised:-

The re-location of the kitchen. From the noise aspect there will be very little difference. Les Green says that there are only four deliveries a week at present and this will not change. The delivery lorries drive in at present and reverse out. We will arrange that they can drive in from one side and out the other. At present the smells of cooking are taken up through a cowling over the cookers and dispersed through the roof. It is proposed to use the same method in the new kitchen and the cooking smells will be dispersed through the very same vent. In fact there will be a lesser number of meals cooked because we no longer supply meals on wheels. It is not proposed to move the waste bins but we are building a housing for them.

The increased nuisance caused by emptying the bins which sometimes took place at 4 o' clock in the morning. I have to say that we had no idea the bins were being emptied at this hour. We agree it is most unsociable and we are taking immediate action to stop it. We received no complaint from the neighbours or we would have been aware sooner and we apologise unreservedly for the nuisance.

The occasional on-site parking problems. The parking accessed adjacent to the nearby church hall will be augmented by a row of parking spaces on the other side of the drive way. The hedge down this drive have overgrown into trees. They belong to the church and the church authorities have no objection to them being moved. When Wokingham Council looked at them they classed them as "low grade" trees. If they were moved or considerably lowered I think we would all be relieved and we would take a share of the cost although they are not our trees.

The future of the large tree on the grassed area. The Wokingham Council Architect suggested to us some time ago that this tree should be removed. I did not like the idea – it is a beautiful tree and I asked our Day Centre Manager to write to all our neighbours to see what they felt about it. They made it clear they did not want it moved. We received about eight letters, some of them were not signed, but only one neighbour thought the tree should go. I have told all concerned that the tree must remain.

I believe there is a misapprehension that we shall be dealing with a large increase in the number of folk using the Day Centre. This is not the case. What we hope to do is to provide better facilities for those who use the Centre. The most increase we could foresee would be about six people.

We are saddened that, in anything we have planned, we should have been thought to be unneighbourly. We hope that the explanations given may throw a different light on the matter. We would welcome discussion with anyone who has a problem.

Fred Lucas

FROM: Joss Miller

JM

DATE: 30 May 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4054

Proposal: Proposed single storey extensions and alterations to day centre..

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant: Woodley Age Concern C/O M A Kowalski.

Your observations are required in respect of this application **by 23/06/2001** .

Five residents from South Lake Crescent were present and the Chairman adjourned the meeting to enable them to put forward their views on this application.

They were all firmly of the opinion that the Day Centre provided a much needed facility in Woodley but had some concerns about the proposals and the existing situation:

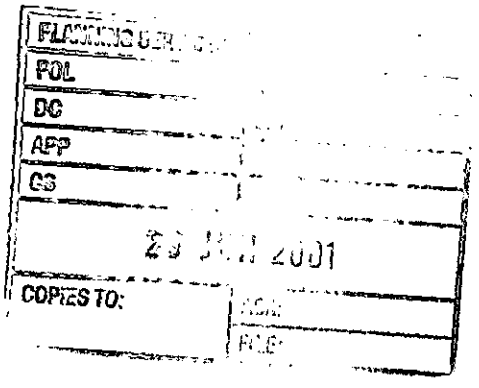
- the re-location of the kitchen to the 'front' of the building would be environmentally unacceptable to neighbours only 30ft away, e.g. noise, smells, position of waste bins
- the increased nuisance caused by emptying/of waste bins which sometimes took place at 4 o'clock in the morning
- the occasional existing on-site parking problems and subsequent effect on on-street parking in other areas
- the vehicle access adjacent to the access to the nearby church hall
- the future of the large tree on the grassed area

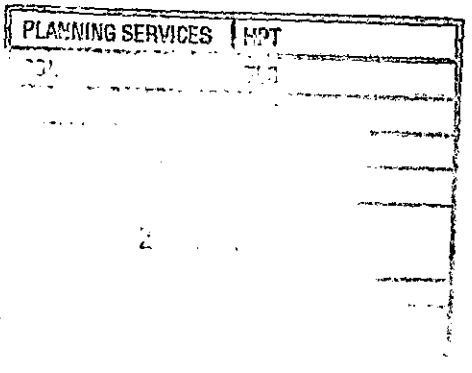
After the meeting had been reconvened, the committee took into account the neighbours' concerns in discussing the plan's proposals. Members welcomed the additional facilities being provided but expressed the following concerns:

- the re-location of the kitchen at the front end of the building and subsequent effect of deliveries, services, noise etc. would be unneighbourly
- the management of the inevitable increase in vehicular movement and access to the building did not seem to have been thought through sufficiently
- the future of the large tree

SIGNED: _____ DATE: 27.6.01.

Clerk To Woodley Parish/Town Council.





JM. OBS

PLANNING SERVICES	
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AFS	
CS	
COPIES TO:	ACK: ✓
	FILE:

Southlake Crescent
Woodley.
READING RG5 3QW.
27th June 2001

Ref: Jose Miller
F/2001/4034
02 JUL 2001

Dear Sir,
The Age Concern Day Centre, Woodley

We attended the meeting at Woodford Park last evening to view plans for the extensions & alterations to the Day Centre which is opposite our house. We discussed, as a group, the proposed re-positioning of the Kitchen according to the plans & we are most concerned that this is going to cause problems.

The acute bend which

our houses 8-9-10-11-12
Southlake Crescent is natural
a hazard for the very
large anticipated lorries
& others which use the
new entrance for the
Kitchen deliveries. It is
almost certain the drivers
will use our driveways,
which we paid for to
be opened up, to be
able to negotiate this
very narrow awkward
entrance.

We also object to the
possibility of Refuse
containers being deposited
at this end of the building,
for easy access for the

3

Kitchen Staff, at the moment they are reasonably discreet at the rear of the building by the trees & the blank wall, but as the building is being extended along this side, there will be the chance that these containers will be on view for us to see, prevention better than cure! The Committee at the Meeting agreed there were problems, we support the Day Centre - Manager + Staff do an excellent job but as Residents it is also up to us to

suffer inconvenience,
when it seems unnecessary to change the position of the kitchen & all the difficulties it is going to make.

We are interested to know about the extra car park facilities which may occur as at present they do not show on the plans - extra staff mean extra spaces, cars parked on this road causes problems now.

Yours faithfully
Maurice & May Knight
(Mrs Mrs)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin, Environmental Health — My Ref: SEM/20011352

To: ~~George Allpress~~, Development Control — Your Ref: F/2001/4054

Jess Miller — Date: 19 June 2001

PROPOSAL: Single storey extension and alterations to Day Centre

ADDRESS: AGE CONCERN DAY CENTRE, SOUTHLAKE CRESCENT, WOODLEY

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. 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 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

SMcLaughlin.

42760

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POL	TLS
DC GA	ENF
APP	
CS	
2 JUN 2001	
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HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 30 May 2001

Application Number: F/2001/4054

Proposal: Proposed single storey extensions and alterations to day centre.

Parish: WOODLEY TOWN

Site Address:
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant:
Woodley Age Concern C/O M A Kowalski.

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 it appears that there will be no additional bedrooms or new staff the Highway Authority have no objections to the proposals.

Signed: _____ **Print name:** Adam Coggins 05/06/01

Our ref: SP\2001\003827\001
Your ref: F/2001/4054
Date: 11th June 2001

ENVIRONMENT AGENCY

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

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CS	
13 JUN 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir

PROPOSAL: Single Storey Extension & Alterations To Day Centre
LOCATION: Age Concern, Woodley Day Centre, Southlake Crescent, Woodley

Thank you for your letter dated 30th May 2001, which was received on 04th June 2001. You are asked to quote the following reference in any correspondence: **SU77SE/12/15**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 768 723	223m	Loddon Bridge Road, Earley	Inert Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

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

Land Drainage

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

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

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding three metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Conservation

Pre-Development Advice
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of grassland.

Cont/d..

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Planting
Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Water Conservation

Non-Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
- About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Team

CC: M.H. Kowalski, Property Services, WDC, Shute End, Wokingham

Our ref: SP\2001\003827\001
Your ref: F/2001/4054
Date: 11th June 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICE
POL
DC JM E44559
APP
CS
15 JUN 2001
COPIES TO: ACK:
FILE:

PROPERTY SECTION
WOKINGHAM DISTRICT COUNCIL
RECEIVED
13 JUN 2001

Dear Sir

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LOCATION: Age Concern, Woodley Day Centre, Southlake Crescent, Woodley

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Yours faithfully

M. Rose

Matthew Rose
Development Planning Team

CC: M.H. Kowalski, Property Services, WDC, Shute End, Wokingham

Joss Miller

From: Anna Cronin
Sent: 05 June 2001 08:46
To: Joss Miller
Subject: FW: NON- HOUSEHOLDER APPLICATIONS LIST FOR PERIOD 28.5.2001 - 1.6.2001

Joss, I'm sure this has already been done, but don't forget to consult Pat Brecknock in Community Services about the Day Centre and care home applications.

Thanks, Anna

-----Original Message-----
From: Ian Jordan
Sent: 04 June 2001 15:15
To: Anna Cronin; John R Mitchell
Subject: NON- HOUSEHOLDER APPLICATIONS LIST FOR PERIOD 28.5.2001 - 1.6.2001



ANNA AND JOHNS LIST.doc

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~10 MAY 2001~~ 29 MAY 2001	Map No. 47. Site 0.26
Officer: JM / Application No. F/2001/4054	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

WE OWN THE LAND.

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY EXTENSIONS & ALTERATIONS TO DAY CENTRE

Location: WOODLEY DAY CENTRE SOUTHLAKE CRESCENT

Parish: WOODLEY Ward: LODDON 30.05.01.

Applicant: WOODLEY AGE CONCERN
transfer from cost code U/A/22B/8020

Fee Received 570-00 Required ..... Additional ..... Refund .....
200m² ÷ 75m = 2.7 (3) 3 x 190 = £570-00.

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		23/5 letter only sent	29 MAY 2001
5	Elevation plans	E. Elev shows window for Disabled Shower/Loo but no window for Group Room – floor plan shows opposite to this.		
6	Floor plans	N elev – no window in Dementia Unit, as are shown on floor plan		
7	Metric scale disclaimer	S elev – does not show windows in "Covered Area" next to entrance doors		
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 : 30:05:01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill Site Consultation ✓

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached – if not relevant pls return to JC.

NEIGHBOURS:

2 x S/N + see map ✓

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

29.MAY2001 • 4054

1.	APPLICANT'S NAME	Woodley Age Concern
	ADDRESS	Woodley Day Centre, Southlake Cresc. Woodley, Reading
	POST CODE	RG5 3QW PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	M.B. KOWALSKI Dip. Arch.
	ADDRESS	Property Services, WDC, Shute End, Wokingham
	POST CODE	PHONE
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	Woodley Day Centre, Southlake Cres. Woodley, READING, Berks.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Extensions and alterations to existing fascilities.
5. Give the area in hectares or part of a hectare	AREA OF SITE	~~5.36m²~~ WORK 2568 m²,
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WDC/CD/102 - Rev 0 - Block Plan WDC/CD/003 - Rev D - Plans WDC/CD/003 - Rev 0 - Elevations, Site Plan - no number.

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.

Social Services Day Centre.

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 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.

Concrete roof tiles to match existing. Facing Brickwork, Windows/doors to match existing, re-using windows and doors where suitable. Glazed conservatory.

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.

Not enclosed

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES)/NO

If no, please give details

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

Existing,

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

Yes.

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES)/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? (YES)/NO — If YES, please ask for and complete Part 3 of the form

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

Cost Code

U/A/2213/8020 £570

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 M. A. Howarth ON BEHALF OF Woodley Age Concern. DATE 9/5/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
●	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	603m²	nil	200m²	nil.
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	603	nil	200	nil.

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

● WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	12	NONE
Proposed	12	NONE

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.

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

Woodley Day Centre / Age Concern, Southlake Crescent, Woodley, Reading.

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
8	NON	NON	8

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. 29.MAY2001* 4054

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
Estates. Wokingham District Council.	Shute End Wokingham	17/4/01

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . . M. A. Lowalsky . . . . . .

On behalf of . . Woodley Age Concerns . . . . . .

Date . . . 9/5/2001 . . . . . .

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

1 OLD PEOPLE'S DAY CENTRE,

ADDRESS SOUTH LAKE CRESCENT PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/10/65	Wokingham R.D.C.	Landscaping, garages & Car Parking areas.	10.11.65	App. C/A.
O/66/69	Woodley Voluntary Committee for Old People	Outline } Old Peoples Day Centre	15-5-69	N/A. C/A
380/71	"	Details of O.P. centre	15.4.71	App -C
380/71	"	"	17.6.71	- C/A
787/72	"	"	11.5.72	N/A C/A.
24313	BCC	S/ST. EXTENSIONS	4.1085	N/A C/A
BRA 885	O.S. / BCC	ALTS. & ALTS.	23.6.86	APP
39383			8.6.92	C/A
FP/92/0353	AGE CONCERN	INABILITY TO COMMENCE START	13.5.92	APP
95/63097/F	Woodley Age Concern	S/ST Extension	18.1.96	C/A
F96/5181			23.4.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 OLD PEOPLE'S DAY CENTRE,
2 SOUTH LAKE CRESCENT

ADDRESS **PARISH** WOODLEY

PLOT No. **ORD. SHEET No.** SU 7672(47)

BUILDER

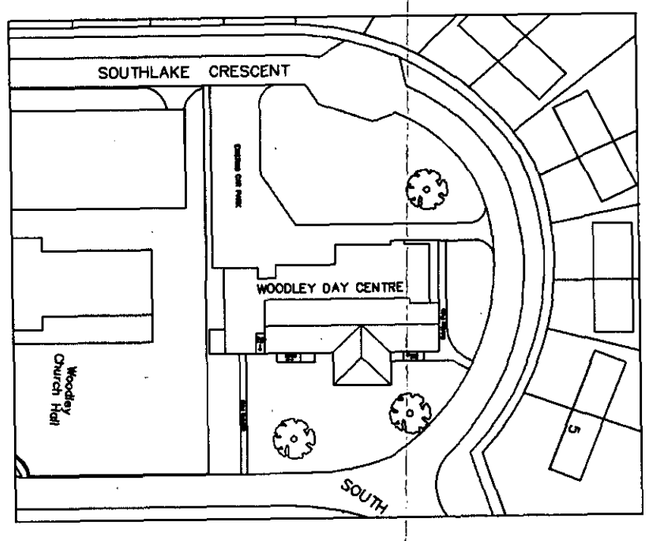
Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/66934/F	S.SERVICES (WDC)	6 BED UNIT FOR RESPITE CARE & HOSPITAL DISCHARGE CARE.	25.6.98	C/A

MINISTRY DECISION

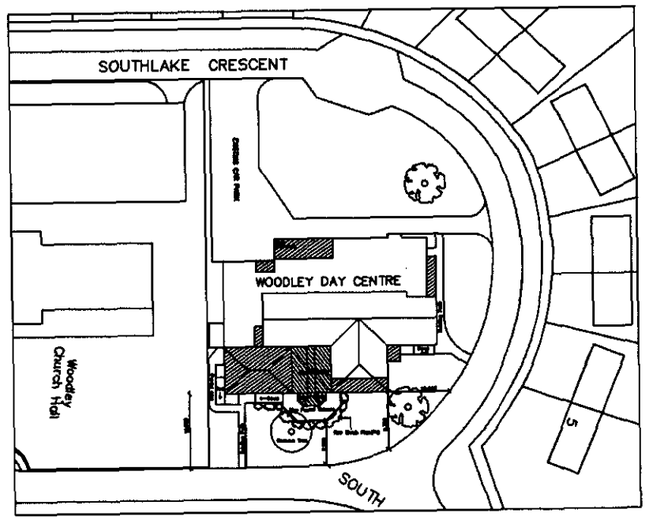
SPECIAL ORDERS PD Reg - Prop. Svcs. - Raised Flower Beds & Fence - 10/8/98

APPROVED

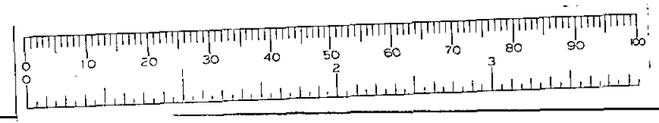
29.MAY2001* 4054



EXISTING



PROPOSED



Donaldson
& Associates

Tel: 01489 799943 Fax: 01489 799946

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

Drawing:
Proposed Extentions
And Alterations

BLOCK PLAN

Date: 28/04/01 Rev: 0
Drwn: CD Scale: 1:500
Drwg.No. WDC/CD/102

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4054
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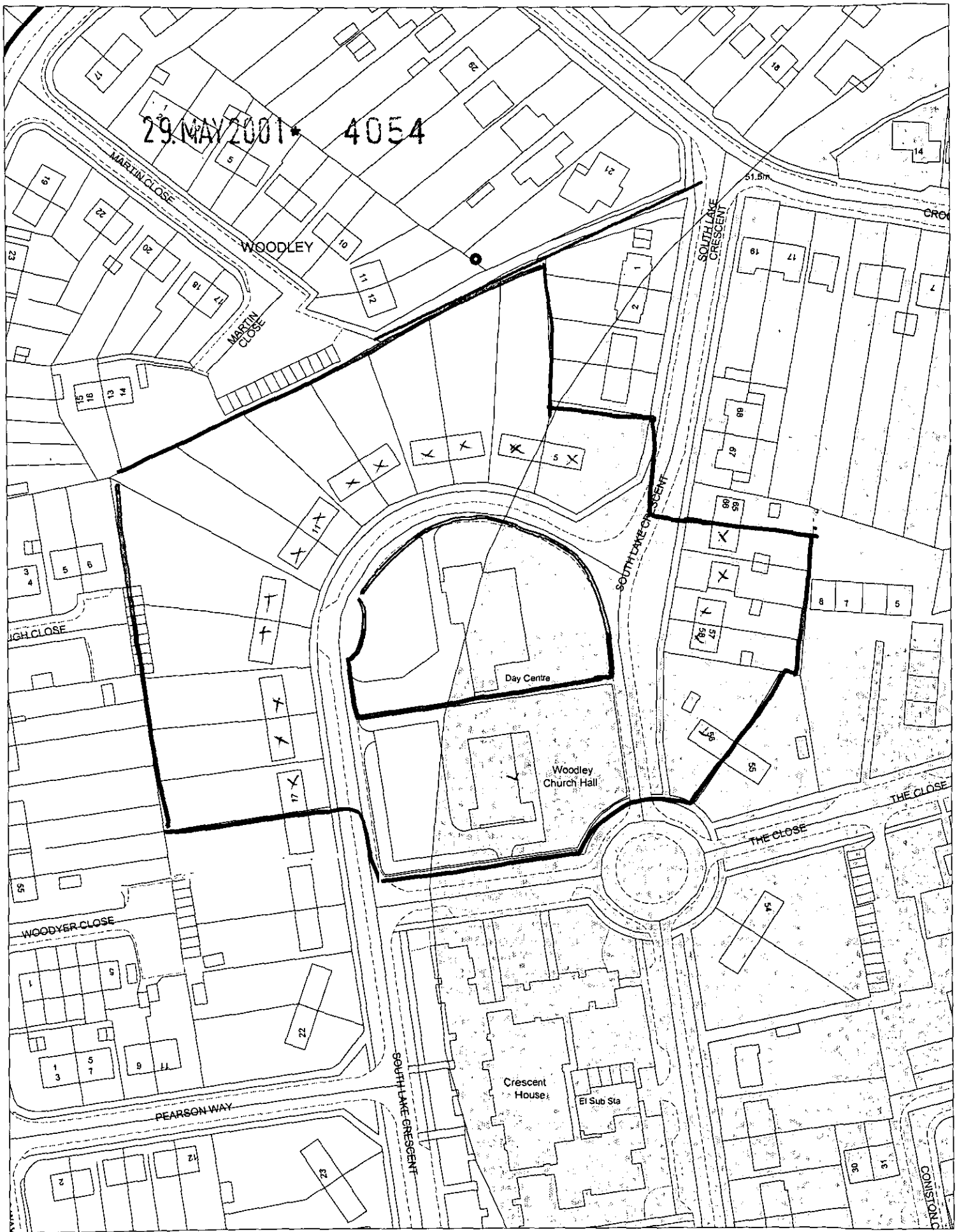
29 MAY 2001 4054



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Development Control Section, Environmental Services, Wokingham District Council.

15 May 2001

Scale: 1 : 1250

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