SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3215

LOCATION:
Be Smart 418 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Sagoo C/O Andesign

PROPOSAL:
Proposed first floor extension over existing dry cleaners to form flat.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/03/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sagoo
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3215

Parish: **WINNERSH**

Location: **Be Smart, 418 Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed first floor extension over existing dry cleaners to form flat.**

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

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

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

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

Condition
4. The premises shall be used to accommodate the family and/or staff of the Dry Cleaners and for no other purpose.

Condition
5. 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 no time on Sundays, Bank or National Holidays.

Condition
6. Prior to completion the 90 degree parking to the rear of the site, must be extended to 12 metres (minimum) and the block of spaces moved by 1 metre towards the building.

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

Condition
8. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

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

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

Reason
4. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use to protect the amenity of the dwelling.

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

Reason
6. To ensure sufficient space for vehicles to turn so that they may enter and leave the site in a forward gear in the interests of highway safety and convenience.

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

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

Informative
1. 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 and OS1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3215	FH
BUILDING CONTROL NUMBER	FP2001/1501	Paul
~~APPLICANT~~/AGENT	A design	
ADDRESS OF SITE	418 Reading Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	first floor ext to form two bed flat over existing dry cleaners	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3103A	AH/E/3103
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/5/01.	

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	

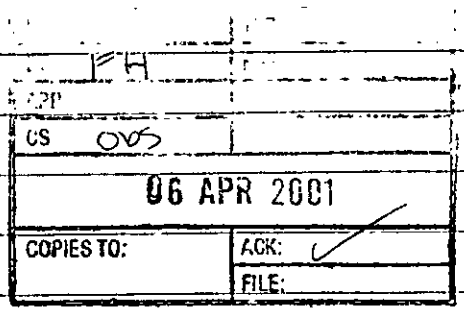
3215

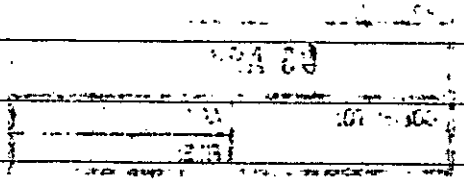
MRS T DUONG
WINNERSH TAKE AWAY
416 A READING ROAD
WINNERSH

OBJECTION TO F/2001/3215
F. Humayan

This is not a good place for a flat as it
is over a chinese takeaway shop.
There will be too much noise & smell from the
shop for residential.
The flue (chimney) and toilet are at the rear of the
building and would be too near to a flat.

Dictated by Mrs Duong
(C Hunter) 5/4/01





WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3215

Applicant : Mr & Mrs Sagoo C/O Andesign.

Location : Be Smart 418, Reading Road, Winnersh, Wokingham.

Proposal : Proposed first floor extension over existing dry cleaners to form flat.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 14/02/01

Date Registered : 19/01/2001

Earliest Date for Decision : 18/02/2001

Latest Consultation Date/Site Notice Expiry Date : 18/02/2001

This application will have expired on: 16/03/2001. 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 :

WINNERSH PARISH COUNCIL - No comment
ENVIRONMENTAL HEALTH - Recommend a restriction of use to family/staff
HIGHWAYS - Rec. approval subject to conditions.
NEIGHBOUR (s) - Objection - Overlooking impact
- Overshadowing impact

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/3215

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed first floor extension over existing dry cleaners to form flat. The proposal is to increase the height of the extension to 7.4 m from an existing 6.1m pitched roof to the north-east elevation and an increase of 4.5m to the south west where the existing extension is single storey.

The proposal is located approx 8 metres from the adjacent two storey property. There are no prop. side facing windows in the first floor level of the south-east elevation, however there are four proposed roof lights. It is considered the prop. roof lights will overcome any potential overlooking impact to the neighbouring property. It is not considered that the prop. exten will have a significant overshadowing impact on the neighbouring prop of 416 Reading Road as the property is set forward to No 418 by approx 5 metres. The proposed flat shares the opposite boundary, therefore leaving a distance of 8 metres from the proposed to the side elevation of 416.

To the northwest the prop. flat is located adjacent to an existing outbuilding to be redeveloped for shops + flats (F/2000/1623). The height of the proposed flats under this application are 8.7 metres. The proposed flats will be approximately in line with the prop. rear elevation of No 418's flat.

Therefore it is not considered that the prop. dev will have a significant detrimental impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

As the prop. extension is located to the rear of the property it is considered there will be no adverse impact upon the street scene.

IMPACT UPON HIGHWAY SAFETY

The Highways Authority is satisfied, subject to conditions, that the proposal will not have an adverse impact upon highway safety.

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

Application Number F/2001/3215
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FIRST FLOOR LEVEL OR ABOVE OF THE EXTENSION
4			THE PREMISES SHALL BE USED TO ACCOMODATE THE FAMILY AND/OR STAFF OF THE DRY CLEANERS AND FOR NO OTHER PURPOSE. REASON - IN GRANTING THIS PERMISSION THE LPA HAS HAD REGARD TO THE SPECIAL CIRCUMSTANCES OF THIS CASE AND WISHES TO MAKE THE OPPORTUNITY OF EXERCISING CONTROL OVER ANY SUBSEQUENT ALTERNATIVE USE TO PROTECT THE AMENITY OF THE DWELLING.
5			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 1.30 PM SATURDAYS AND 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.
6	PRIOR TO COMPLETION		THE 90 DEGREE PARKING, TO THE REAR OF THE SITE, MUST BE EXTENDED TO 12 METRES (MINIMUM) AND THE BLOCK OF SPACES MOVED BY 1 METRE TOWARDS THE BUILDING REASON TO ENSURE SUFFICIENT SPACE FOR VEHICLES TO TURN SO THAT THEY MAY ENTER AND LEAVE THE SITE IN A FORWARD GEAR IN THE INTERESTS OF HIGHWAY SAFETY AND CONVENIENCE.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, OS1			
MINERALS LOCAL PLAN POLICIES:			

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

Date: _____

7 C122, R122

8 C137, (insert: extension), R137

RECORD OF SITE VISIT

SITE ADDRESS: Be Smart 418 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3215

OFFICER: Farah Humayun

DATE OF SITE VISIT: 14/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? 4

2. DESCRIPTION OF SURROUNDINGS

IN LINE OF 3 COMMERCIAL PROPERTIES.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET WITH CHINESE TAKEAWAY. AS NEIGHBOUR (+ ABOVE)

4. RELATIONSHIP TO ADJOINING PROPERTIES

416 - RES PROP TO SE - SET IN LINE WITH 418 - REAR FACING WINDOWS + S/ST EXT. 1.8 M CB FENCE. EXTENSIVE REAR GARDEN.

- FLATS TO REAR OF 416 + 418. - 2 REAR FACING WINDOWS OVERLY TO REAR OF 418.

420 - BUNGALOW - NO SIDE FACING WINDOWS - (NEWSAGENT) SIDE WALK IN BETWEEN. + DILAPIDATED GARAGE.

5. SITE CONSTRAINTS

TREES - LARGE CONIFER TO REAR WITH 420 - BLOCKS LIGHT TO GARDEN.

ACCESS/PARKING 4-5 IN REAR

LEVELS —

BOUNDARY TREATMENT AS ABOVE.

OTHERS

* TO BE USED FOR EXTENDED FAMILY EXISTING OFFICE SPACE. - EXISTING FIRST FLOOR EXTN. WITH PITCHED ROOF - FRT + REAR WINDOWS

Tel: 0118 974 6482

Date: 20/03/01

My ref: F/2001/3215

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2001/3215
Be Smart 418, Reading Road, Winnersh, Wokingham.
Proposed first floor extension over existing dry cleaners to form flat.

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30/03/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/3215**
Be Smart 418, Reading Road, Winnersh, Wokingham.
Proposed first floor extension over existing dry cleaners to form flat.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6482

Date: 20/03/01

My ref: F/2001/3215

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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
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John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2001/3215**
Be Smart 418, Reading Road, Winnersh, Wokingham.
Proposed first floor extension over existing dry cleaners to form flat.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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 6482

Date: 20/3/01

My ref: F/2001/3215

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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Application Number: F/2001/3215
Be Smart 418, Reading Road, Winnersh, Wokingham.
Proposed first floor extension over existing dry cleaners to form flat.

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This form must be received no later than 30/03/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/3215**
Be Smart 418, Reading Road, Winnersh, Wokingham.
Proposed first floor extension over existing dry cleaners to form flat.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: February 23, 2001
My ref: FH/F/2000/3215
Your ref:

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

Mr A Hester
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Dear Mr Hester

PLANNING APPLICATION F/2000/3215
PROPOSED FIRST FLOOR EXTENSION OVER EXISTING DRY CLEANERS TO FORM FLAT
BE SMART, 418 READING ROAD, WINNERSH WOKINGHAM

Following advice I have received from the highway officer please could you send plans indicating the existing use of all buildings within the site and the parking allocated to each.

It is important that the additional information is submitted to me within 10 days, ie. by 5 March, to ensure that the application is not determined on the basis of the current submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either the highway officer on 0118 974 6330 or myself. However, I would advise you that the above refers to parking matters only and receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

FROM: Farah Humayun

DATE: 25 January 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3215

Proposal: Proposed first floor extension over existing dry cleaners to form flat..

Site Address: Be Smart 418, Reading Road, Winnersh, Wokingham.

Applicant: Mr & Mrs Sagoo C/O Andesign.

Your observations are required in respect of this application **by 18/02/2001** .

No Comment

PLANNING SERVICES	HPT
POL	LS
DC	ENF
APP	
CS	
14 FEB 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13-2-01

pp Clerk To Winnersh Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3215

YOUR REF: F/2001/3215

TO: Farah Humayun, Planning
CC:

DATE: 8th February 2001

PLANNING APPLICATION F/2001/3215
PROPOSED FIRST FLOOR EXTENSION OVER EXISTING DRY CLEANERS TO FORM FLAT.
BE SMART 418 READING ROAD, WINNERSH, READING

CONDITIONAL APPROVAL

1. C: The 90 degree parking, to the rear of the site, must be extended to 12 metres (minimum) and the block of spaces moved by 1 metre towards the building.
   R: To ensure sufficient space for vehicles to turn so that they may enter and leave the site in a forward gear in the interests of highway safety and convenience.

2. C122, R122.

3. C137 (INSERT: extension), R137.

Adam Coggins



Highways Officer

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 25 January 2001

Application Number: F/2001/3215

Proposal: Proposed first floor extension over existing dry cleaners to form flat.

Parish: WINNERSH PARISH

Site Address:
Be Smart 418, Reading Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs Sagoo C/O Andesign.

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

✓ below as applicable;

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

COMMENT

Please provide additional information and plan, indicating the existing use of all buildings within the site and the parking allocated to each.

Signed: _____ **Print name:** Adam Coggins 14/02/01

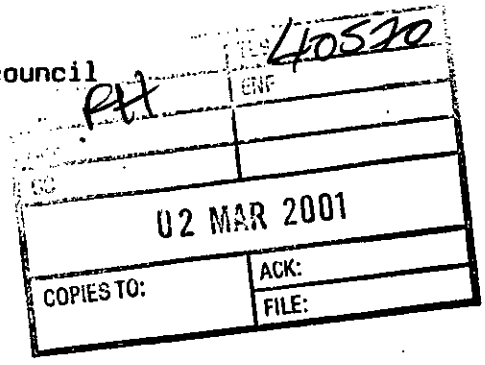
Rec'd 11.00AM 1.3.01

ANDESIGN
BUILDING PLANS

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

ref:3955

Miss F. Humayun
Planning Officer
Wokingham District council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR



28th February 2001

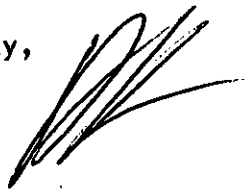
Dear Miss Humayun,

re: **Application No F/2000/3215 - 418 Reading Road,Winnersh**

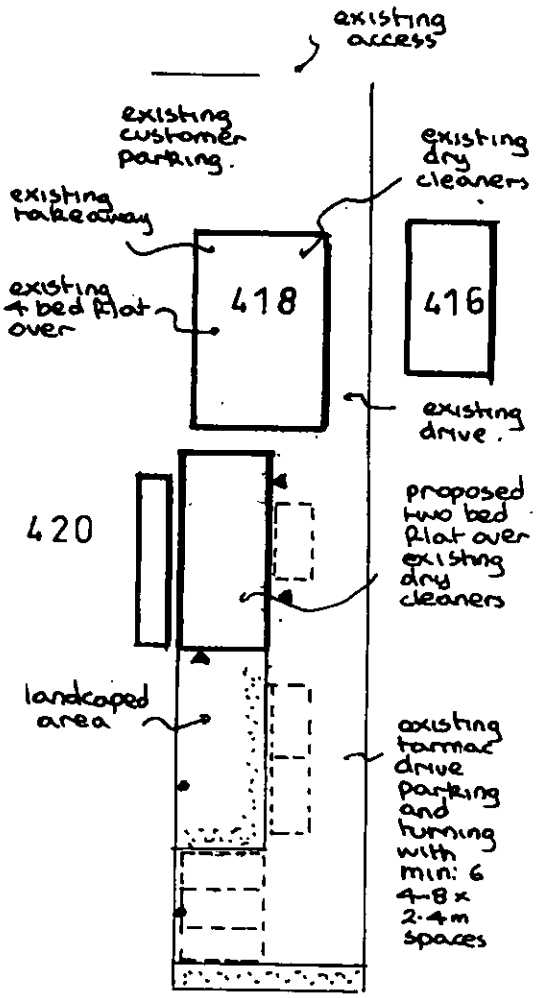
Further to your letter dated 23rd February 2001, please find enclosed an enlarged blockplan on which I have tried to explain further the parking situation at the above property. The Ground floor of the main building comprises my Clients Dry Cleaning shop and a Chinese Take-away. The upstairs of the main building comprises a four bedroom flat which is the home of my Client. The building to the rear of the main building, which is the subject of the current application consists of the Dry Cleaning Workshop at Ground floor level and of course the new flat proposed at First Floor level. The front Courtyard of the shop is left clear by both the Dry Cleaners and the Chinese Takeaway for the benefit of their customers. The Chinese Takeaway is able to park one vehicle in the rear yard and my client who is both the resident and staff of the Dry Cleaners has the ability to park three vehicles of his own if necessary in the rear yard. The new flat would require two spaces to be allocated, and I am therefore showing how a total of six spaces would be kept available in the rear yard to cover all of these uses. My Client has however pointed out that he has parked as many as fourteen vehicles in the rear of his property on family occasions. I trust this clarifies the situation as far as the current application is concerned, but I think having visited the site you will agree that parking is not a problem with this application. If you have any further queries please do not hesitate to contact my office as we are most anxious to see a

successful outcome to this application as soon as possible.

Yours faithfully,



A. Hester



PARKING PLAN –418 READING ROAD, WINNERSH, BERKS

to be read in conjunction with drawing nº AH/E/3103

scale 1:500 date FEB 2001 drawn ANDESIGN

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

39664

From: Joanne Ellis, Environmental Health

To: Farah Humayun, Development Control

My Ref: jpe/besmart

Your Ref: F/2001/3215

Date: 07 February 2001

PROPOSAL: FIRST FLOOR EXTENSION OVER EXISTING DRY CLEANERS TO FORM FLAT
ADDRESS: BE SMART, 418 READING ROAD, WINNERSH

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

If the flat was occupied by someone who did not have any connection to the dry cleaners then they would be likely to find that the general noise and odour associated with the business would cause an unacceptable detriment to the amenity. However due to the close proximity the management could not reasonably control any noise or odour.

Hence I recommend that any consent restrict the use of the dwelling to the family and/or staff of the dry cleaners.

I have no environmental health objections to this proposal with the imposition of the following conditions: -

1. The premises shall be used to accommodate the family and/or staff of the dry cleaners and for no other purpose.
   Reason - In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use to protect the amenity of the dwelling.

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.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

PLANNING SERVICES
POL
DC
APP
05 FEB 200
COPIES TO:
ACK:
FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 04 February 2001 21:07
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3215
Correspondent_FullName: Mr M.J. Bentley
Correspondent_StreetAddress: 416 Reading Road
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 5EP
Correspondent_Telephone: 0118 9894335
Correspondent_Email: mike.bentley@amsjv.com

Comments:

Reference - Proposed first floor extension over existing dry cleaners to form flat.

I wish to object to the planning application for the following two reasons:

a) There is a gap of approx. 20 feet between the front of the dry cleaners and the six foot fence of my property. If a first floor extension is built it will overlook my property and thus I will loose my privacy. Currently the ground floor dry cleaners does not overlook my property and the other property that overlooks mine is screened behind trees during the summer months.

b) During the summer months the sun sets over the top of the dry cleaners (as seen from my property). If a first floor extension is built (thus increasing the height of the roof) it will reduce the amount of sunlight in my property.

Please can you take into account the above objections. Having recently moved into my property it would be a shame if the two main advantages of my property (secluded garden and plenty of sunlight) were compromised.

Received by Wokingham District Council

Application No: F/2001/3215

Proposal:
Proposed first floor extension over existing dry cleaners to form flat.

Location:
Be Smart 418, Reading Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

25 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

59/60

Start date: 09 JAN 2001	Map No. ..... Site ...008...
Officer: RH / Application No. F/2001/3215	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR EXTENSION OVER EXISTING DRY CLEANERS TO FORM FLAT

Location: 418 READING ROAD

Parish: WINNERSH Ward: Winnersh
25.01.01 JB

Applicant: MR/MRS SAGOO

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	Scale?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout Scale?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 25.01.01 B 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 ✓ .....

Encroachment ✓

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:

.....
Proposed environmental improvement
.....

NEIGHBOURS:

Site notice and see map

ANDESIGN
BUILDING PLANS

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

Mr B. Polnik
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3955

19.JAN.2001* 3215

18th January 2001

Dear Mrs Polnik,

re: **418, Reading Road, Winnersh**

Following your Councils approval of the redevelopment of the adjoining site, my Client now feels it is appropriate to ask your Council to consider the extension at first floor level above his existing Dry Cleaners in order to achieve a flat. I am therefore enclosing a formal application for your consideration, and if you have any queries please do not hesitate to contact my office as it is extremely inmportant to our clients that we obtain a successful outcome to this proposal.

Yours faithfully,

A. Hester

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

19 JAN 2001 * 3215

1.	**APPLICANT'S NAME**	MR & MRS S.P. SAGOO
	ADDRESS	418 READING ROAD
		WINNERSH, BERKS
	POST CODE	**PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN **PHONE** 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		FIRST FLOOR EXTENSION TO FORM FLAT OVER EXISTING DRY CLEANERS
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	owner
List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	AH/E/3103

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	**REDEVELOPMENT**	[ ]
ERECTION OF NEW BUILDING	[ ]	**ALTERATION or EXTENSION**	[X]

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

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

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	**DESIGN**	[ ]
MEANS OF ACCESS	[ ]	**LANDSCAPING**	[ ]

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.

DRY CLEANERS

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO XXX — 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 X — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO X

If no, please give details

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

NO CHANGE

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED (ANDESIGN) ON BEHALF OF MR & MRS S.P. SAGOO DATE 18/1/2001

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

19.JAN.2001* 3215

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . (LANDESIGN) . . . . . .

On behalf of . . . . MR & MRS · S · P · SAGOO . . . . . .

Date . . . . 18/1/2001 . . . . . .

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

① WINNERSH BAKERY

ADDRESS 418 READING ROAD PARISH WINNERSH

SU.7770(59)

PLOT No. Old Property ORD. SHEET No. SU.7870(60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
816/54	Mrs M. Thick	Advertisement Sign	22-12-54	N/A Refuse
R/93/61	Mr R. T. Allibone	Alterations to shop front	15-6-61	App App
A/22/68	Allibone & Yates.	Sign Post	11.4.68	N/A. Refuse
A/24/69	Land & Provincial Poster Group	To Retain advert. Panel on flank wall of 418	1.1.70	N/A. Refuse
BR 15211	MR & MRS M. BAILEY	KITCHEN EXTENSION	15.7.80	APP. N/A
20396	"	BATHROOM	17.11.83	N/A CLA
BR21682	"	2/ST. EXT. & INT. ALTS	28.11.83	APP N/A
21440	"	S/St. EXT TO BAKERY SHOP	31.5.84	N/A CLA
BR23072	"	"	21.8.84	APP N/A
32346	MR. P. SAGOO	SHOP TO RESTAURANT/BAKERY TO KITCHEN	15.2.89	Ref

DATE OF COMPLETION

MINISTRY DECISION A/24/69 - Appeal dismissed 2.10.70.

SPECIAL ORDERS

DRAINAGE

34280 " BAKEHOUSE TO DRY CLEANING 25-10-19 CLA

② ADDRESS 418 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7770 - 59

BUILDER SU 7870 - 60

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38193	MR S. SAGOO	C/U USE PART GROUND FLOOR (A1) TO TAKE AWAY FOOD (A3)	21.11.91	Ref
39207	"	"	12.5.92	C/A
FP/92/1006	MR OBUNG	INT. PART.	27.11.92	APP
98/66930/F	Mr & Mrs. S P Sagar	S/St	9.3.98	C/A.
FP98/7193	Mr & Mrs. S P Sagar	Ext. & Alts.	20.2.98	APP

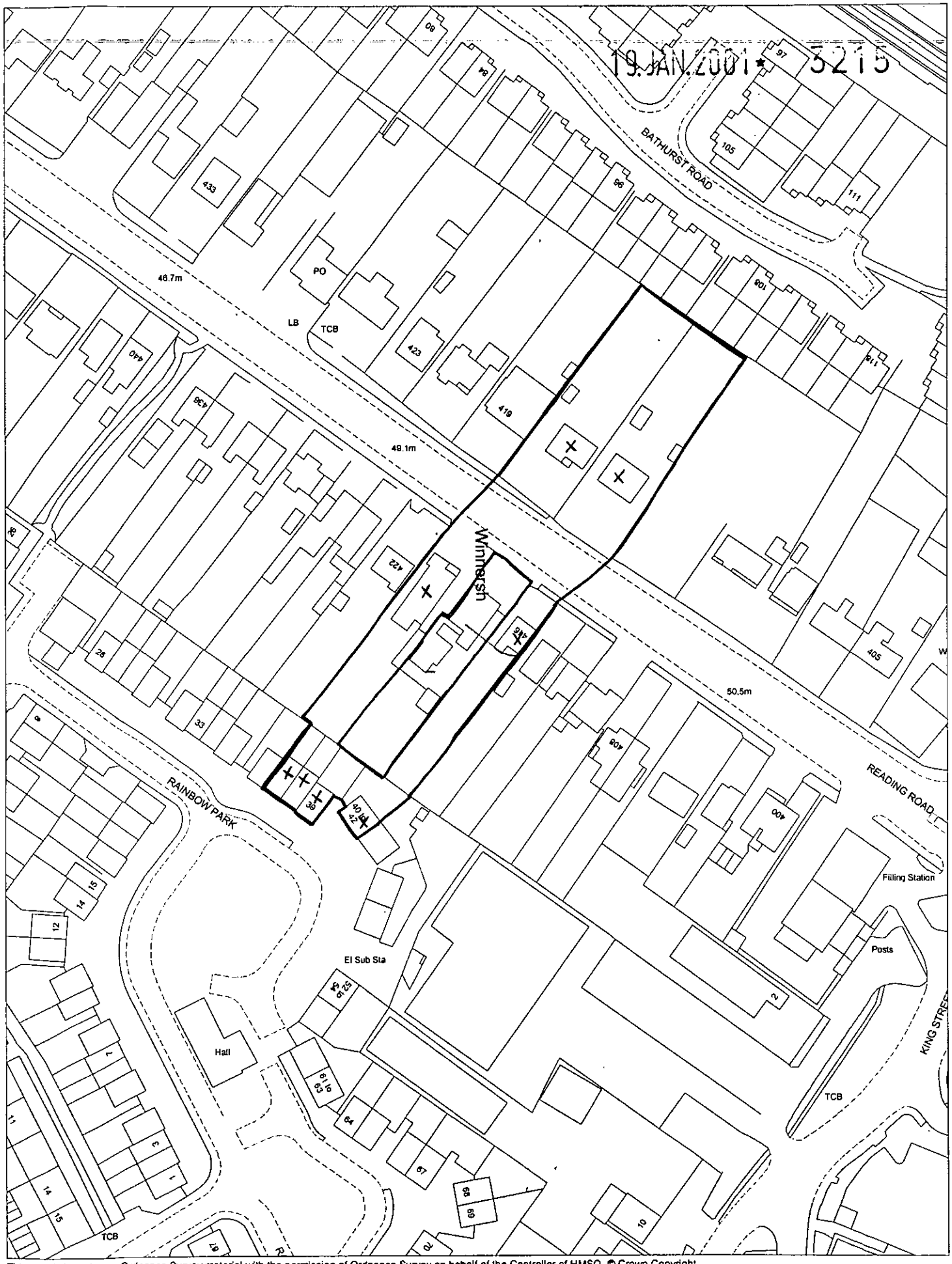
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

23 January 2001

Scale: 1 : 1250

N
W E
S