APPLICATION NO:
F/2000/1652

LOCATION:
225 - 227 Hyde End Road, Shinfield Reading.

APPLICANT:
RIJ Associates

PROPOSAL:
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

RIJ Associates
Little Croft
Back Lane
Four Oaks
Berkswell
Warwickshire
CV7 7LO

Application Number: F/2000/1652

Parish: **SHINFIELD**

Location: **225 - 227, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of two detached dwellings and garages and demolition of existing dwellings.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above side elevation of the dwelling in the eastern plot.

Condition
4. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
5. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
6. The bathroom and ensuite windows in the east side elevation of the proposed dwelling in the eastern plot shall not at any time be glazed other than with obscure glass.

Condition
7. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use 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 to this parking space.

Condition
8. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similiar size and species.

Condition
10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
11. A Buffer Zone 4 metres wide alongside the drain shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

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

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. To prevent the increased risk of flooding and to improve water quality.

Reason
11. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

John Mitchell
Development Control Manager
Date: 25/07/2000

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

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1652**

225 - 227, Hyde End Road, Shinfield, Reading.

Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
19 JUL 2000	
COPIES TO:	

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/7/00

Councillor M Bryant

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

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1652

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/1652
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1652**
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1652

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

Application Number: F/2000/1652
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1652**
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1652

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/1652
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1652**
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

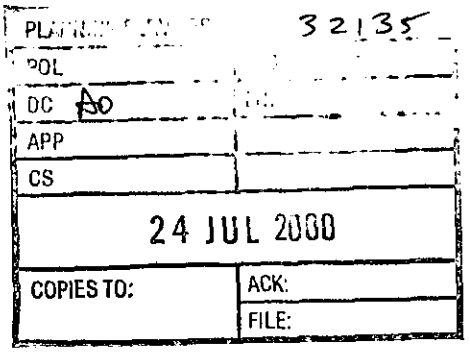
Our ref: SP\2000\001994\001
Your ref: F/2000/1652

Date: 21st July 2000

ENVIRONMENT AGENCY

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

For the attention of: Angela Odell



Dear Sir/Madam

ERECTION OF X 2 DWELLINGS , GARAGES AND DEMOLITION OF EXISTING 225-227 HYDE END RD, SHINFIELD

Thank you for your letter dated 9 June 2000 which was received on 14 June 2000. You are asked to quote the following reference in any correspondence: SU76NW/8/4. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: A Buffer Zone 4 metres wide alongside the drain shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Dave Bond on 01276 454396 for further details.*

Culverting of a watercourse requires the prior written approval of the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Conservation: Contact Liz Baldwin on 01276 45 4430

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;

Cont/d..

(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: RIJ Associates, Little Croft, Back Lane, Four Oaks, Warks CV7 7LD

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1652

Applicant : RIJ Associates .

Location : 225 - 227, Hyde End Road, Shinfield, Reading.
Proposal : Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 07/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 02/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : HW officer: No obj subj to condition.
Landscape officer: recs lands on S. boundary.
Shin. p.c: No comments
Env. Agency: No obj. subj to conditions

Planning Issues : 1. Effect on street scene.
2. Effect on neighbours.

Application Number: F/2000/1652

Appraisal :

1. Effect on Street scene.
Site is currently a relatively old bungalow (sub-divided?) and surrounded by new estate of 2 storey houses. Therefore currently appears out of character. No. 2 adjacent has recently had 2 storey side ext^{n} constructed. Plot widths are relatively wide compared with most of rest of estate, and therefore consider 2 houses acceptable. At first floor level, gap will be 6 m. between houses & 5 m. to No. 2 (where canopy in between). Front garage will be approx. 4 m. from road edge at nearest corner. This compares with 4 m. for 2 storey house at 6 Century Drive and 4.5 m. for garage of No. 1 Landsdowne Gdns. ∴ Consider effect on Street scene acceptable.

2. Effect on neighbours
No. 2 Landsdowne Gdns. Ok gr. floor east hall side utility, lobby doors shower room windows & none on first floor side, with ~~two~~ ensuite at rear - no side or rear windows. Therefore consider effect on No. 2 acceptable. Front windows of plot nearest will ~~look~~ be approx. 25 m. obliquely from No. 1. Other plot - ~~with~~ front windows will be 30 m. from side fence of their garden. Therefore consider effect on neighbouring properties acceptable.

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

Application Number F/2000/1652
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	~~[illegible]~~
3	SC08	SR05.	☒ first floor or above side elevation of the dwelling on the eastern plot.
4	SC17	SR10	
5	SC18	SR 10	
6	SC20	SR05	☒ bathroom & ensuite windows east side elevation of the proposed dwelling on the eastern plot
7.	SC23	SR06	☒ garaging, parking and turning.

8 N14. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

LN14

N13R REASON In the interests of visual amenity.

9 N15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, ~~unless the Local Planning Authority gives written consent to any variation.~~

LN15

N13R REASON In the interests of visual amenity.

PTO.

10 **CONDITION**: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

11 **CONDITION**: A Buffer Zone 4 metres wide alongside the drain shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

RECORD OF SITE VISIT

SITE ADDRESS: 225 - 227 Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2000/1652

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.6.00

2. DESCRIPTION OF SURROUNDINGS New estate of houses.

3. DESCRIPTION OF SITE/BUILDING Old bungalow (w. 2 parts?) with quadruple garage at E. side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 2 Langdowne Gdns has had 2 storey side ext^n built. Rear is open field, W is open space No. 1 is house with garage directly opposite. No. 6 is sideways on.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT Fencing + bushes on rear (S) boundary: tall conifers on E. boundary.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 June 2000

Application Number: F/2000/1652

Proposal: Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Parish: SHINFIELD PARISH

Site Address:
225 - 227, Hyde End Road, Shinfield, Reading.

Applicant:
RIJ Associates .

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

✓ below as applicable;

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

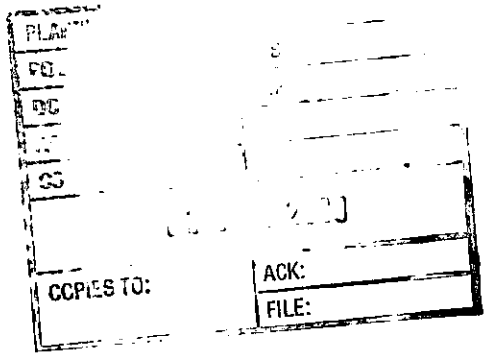
SC:23 (INSERT: Garaging, Parking & Turning)
HR:08
IN:08

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00.

~~To:~~ FROM:
Property Dept

TO: ~~From:~~ Angela Odell



Date: 28 June 2000

Application Number: F/2000/1652

Proposal: Proposed erection of two detached dwellings and garages and demolition of existing dwellings..

Site Address:
225 - 227, Hyde End Road, Shinfield, Reading.

Applicant:
RIJ Associates .

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

The property section has no objection to the proposed extension of the above property.

Sarah Hunter
Property.

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: 225-227 Hyde End Road, Spencers Wood, Shinfield, Reading.

Proposal: Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Application Number: F/2000/1652

In response to your consultation dated 9th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. However the applicant should plant some native trees and shrubs as screening along the southern boundary to the open countryside as part of the new works.

Patricia Green

Patricia Green
Landscape Consultant

0118 988 5315

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

10th July 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2000/0893
Location: 7 Clares Green Road, Spencers Wood
The new plan show: Parking and turning for 5 cars
Case officer: Emy Circuit
Observations: No comment

F/2000/1652
Location: 225-227 Hyde end Road, Shinfield
Proposal: Proposed erection of two detached dwellings and demolition of existing dwellings.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1628
Location: 5 Rosecroft Way, Shinfield
Proposal: Proposed first floor and rear dormer extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1654
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed conversion of coach house to form annexe to main dwelling
Case officer: Mrs A Odell
Observations: No comment

Continued...

Received by Wokingham District Council

Application No: F/2000/1652

Proposal:
Proposed erection of two detached dwellings and garages and demolition of existing dwellings.

Location:
225 - 227, Hyde End Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

09 June 2000

AG

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1652 relates.

Address of site 225-227 HYDE END ROAD,

SPENCERS WOOD, READING, RG7 1BU

Signed R E MOOR

Date 16/6/2000

Postage will be paid by licensee

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

Business reply service
License no. RG147

COPIES TO: ACK:

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

1.

(A) PRE-APPS (A)
ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~23 MAY 2000~~ 07 JUN 2000	
Officer: AO	Application No. F/2000/1652

Map No. 87 **Site** ...013....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description: & GARAGES
(F) PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND DEMOLITION OF EXISTING DWELLINGS

Location: 225 - 227 HYDE END ROAD

Parish: SHINFIELD **Ward:** Shinfield 9.6.2000.

Applicant: RIJ ASSOCIATES

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

(7)

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	Red line plans only	2/6 returned	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			07 JUN 2000
3	Forms unsigned	~~Sgnd~~		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill Site consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... 2 relevant pre-apps attached.

NEIGHBOURS:

..... 2x S/N + 227 Hyde End Road, Spencers Wood

..... 225 " " "

..... 1, 2 & 3 Lansdowne Gardens

..... 4, 6 & 8 Century Drive

..... In Century Drive & Lansdowne Gardens

.....

.....

.....

.....

Rec'd 11.10AM 7.6.00

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Logistics

07 JUN 2000

07.JUN.2000* 1652

7 June 2000

Mrs C Hurst
Senior Technical Assistant
Development Control Admin
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref RIJM/800/00060701
Your Ref: n/a

Dear Mrs. Hurst,

REDEVELOPMENT OF 225-227 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION: Outlining Site

I return herewith the location plans and Planning Form enclosed with your letter of 2nd June 2000. The site and location plans have now been outlined in "Red" as requested.

I now await your confirmation that the application has been registered.

Yours sincerely,

Raymond I.J. Moore

Enc.

Little Croft Back Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond I.J. Moore Tech RICS Associate of The Chartered Institute of Building

PLANNING SERVICES | APT
07 JUN 2000 | 1652
APP | CS
COPIES TO: | ACK: | FILE:

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Leasing

1 May 2000

Mr. & Mrs. D.R. Walker
227 Hyde End Road
Spencers Wood
Reading
Berkshire
RG7 1BU

Our Ref RIJM/80000050101
Your Ref: n/a

Dear Mr. & Mrs Walker,

REDEVELOPMENT OF 225-227 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION:

Please take notice that RIJ Associates is applying to The Planning Department of Wokingham District Council to for redevelopment of the site at 225-227 Hyde End Road as noted above.

Should you wish to make representations about this application you should write to the Chief Planning Officer, The Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR within 21days of service of this notice.

We enclose for your reference 1no. full copy of the application documentation as will be submitted to WDC.

Should you have any points, which you require to clarify please, do not hesitate to call.

Yours sincerely,

R.J. Moore.

Raymond I.J. Moore

Enc.

Little Croft Back Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond I.J. Moore Tech RICS Associate of The Chartered Institute of Building

By Hand 22/05/2000. 1.40pm

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 MAY 2000	
COPIES TO:	ACK:
	FILE:

1652

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Logistics

22 May 2000

Mrs Angela Odell
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG

Our Ref: RIJM/80000052201
Your Ref: n/a

Dear Mrs. Odell,

REDEVELOPMENT OF 225-227 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION:

Further to our recent discussions and correspondence please find enclosed planning application in regard to the redevelopment above site. The application comprises:

1.	Fee Application Cheque:	In the sum of £380.00p (2 x £190.00p).
2.	6no. copies of form:	Planning Application Part 1.
3.	1no. copy of form:	Section 66 Certificate "B" and Agricultural Holdings Certificate.
4.	1no. copy of:	Notice served on Owners. This is in effect one full copy of the application forms and drawings with covering letter as attached.
5.	6no. copies of:	The drawing Schedule and associated drawings.
6.	1no. copy of:	Schedule of Existing & Proposed Site and Property Areas.

I trust you agree the aforementioned and that the application details meet with your approval. Also, can you advise whether this will be dealt with by delegated powers or by committee.

Would you please acknowledge receipt of the application by return and issue fee payment receipt accordingly.

Should you have any points, which you require to clarify please, do not hesitate to call.

Yours sincerely,

R.D Moore.

Raymond LJ. Moore

Enc.

Little Croft Back Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond LJ. Moore Tech RICS Associate of The Chartered Institute of Building

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Logistics

07 JUN 2000* 1652

22 May 2000

Mrs Angela Odell
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR.

Our Ref: RIJM/80000052202
Your Ref: n/a

Dear Mrs. Odell,

REDEVELOPMENT OF 225-227 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION: FEE PAYMENT

I have just noticed that the fee payment cheque was omitted from the documentation relating to the above application which was delivered by hand earlier today. I therefore enclose the cheque accordingly and trust you find this satisfactory.

Yours sincerely,

R.D Moore

Raymond I.J. Moore

Enc.

Little Croft Rack Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond I.J. Moore Tech RICS Associate of The Chartered Institute of Building

RIJ Associates
Building Consultancy

The Adjacent property at:
No. 2 Landsdowne Gardens: **Existing Site and Property Areas:**

1.	The plot size of No. 2 Landsdowne Gardens is approximately:	0.150acre.	
2.	The property started as a new 4-Bed dwelling comprising accommodation on two floors of approximately:	1,292sq. ft.	excluding a single storey detached double garage measuring 5.5m wide x 5.6m deep.
	Recent additions to comprise:		
	Sun Lounge:	98sq.ft.	
	Ground Floor Family Room, Dining Room, Utility, Cloak/ Shower Room & Lobby and 1St. floor Master Bedroom, incorporating both Dressing Room & En Suite:	1,043sq.ft.	excluding the relocated double garage 5.5m wide x 5.8m deep as an integral unit below the Master Bedroom
	Total Floor Area:	**2,433sq. ft.,**	excluding the integral double garage.

Note: All dimensions are internal.

RIJ Associates
Building Consultancy

07 JUN 2000 * 1652

225/227 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU.

Schedule of Existing & Proposed Site and Property Areas

And

Comparison to the Adjacent No. 2 Landsdowne Gardens.

Nos. 225 & 227 Hyde End Road: Existing Site and Property Areas:

1. Existing Site Area: Approx: 0.440acre

2. Floor Area of Existing Property at Nos. 227 & 225 Hyde End Road:

No. 227:	2,686 sq. ft.
The enclosed walled Courtyard to the front of No. 227:	490 sq. ft.
	3,176sq. ft.
No. 225:	879 sq. ft.
Overall Total:	**4,055 sq. ft.**

NOTE: The above calculations take no account of the eastern side walled drive to the garage or the second drive and walled parking area to the west side frontage.

Nos. 225 & 227 Hyde End Road: Proposed Site and Property Areas:

1. Existing Site Area: Approx: 0.440acre

   Split, Plot 1: WEST Approx: 0.260acre
   Plot 2: EAST Approx: 0.180acre

2. Floor Area of Proposed Property at Nos. 227 & 225 Hyde End Road:

No. 227:	2,284 sq. ft.
No. 225:	2,284 sq. ft.
Overall Total:	**4,568 sq. ft.**

RIJ Associates
Building Consultancy

07 JUN 2000 * 1652

Redevelopment at 225-227 Hyde End Road, Spencers Wood.

Drawing Schedule.

1.	RIJA/HER/10	Location/Site Plan Existing 1:2500		
2.	RIJA/HER/01	Site Plan Proposed Layout 1: 500		
3.	Potton:	Site Plan Proposed Layout 1:200		
3.	Potton Ltd. Special Heritage Construction Details comprising Drawing Nos.	Plot-1 WEST (00-076):	1:	Ground Floor Plan 1:100
			2:	First Floor Plan 1:100
			3:	Front & Rear Elevations 1:100
			4:	Side Elevations 1:100
		Plot-2 EAST (00-077):	1:	Ground Floor Plan 1:100
			2:	First Floor Plan 1:100
			3:	Front & Rear Elevations 1:100
			4:	Side Elevations 1:100
		Plot 1 & 2 Garages (00-076)	5:	Elevations & Plan 1:100

1789/a

SECTION 66 CERTIFICATE

Application No.

07. JUN. 2000* 1652

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs D.R. WALKER	227 HYDE END RD SPENCERS WOOD READING RG7 1BU	31st MAY 2000

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(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 . . R.T.O. . . . . .

On behalf of . . R.T.O. ASSOCIATES . . . . . .

Date . . 22nd. May. 2000 . . . . . .

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

ADDRESS 225 HYDE END ROAD PARISH SHINFIELD

PLOT No. SEE 221-227 H.E.R. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
36785 38163 RES				✓
39940	H.E. CONSORTIUM O/L	60 DWELLINGS	14.4.93	CA
42401		~~ADD 225~~	25.8.94	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 39940 - LA SIGNED - 3.2.94 42401 - LA SIGNED

DRAINAGE

091074

(1) 221-227 HYDE END ROAD 211-247 PARISH SHINFIELD E

ADDRESS

PLOT No. ~~211*~~

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
04928	O.R. WALKER PLANT HIRE (READING) LTD	CONCRETING OF YARD	5.8.76	N/A C
06208	"	ALTS. & ADDITIONS	16.4.77	N/A C
BR 6504		S/S STORE EXTENSION	2.6.77	APP C
07134	D.R. Walker ~~Ancillary Storage & Garaging~~	Ancillary Storage & Garaging	27.10.77	N/A R
BR 24204	MR. MRS D. WALKER	GARAGE & STORE	7.7.85	APP N
23150	"	ALTS. TO DRIVE ACCESS & 10	4.6.85	N/A C
42401		CAR-PARKING SPACES, WALK		
		GARAGE & STORE		
36785 *	" O/L	RES. DEV. / VEH. ACCESS	12.12.90 W/DR	
38163 ~~APPROVED~~	" 211-241 O/L	" " (OUT 221)	22.1.92	R
39940	HYDE END CONSORTIUM O/L 211-247	O/L. 60 DWELLINGS	14.4.93	✓ CA
42401	BEWLEY HOMES "	" GARAGING, ROADS	25.8.94	CA ✓

DATE OF COMPLETION

MINISTRY DECISION 07134 - APPEAL DISMISSED - 25.1.79 ~~END APPEAL QUASHED~~

SPECIAL ORDERS EUC NO 15 TPO 179

DRAINAGE 39940 - LA SIGNED - 3.2.94 42401 - LA SIGNED

091074 39940/42401 - DEED OF VAR. SIGNED - 25.8.94

1933

(2) R/O

ADDRESS 211-247 Hyde End Road PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
LP94/2734A		60 DWELLINGS	1.11.94 & 1.8.97	C/A
FP98/8163	R I J Associates	2 4 Bed Det. Dwellings	24.12.98	C/A
F/2000/0392		Erect 2 Dwellings	14.3.00	

MINISTRY DECISION

SPECIAL ORDERS

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

07 JUN 2000* 1652

1.	APPLICANT'S NAME	RIJ ASSOCIATES
	ADDRESS	LITTLE CROFT, BACK LANE, FOUR OAKS, BERKSWELL, WARWICKSHIRE
	POST CODE	CV7 7LO PHONE 07971-577026.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N/A
	ADDRESS	
	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	225-227 HYDE END ROAD, SPENCERS WOOD, READING, RG7 1BU.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING BUNGALOWS (2) AND REPLACEMENT WITH HOUSES (2) WITH DETACHED GARAGES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROXIMATELY 0.162 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	REFER TO ATTACHED SCHEDULE

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.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

MAIN S/W SEWER CONNECTION 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

AS EXISTING.

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 1 6 *	0 1 0 *	0 1 0 *
BUNGALOW	0 1 0 *	0 1 0 *	2 1 3 *
FLAT/MAISONETTE	0 1 0 *	0 1 0 *	0 1 0 *
OTHER	0 1 0 *	0 1 0 *	0 1 0 *

* STATE No. OF HABITABLE ROOMS

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

YES/NO

If YES, complete Part 2 of the form

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

YES/NO

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

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

£380-00p

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 R J Moore ON BEHALF OF RIJ ASSOCIATES DATE 22nd May 2000

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

1769c

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				
[illegible]2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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?

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

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.

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.

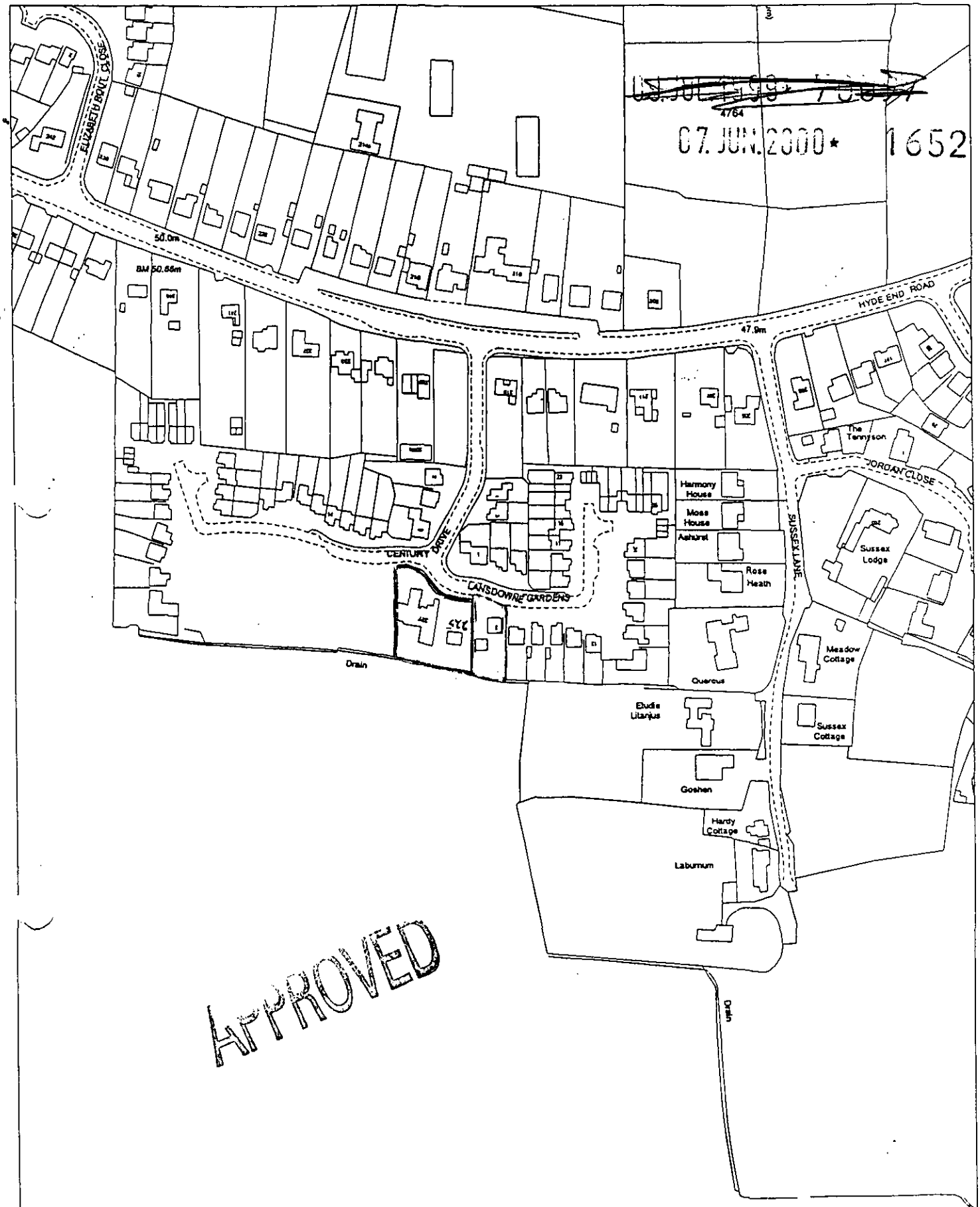
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



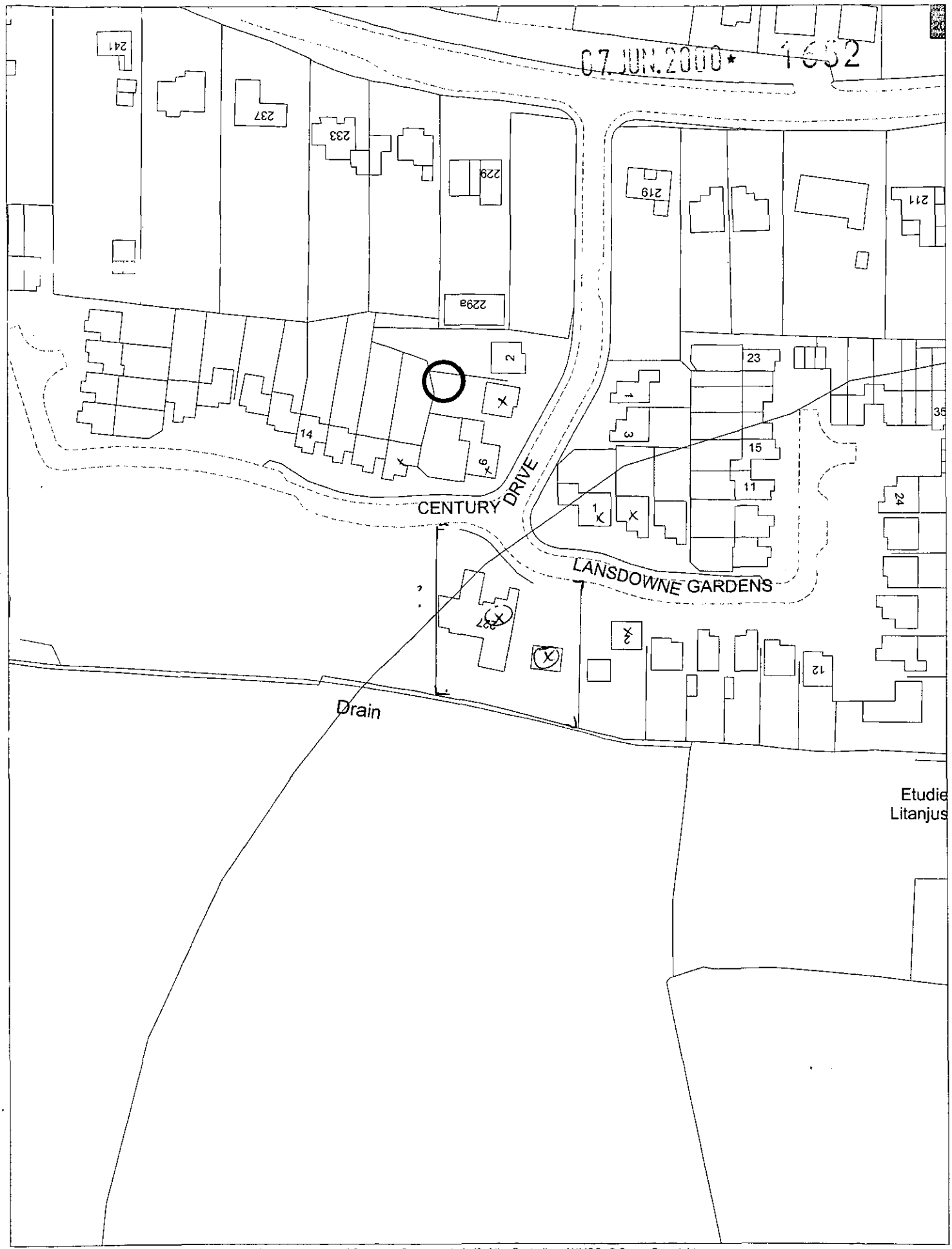
Dwg no :- RIJA /HER/10

Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 1 July 1999



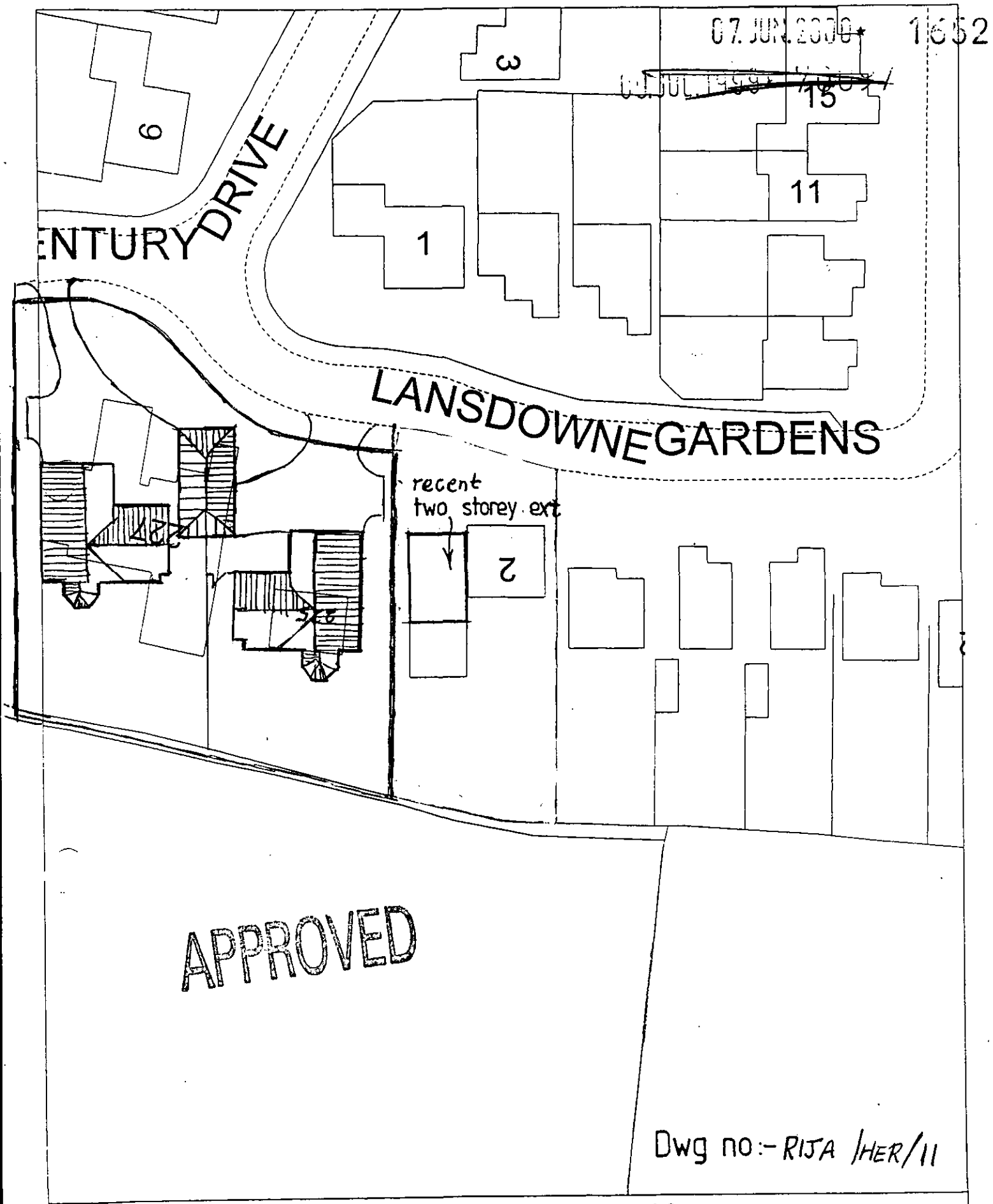
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

30 May 2000

Scale: 1 : 1250

N
W E
S

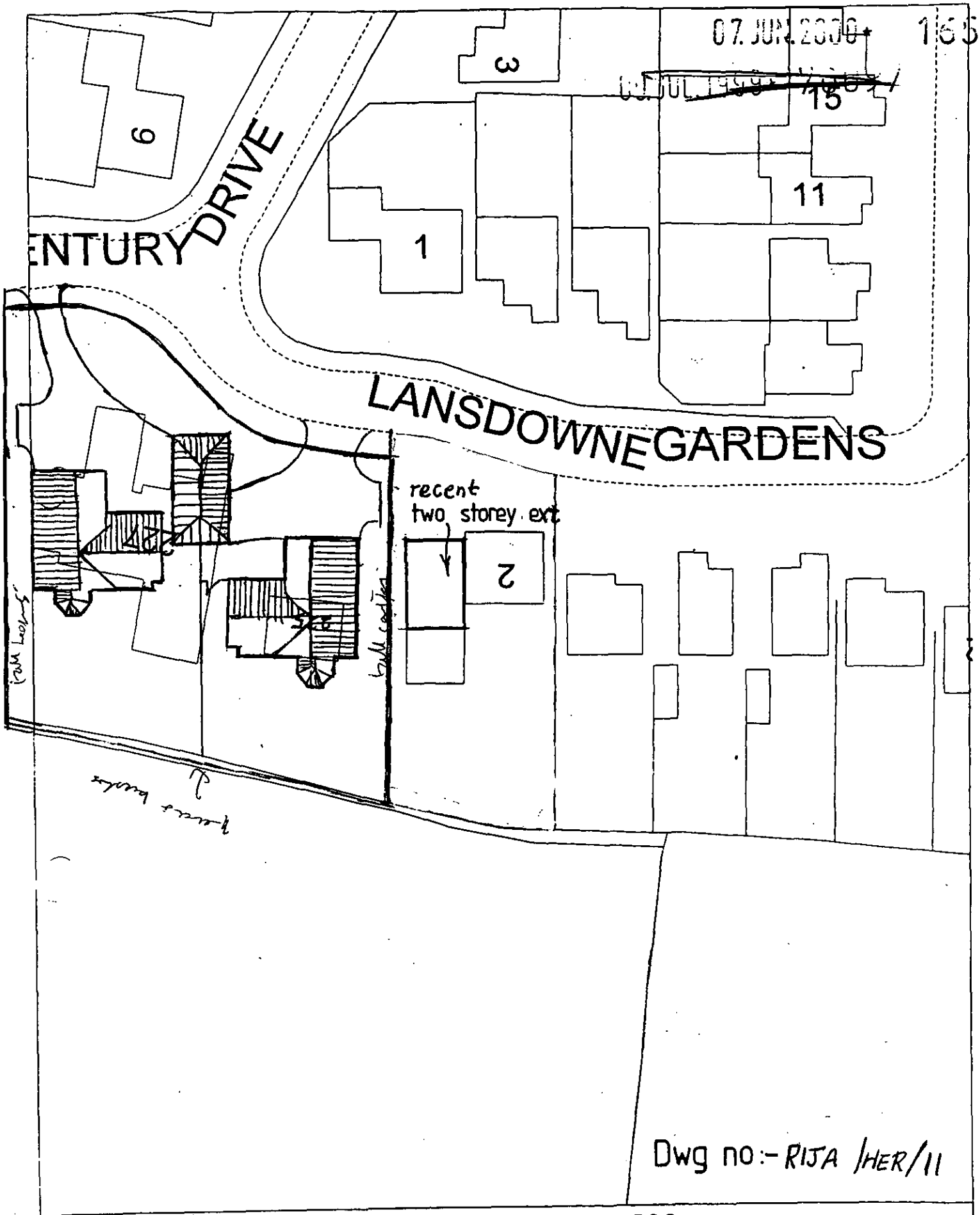


Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 1 July 1999



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 1 July 1999