APPLICATION NO:
F/2001/5415

LOCATION:
Land Adjacent To 1 Triumph Close & Junction Of Norton Road, Woodley Reading.

APPLICANT:
Mr D Cooper C/O Dunster & Morton

PROPOSAL:
Proposed demolition of existing 3 garages and construction of 3 new garages.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002 APPROVED

CASE OFFICER: **Andrew Thorley**

Heidi Lynds.

527

Do

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Cooper
C/O Dunster & Morton
92 London Street
Reading
Berks
RG1 4SJ

Application Number: F/2001/5415

Parish: **WOODLEY**

Location: **Land Adjacent to 1 Triumph Close & Junction of Norton Road, Woodley, Reading.**

Proposal: **Proposed demolition of existing 3 garages and construction of 3 new garages.**

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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
3. 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.

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

Reason
2. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Informative
2. 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.

Informative
3. 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.

Informative
4. If bats or signs of bats are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
5. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 20 June, 2002
My ref. BC/DC/2001/5415

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

Mr D Cooper
c/o Dunster & Morton
92 London Street
Reading
RG1 4SJ

Dear Sirs

PLANNING PERMISSION 2001/5415
SITE: 4 TRIUMPH CLOSE, WOODLEY

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5415 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

HEIDI LYNCH
Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

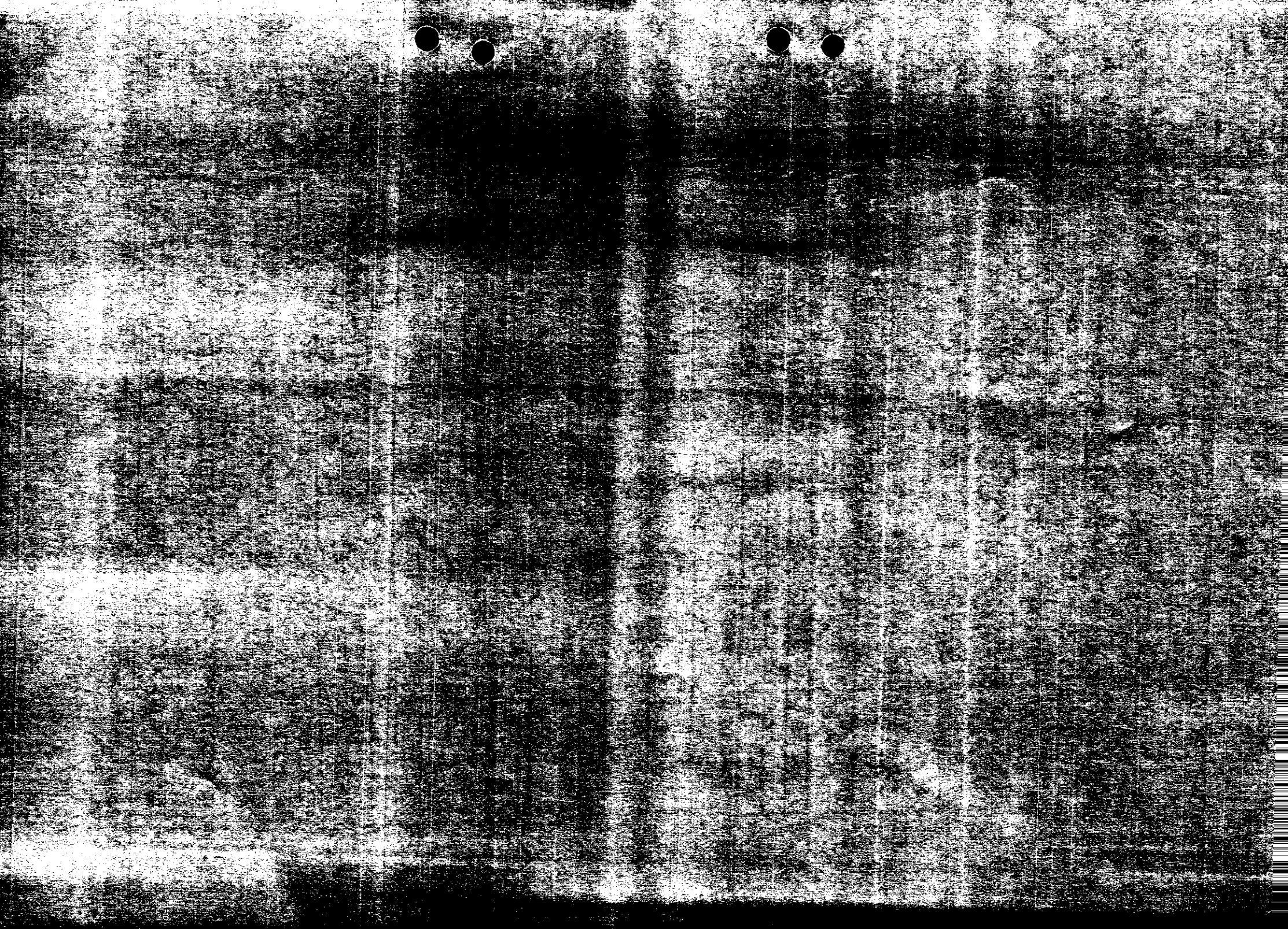
PLANNING APPLICATION NUMBER	5415 HL
BUILDING CONTROL NUMBER.	BN 2002/1296
APPLICANT/~~AGENT~~	Mr D. Cooper
ADDRESS OF SITE	Land adj. 1 Triumph Close & junction of Norton Road WOODLOE
DESCRIPTION OF PROPOSED WORK	demolition of existing 3 garages & construction of 3 new garages

DRAWING NUMBERS	BC	DC
BLOCK PLAN		/
ELEVATIONS	23059/01/1	23059/01/1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/4/02	

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	



Application Number: F/2001/5415

Appraisal:

The proposed development is for the demolition of 3 existing attached garages and the construction of 3 new garages. The property is located in an identified settlement in a residential area.

The existing garages are surrounded by more garages to the west and east, road to the north and a semi-detached house to the south. The garages will be contained within one building and will be separated internally. The garage building will be rectangular shaped with a pitched roof. The ridge height will be 5.0m and the eave height will be 2.8m. The building will be 9.2m in length and 6.5m deep. There will be three roof-lights on the rear roof slope.

1. Impact upon neighbouring properties

The property most likely to be affected by the proposal is no.1 Triumph Close that is located south east of the proposed garages. The garages will be located 1.0m off the side boundary of this property and will therefore be adjacent to the rear garden. The existing garages have flat roofs and the proposed garages will have a pitched roof. This means there will be additional height to the building which could potentially block daylight. However the garages are at least 5.5m away from the rear flank wall of no.1 Triumph Close so there will be no significant daylight loss. The garages are not considered to be overbearing to no.1 as there are other high garages along the same side boundary.

2. Impact upon the street scene and environment

The proposal will be visible from the street, but will have little affect on the streetscape. This is because there are already existing garages in place where the new garages are to be sited. The garages will be constructed in brick and so will not look out of place in the street scene. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The application is to replace three substandard garages and Highways have no issues with the replacement garages. There will therefore be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5415
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C049	R049	
3	C012	R012	
			Informatives
(1)			Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
(2)			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.
(3)			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.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3, NT7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 4/03/02

(4) If bats or signs of bats are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5415

Applicant : Mr D Cooper C/O Dunster & Morton.

Location : Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.

Proposal : Proposed demolition of existing 3 garages and construction of 3 new garages.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 28/01/02

Date Registered : 06/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 31/01/2002. 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 :

Highways - approval with conditions C049

Bats - bat plan requested - no bat survey required now, informative to be attached

Woodley Town - requested the garages should be used for domestic purposes only.

Envion Health - environment agency should be consulted regarding this application.

Envion Agency - no objection, but informatives to be added.

Planning Issues :

Identified settlement } ENV, WBE1, WOS3

Impact on neighbours } LBE1, LBE2

Impact on street Parking } WT7, LT5

Envion impacts - bats

Landfill site consultation.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To 1 Triumph Close & Junction Of Norton Road Woodley Reading.

APPLICATION NUMBER: F/2001/5415

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential street

3. DESCRIPTION OF SITE/BUILDING

Garages with flat roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neighbouring garages have pitched roof to both sides. Proposed garages will be higher so will possibly screen or cut at daylight on residential property. Will be some distance away from boundary.

5. SITE CONSTRAINTS

TREES NA

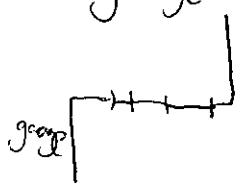
ACCESS/PARKING —

LEVELS level

BOUNDARY TREATMENT —

OTHERS

Door & window on rear flank wall + garage along side boundary



5415

File please

Yr. Ref: BC/DC/2001/5415
Our Ref: ~~17/23059/sr~~

Dunster Morton+

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ
Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

PLANNING SERVICES	HPT 582/36
PCL	TLS
DC HL	ENF
APP	
CS	
04 JUL 2002	
COPIES TO	FILE

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

For the attention of Ms Heidi Lynch

3 July 2002

Dear Sirs

PLANNING PERMISSION 2001/5415N – GARAGES NORTON ROAD WOODLEY

Thank you for your letter of 20th June regarding the above and not to No 4 Triumph Close as directed.

A copy of your letter has been forwarded to the owner of the garages situated in Norton Road, which are the subject of the Planning Permission No 2001/5415 for his attention.

Yours faithfully

J S MORRIS, FRICS

C c Mr D Cooper

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

Tel: 0118 974 ~~6441~~ 6482

Date: 19/2/02

My ref: F/2001/5415

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2001/5415
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.
Proposed demolition of existing 3 garages and construction of 3 new garages.

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 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 1st March 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~Andrew Thorley~~ Application Number: **F/2001/5415**
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.
Proposed demolition of existing 3 garages and construction of 3 new garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

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

Tel: 0118 974 ~~6441~~ 6482

Date: 19/02/02

My ref: F/2001/5415

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

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2001/5415
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.
Proposed demolition of existing 3 garages and construction of 3 new garages.

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 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 1st March 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: ~~Andrew Thorley~~ Heidi Lynch Application Number: **F/2001/5415**
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.
Proposed demolition of existing 3 garages and construction of 3 new garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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

Tel: 0118 974 ~~8441~~ 6482

Date: 19/02/02

My ref: F/2001/5415

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

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2001/5415
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.
Proposed demolition of existing 3 garages and construction of 3 new garages.

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~8441~~ 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 1st March 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: ~~Andrew Thorley~~ Heidi Lynch Application Number: **F/2001/5415**
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.
Proposed demolition of existing 3 garages and construction of 3 new garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Thair

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

Heidi Lynch

From: Andy Glencross
Sent: Friday, February 15, 2002 12:17 PM
To: Heidi Lynch
Subject: FW: Planning Application F/2001/5415 1Triumph Close & Junction of Norton Rd Woodley (bats)

-----Original Message-----
From: Andy Glencross
Sent: 11 February 2002 10:29
To: Andrew Thorley
Subject: Planning Application F/2001/5415 1Triumph Close & Junction of Norton Rd Woodley (bats)

Hi Andrew

I had a conversation with the applicant last week and he informed me that the garages in question were constructed of prefabricated concrete with a aesbestos roof. He has now sent me 3 digital photographs of the building and I can confirm that it is very unlikely that they would support roosting bats. Consequently we will not require a bat survey prior to demolition. As an alternative can we please attach the following informative on any permission granted.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ENVIRONMENT AGENCY

Our Ref : SP/2001/005026-1/1
Your Ref : f/2001/5415

PLANNING SERVICES	HPT 52232
HOD	FILE
SP HL	ENF
ACT	
CS	
24 JAN 2002	
COPIES TO:	ACK:
	FILE:

Date : 21 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

DEMOLITION AND REPLACEMENT OF 3 GARAGES
LAND ADJ TO 1 TRIUMPH CLOSE & JUNCTION OF NORTON RD, WOODLEY

Thank you for your letter dated 13 December 2001, received on 17 December 2001. Please quote the following reference in any correspondence: SU77SE/12/24. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Waste Licensing:

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

Distance from site	Landfill name
0m	*Loddon Bridge Road*

Due to the type of development proposed, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO PLANNING AUTHORITY

Environment Protection

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.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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: Dunster & Morton

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

FROM: Andrew Thorley AL

DATE: 13 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5415

Proposal: Proposed demolition of existing 3 garages and construction of 3 new garages..

Site Address: Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.

Applicant: Mr D Cooper C/O Dunster & Morton.

PLAN | ILB | ENF | 11 JAN 2002 | COPIES TO: | ACK: | FILE:

Your observations are required in respect of this application **by 06/01/2002** .

The committee asked that the new garages should be for domestic use only.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

Andrew Thorley

From: Andy Glencross
Sent: 24 December 2001 11:15
To: Andrew Thorley
Subject: Planning Application F/2001/5415 1Triumph Close & Junction of Norton Rd Woodley

Hi Andrew

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

requested bat plan from agent on 15/01/02.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

WOKINGHAM UNITARY
Aiming for Excellence

To: Andrew Thorley, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/20[illegible]5

My Ref: 20015946

Date: 19 December 2001

PROPOSED DEMOLITION OF EXISTING 3 GARAGES AND CONSTRUCTION OF 3 NEW GARAGES

LAND ADJ TO NO 1 TRIUMPH CLOSE, WOODLEY

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 768 723	On top of landfill	Loddon Bridge Road, Earley	Type of waste unknown

The Environment Agency must be consulted regarding this application due to the distance between the proposed development and this landfill. I would be grateful if you would send me a copy of the Environment Agency's response prior to determining this application.

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.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 13 December 2001

Application Number: F/2001/5415

Proposal: Proposed demolition of existing 3 garages and construction of 3 new garages.

Parish: WOODLEY TOWN

Site Address:
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.

Applicant:
Mr D Cooper C/O Dunster & Morton.

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).

C04A, R04A.

Signed: _____ **Print name:** AT 19/12/01

Received by Wokingham District Council

Application No: F/2001/5415

Proposal:
Proposed demolition of existing 3 garages and construction of 3 new garages.

Location:
Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5415 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. 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 be possible for an individual reply to be issued 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

13 December 2001

F

Application Number : ~~NEW~~/2001/5415	**Map No :** 47
Case Officer : AT	**Site Area :** 0·01
Valid Date : 6·12·01	**Received Date: 06/12/2001**

Level : Delegated Application

(F) **Description : Proposed demolition of existing 3 garages and construction of 3 new garages.**

Location : Land Adjacent To 1 Triumph Close & Junction Of, Norton Road, Woodley, Reading.

Parish : WY **Ward : LOD**

Applicant : Mr D Cooper C/O Dunster & Morton.

Fee Required: £95 **Fee Received: ~~£0~~** 95-00 (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	E		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Will demolition/rebuilding affect adj. garage with party wall?		
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13/12/01 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

(Environmental Health) Landfill Site Consultation.

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

(Dinton Pastures) Demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Landfill site Consultation.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N + see map

.....

.....

.....

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

No pre-apps.

06.DEC.2001* 5415

Our Ref: 17/23059/sr

Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ

Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

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

5 December 2001

Dear Sirs

GARAGE, NORTON ROAD, WOODLEY

On behalf of our client, D Cooper Esq, we can now enclose a full planning application for demolition of existing 3 No sectional concrete panel garages and side storage area and the reconstruction of 3 No new garage units.

Enclosed please find the appropriate planning application forms which have been duly completed, together with supporting drawings and location plans as required. In addition, we also enclose our client's cheque in the sum of £95.00 in respect of the planning application fee.

Should there be any further information required regarding this application, can you please make contact with our John Morris at the above address.

Yours faithfully

Dunster & Morton

Dunster & Morton

Encs

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

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

06.DEC.2001* 5415

1.	APPLICANT'S NAME	D Cooper Esq
	ADDRESS	4 Triumph Close Woodley, Reading
	POST CODE	RG5 4AQ PHONE -
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Dunster & Morton
	ADDRESS	92 London Street Reading, Berkshire
	POST CODE	RG1 4SJ PHONE 0118 955 1700
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	Garages, Norton Road, Woodley
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 three garages and construction of three new garages
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0086 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Site plan, site location plan and plan number 23059/01/1

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.

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.

Brickwork external walls, concrete interlocking tile roof, steel faced up and over garage doors.

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 - No alteration

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To soakaway as existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

Existing access to Norton Road unchanged

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 — 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.

£95.00

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 Dunster & Morton ON BEHALF OF D Cooper Esq DATE 30 November 2001

Dunster & Morton

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				
B2	GENERAL INDUSTRIAL				
B[illegible]-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		44.16	59.8	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		44.16	59.8	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	3	
Proposed	3	

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.
Vehicle or general storage

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

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
N/A			N/A

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
No

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

06. DEC. 2001 * 5415

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . Dunster & Morton . . . . . Dunster & Morton

On behalf of . . D. Copper. Esq. . . . . .

Date . . 30. November . 2001 . . . . . .

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



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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001 Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 15 October 2001

N
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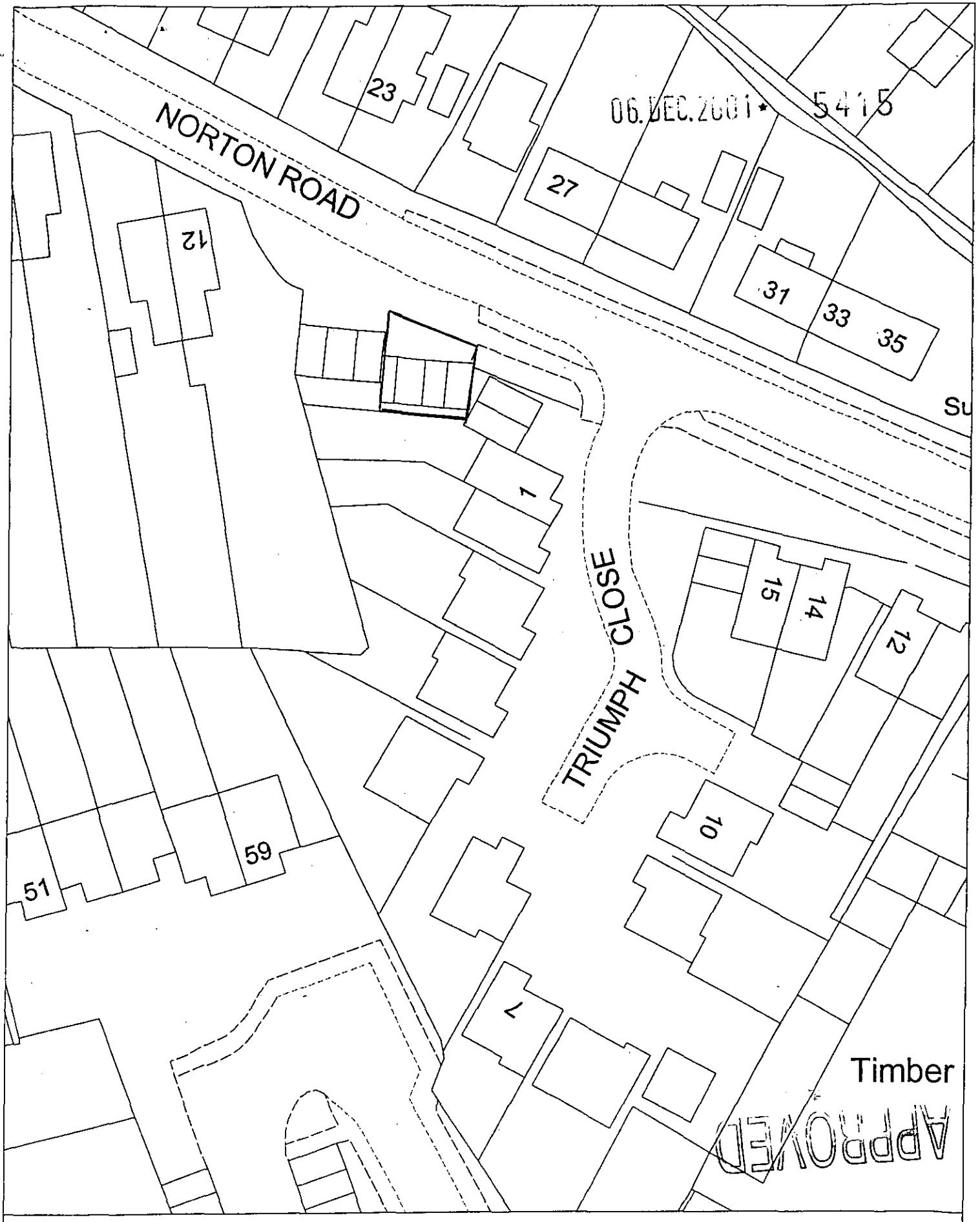

Site Plan, Scale: 1 to 500

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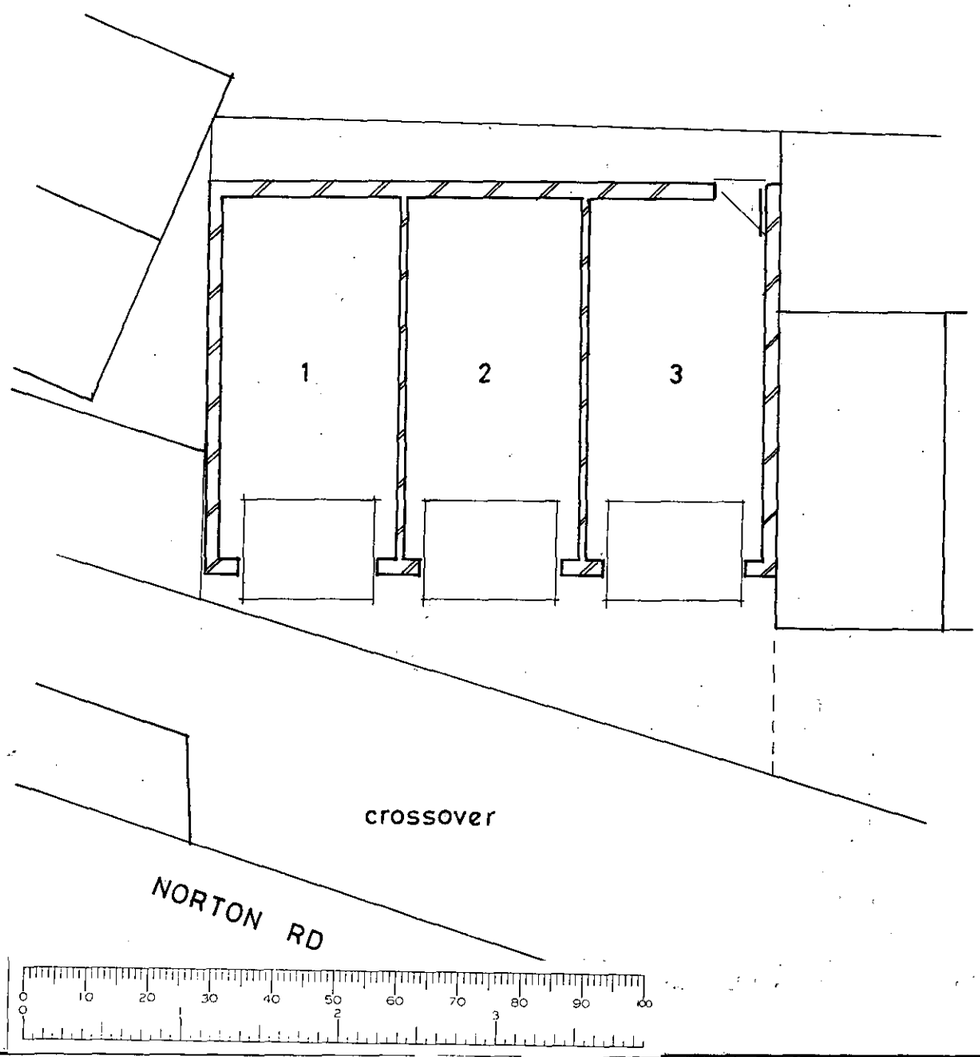
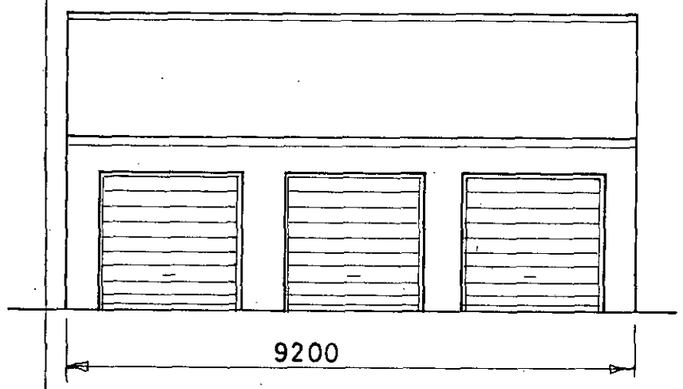
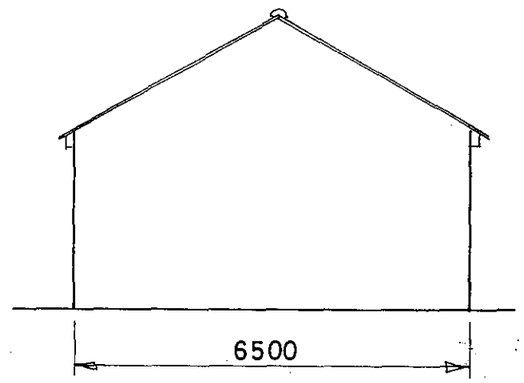
Date: 15 October 2001

06.DEC.2001* 5415

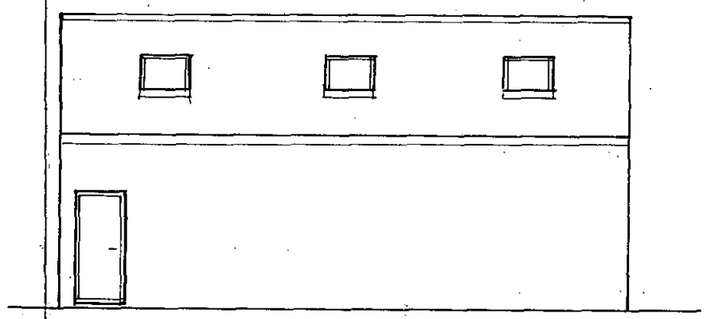




front elevation



side elevations



rear elevations

APPROVED

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Client: D. COOPER		Scale: 1:100	Drawing Title:
Job Title: Proposed garages		Drawn by:	Drg No.: 23059/01/1
		Date:	Rev:

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7313

420×297mm A3

9/16/4/02