APPLICATION NO:
F/2000/1803

LOCATION:
35 Beechwood Avenue, Woodley Reading.

APPLICANT:
Active Vetcare Ltd C/O The Day Tanner Partnership

PROPOSAL:
Proposed erection of gates and single storey side extension to vetinary clinic.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2000

CASE OFFICER: **Nicola Lake**

25 Aug 2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Active Vetcare Ltd
C/O The Day Tanner Partnership
55 Church Street
CAVERSHAM
Berkshire
RG4 8AX

Application Number: F/2000/1803

Parish: **WOODLEY**

Location: **35 Beechwood Avenue, Woodley, Reading**

Proposal: **Proposed erection of gates and single storey side extension to vetinary clinic**

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

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The hereby approved front and rear window in the side extension shall be no opening, fixed shut designed, double glazed windows.

Condition
4. The hereby approved rear gate shall be set at least 5m back from the highway, pedestrian visibility splays of 2.4m by 2.4m shall be provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

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 highway safety.

John Mitchell
Development Control Manager
Date: 15/08/2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1803	NL
BUILDING CONTROL NUMBER	BP2001/1938	Brian
~~APPLICANT~~/AGENT	Day Tanner.	
ADDRESS OF SITE	35 Beechwood Ave. WOODLEY.	
DESCRIPTION OF PROPOSED WORK	S/S ext to veterinary practice.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1364/05	1364/05
ELEVATIONS	1364/08	1364/07
FLOOR PLANS	-u-	1364/06

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1803

Applicant : Active Vetcare Ltd C/O The Day Tanner Partnership.

Location : 35, Beechwood Avenue, Woodley, Reading.
Proposal : Proposed erection of gates and single storey side extension to vetinary clinic.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.2000

Date Registered : 21/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 16/08/2000. 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 :

Woodley T.C - Serious concerns on loss of trees.
Highways - no objection subject to condition
Letters - 1 letter of objection
Environmental Health - no objection

Planning Issues :

Site Designation - within the identified Settlement.

1.) Impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and appearance of the street scene.

Application Number: F/2000/1803

Appraisal :

1) Impact upon the residential amenity of the adjacent dwellings

The proposed development is for a replacement side extension and the creation of entrance gate to the rear access.

The proposed replacement side extension will house a theatre and offices. The proposed extension would be set off the existing extension of no 33 which also has a Greenhouse and car port along the boundary. The Proposal will have a flat roof and no side facing windows. As such there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings

2.) Impact upon the character and appearance of the Street scene.

The proposed development will create a new access gate for the existing accessway to the rear of the site. This area to the rear is conditioned for staff only. The gate would help to assure this. Similarly the canopy over the accessway would prevent tall vans and lorries using the rear access. The canopy is similar in appearance to that of chancery lodge, the adjacent rear property. The proposed replacement side extension will replace an existing lean-to style structure. As such the proposed developments are in keeping with the existing property and the wider area. Hence, there will be no detrimental impact upon the character and appearance of the Street Scene.

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

Application Number F/2000/1803
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works
3	→	SR05	The hereby approved front and rear window in the side extension shall be ~~&~~ no opening, fixed shut designed, ~~[illegible]~~ double glazed windows
4	→	SR13	The hereby approved rear gate shall be set atleast 5m back from the highway, ~~with a~~ Pedestrian visibility splays of 2.4m by 2.4m, shall be provided? Provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be keep free of all ~~[illegible]~~ obstructions to visibility above a height of 0.6m.

John Mercer
15/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 35 Beechwood Avenue Woodley Reading. APPLICATION NUMBER: F/2000/1803	OFFICER: Nicola Lake DATE OF SITE VISIT: 14.7.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Both front and side of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached Ex- dwelling/vet. surgery.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed replacement S/S side ext. structure has a flat roof and is against the boundary. Next door has a car port to the side - and a brick built flat roof lean to. There is also a greenhouse along the boundary - 6ft wooden fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 15 Aug 2000

My ref: F/2000/1803

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 E Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: F/2000/1803
35, Beechwood Avenue, Woodley, Reading.
Proposed erection of gates and single storey side extension to vetinary clinic.

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 **Nicola Lake** on **(0118) 974 6481**. 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 25 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1803**
35, *Beechwood Avenue, Woodley, Reading.*
Proposed erection of gates and single storey side extension to vetinary clinic.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Preston

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 6481

Date: 15 Aug 2000

My ref: F/2000/1803

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 V Samuel
18 Wheble Drive
Woodley
RG5 3DT

Dear Councillor

Application Number: F/2000/1803
35, Beechwood Avenue, Woodley, Reading.
Proposed erection of gates and single storey side extension to vetinary clinic.

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 **Nicola Lake** on **(0118) 974 6481**. 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 ~~25 Aug 2000~~

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1803**
35, Beechwood Avenue, Woodley, Reading.
Proposed erection of gates and single storey side extension to vetinary clinic.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor V Samuel

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

Applicationo	Name & Address
F/2000/1803	J O'Rourke Oak tree Cottage Woodwaye Woodley RG5 3HG

App. approved
Letter sent 05/09/00

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1803**

35, Beechwood Avenue, Woodley, Reading.

Proposed erection of gates and single storey side extension to vetinary clinic.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/8/2000

Councillor E Preston

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

FOI
DC
CP
CS
COPIES TO:

Received by Wokingham District Council

Application No: F/2000/1803

Proposal:
Proposed erection of gates and single storey side extension to vetinary clinic.

Location:
35, Beechwood Avenue, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, *Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000*. Written comments submitted will become available for public inspection.

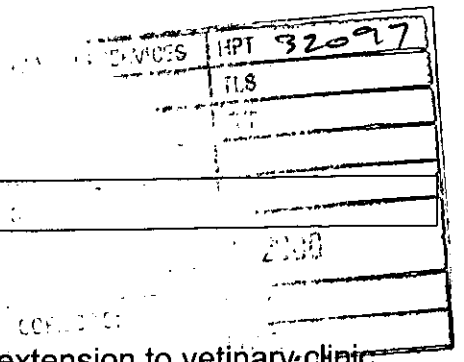
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

29 June 2000

FROM: Nicola Lake

DATE: 29 June 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1803

Proposal: Proposed erection of gates and single storey side extension to vetinary clinic.

Site Address: 35, Beechwood Avenue, Woodley, Reading.

Applicant: Active Vetcare Ltd C/O The Day Tanner Partnership.

Your observations are required in respect of this application **by 24/07/2000** .

The committee had serious concerns at:

- the continual increase in activity which was unneighbourly
- the lack of harmonisation of the building in a residential area



SIGNED: _____ DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
10 JUL 2000
COPIES TO | ACK:
FILE:

From: Joanne Ellis, Environmental Health — My Ref: JPE/aky

To: Nicola Lake, Planning — Your Ref:

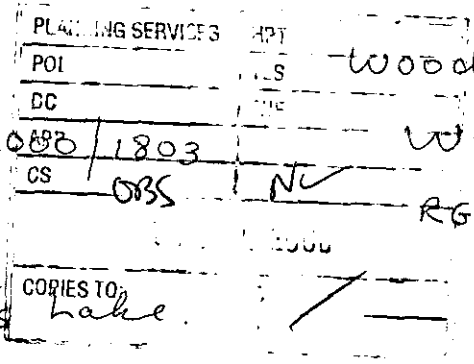
Date: 6 July, 2000

PROPOSED ERECTION OF GATES AND SINGLE STOREY SIDE EXTENSION TO VETERINARY CLINIC
LOCATION: 35 BEECHWOOD AVENUE, WOODLEY
APPLICATION NO. F/2000/1803

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

"Oak Tree Cottage",
Woodwaye,
Woodley,
RG5 3HB
8.7.2000



Ref. F/2000/1803

Dear M/s Lake.

With reference to the above planning application, it simply bears out what the residents immediately adjacent to number 35 have been complaining about. Yes, yet another extension. Is there no end to it? We approve of the erection of a close boarded gate to help shut out some of the noise and constant activity at 35. Please no more building. It is getting ridiculous.

Yours sincerely
J. O'Rourke.

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1803 relates.

Address of site 35 BEECHWOOD AVENUE

WOODLEY.

Signed

Date 5-7-00

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

Business reply service
License no. RG147

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

1

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 29 June 2000

Application Number: F/2000/1803

Proposal: Proposed erection of gates and single storey side extension to vetinary clinic.

Parish: WOODLEY TOWN

Site Address:
35, Beechwood Avenue, Woodley, Reading.

Applicant:
Active Vetcare Ltd C/O The Day Tanner Partnership.

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

✓ below as applicable;

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

Condition – Gates to be set back 5m from the highway boundary.

Reason SR: 13

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~30 MAY 2000~~ Valid 1 JUN	Map No. 44 Site 0.08
Officer: NL / Application No. F/2000/1803	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF GATES ~~ACCESS TO~~ ~~CONSERVATORY~~ AND SINGLE STOREY SIDE EXTENSION TO VETINARY ~~PRACTICE~~ CLINIC

Location: 35 BEECHWOOD AVENUE

Parish: WOODLEY Ward: Bulmershe

29.6.2000. 30/6

Applicant: ACTIVE VETCARE LTD

Fee Received ~~£130.00~~ 95-00 (5) Required ~~£95.00~~ Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q 14, 16, 17 not filled in. Q24 - is floor space correct?? New bdg looks like approx 17m², building to be demolished is approx 7m².	12/6 ✓	
4	Correct S 66 certificate			
5	Elevation plans	elevation of gates.	12/6 ✓	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment at side boundary.	12/6 ✓	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.6.2000 ✓30/6

Parish Council Informed - YES / NO ✓30/6

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓30/6
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓30/6

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

✓30/6 2x S/N — Beechwood Ave & Woodwaye
+ 33, 37, 16, 18 Beechwood
Cherry Lodge, Woodwaye
Oak Tree Cottage, Woodwaye

PC 23 090 035 E

ADDRESS 35 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU.7573(41)

BUILDER Reading & District Self-Build Housing Association

Plan No.	Applicant	Description of Development	Date of Decision	Decision
569/53	Read'g. Dist. S. Build Hsg Assocn	Det. House	8.9.53	App. App.
0/34/61	Mr. L. Grabonski	Rear garden of No 35	31.1.61	N/A. Refuse
0/237/61	"	"	7.9.61	N/A. Refuse
0/135/62	"	"	12.7.62	N/A. Refuse
0/83/63	"	"	18.4.63	N/A. C/A.
2/226/65	Mr. R. Atkings	Garage & Loggia	25.11.65	App. C/A.
2/148/70	Mr. C. Frith	Double Garage, Study, Utility Room covered Way & 6' high brick wall	16.4.70	App. C/A.
41557	9 MILE RIDE VET. HOSPITAL	C/o/use & ALTS. TO CONVERT DWELLING INTO VET. SURGERY GR. FLOOR/ SK. FLAT ABOVE/PARKING & TURNING AREA	27.9.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

~~FP94/2275~~	"	"	~~14.3.94~~	~~APP~~
42307	"	~~PITCHED ROOF TO EX. EXT.~~	8.3.94	C/A

1933

ADDRESS 35 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU.7573 41

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43022	N.M.R. VET. HOSPITAL	(PART RETRO) 2 ILL. SIGNS	8.8.94	REX
95/63060/VAR.	BUTCHER/DAVIES	VAR. COND. 6 ON 41557 (EXT. OF CONSULTING HOURS)	17.1.96	C/A
96/64336/F	BEECHWOOD VET. CLINIC	S/ST. EXT. TO VET. SURGERY	30.10.96	C/A
FP96/6010	"	"	23.01.97	C/APP
99/70286/F	Mr. N. Butcher	New access & staff parking	25.1.00	C/A
C/2000/0764	N Butcher	D. to C-08 of 99/70286/F for Appl. of Size & Wording on Sign	30.03.00	APP

MINISTRY DECISION

SPECIAL ORDERS

Our ref: DF/DF/1364.8

21.JUN.2000* 1803

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

20th June 2000

The District Planning Officer
Wokingham District Council
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir or Madam

RE: 35 BEECHWOOD AVENUE, WOODLEY, REFERENCE 99/70286/F AND 95/63060/VAR 41557

Please find enclosed the following in order to support a full planning application and an application for relaxation of planning conditions.

Full Planning Application for demolition of existing isolation kennel, utility room and store together with connecting flat roof and the erection of a single storey utility and office, and new entrance gates consist of :-

- 6 copies of our drawings numbered 1364/03/04/05/06/07 and 08
- 6 copies of relevant application forms
- Certificate A

Application for Relaxation of Planning Condition 04 of Approval 95/63060/F to allow collection/delivery times to include the hours of 6.30 to 8.30 Monday to Saturday, using the front access only, is to consist of :-

- 6 copies of our drawing 1364/05
- 6 copies of relevant application forms
- Certificate A

Also included is our clients cheque for £190.00, for each application fee of £95.00
We look forward to receiving a receipt for this application and a notice to display.

Yours faithfully

DEAN FLETCHER

Enclosure:

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

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

1789/a

SECTION 66 CERTIFICATE

Application No.

21.JUN.2000* 1803

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 . . . . . .

On behalf of . . ACTIVE VETCARE LTD . . . . . .

Date . . 20-6-00 . . . . . .

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

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

21. JUN. 2000* 1803

1. APPLICANT'S NAME: ACTIVE VETCARE LTD
ADDRESS: 35 BEECHWOOD AVENUE
WOODLEY
POST CODE: RG5 3DE PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: THE DAY TANNER PARTNERSHIP
ADDRESS: 55 CHURCH STREET
CAVERSHAM
POST CODE: RG4 8AX PHONE: 0118 9461242

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: 35 BEECHWOOD AVENUE
WOODLEY

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
ERECTION OF NEW GATES & A SINGLE STOREY SIDE EXTENSION TO FORM UTILITY & OFFICE

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.07 ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: FREEHOLD

List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1364/03, 04, 05, 06, 07 & 08

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
VETERINARY CLINIC TO GROUND FLOOR ANCILLARY RESIDENTIAL ABOVE

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~~ — NONE TO BE FELLED — 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.
FACE BRICK TO MATCH EXISTING & FLAT ROOF TO EXTENSION
CLOSE BOARDING TO NEW GATES.

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING SYSTEM

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
4·7m WIDE ACCESS FROM BEECHWOOD AVE & 3·6m WIDE ACCESS FROM WOOD LANE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
NO

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 [signature] ON BEHALF OF ACTIVE VETCARE LTD DATE 20-6-00

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				
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 VET SURGERY	158·4	7·22	16·74	
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	12	0
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.

VETERINARY SERVICES

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

APPLICANT / 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
7	NIL	—	7

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.'

VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

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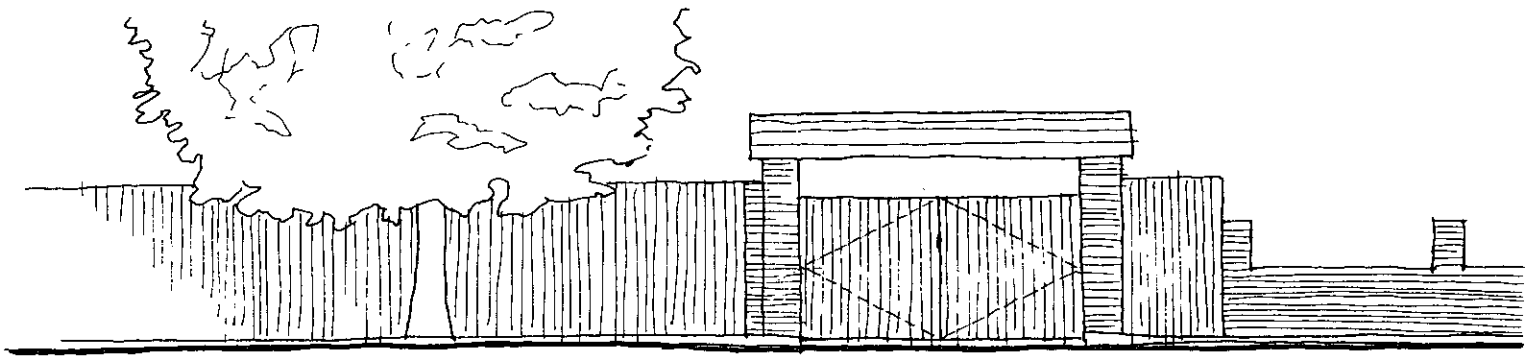
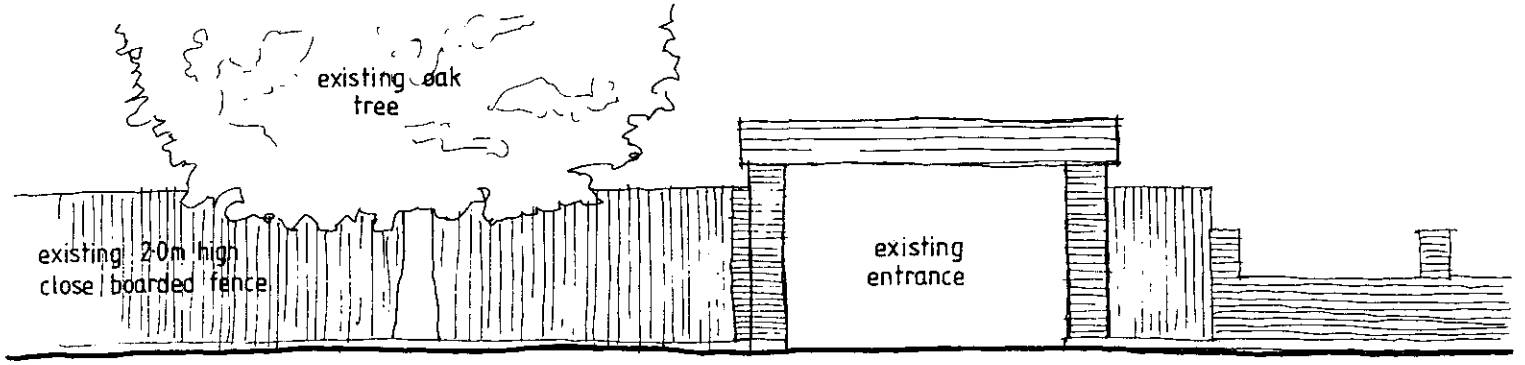


Proposed Elevation

Proposed 1·8m high close boarded gates



Existing Elevation

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG45 6LZ
01344 · 777143

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 946 1242

CLIENT Active Vetcare Ltd.

JOB 35 Beechwood Avenue, Woodley.

DRG GATE ELEVATIONS

SCALE 1:100 DRAWN DF DATE June 00

1364 / 08



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Development Control Section, Environmental Services, Wokingham District Council.

6 June 2000

Scale: 1 : 1250

21 JUN 2000

1803

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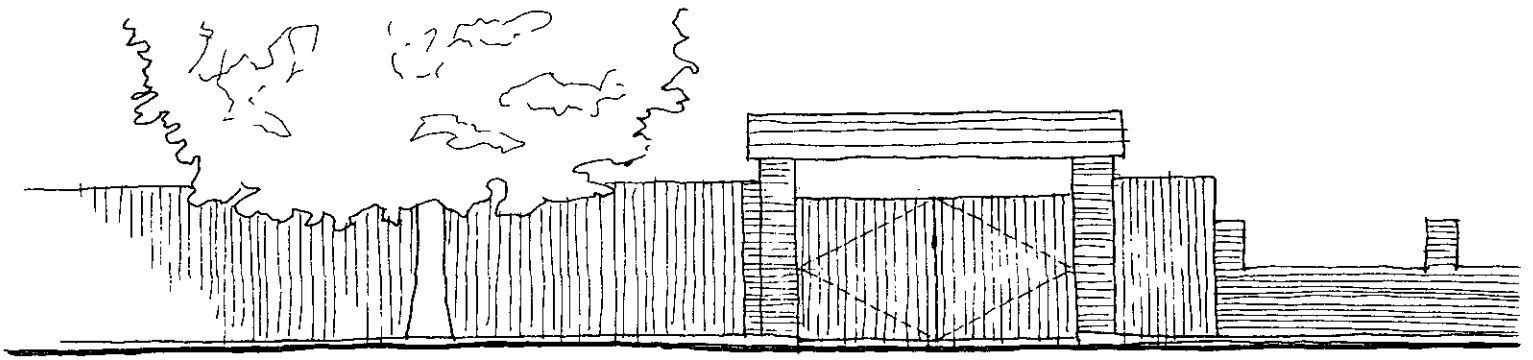

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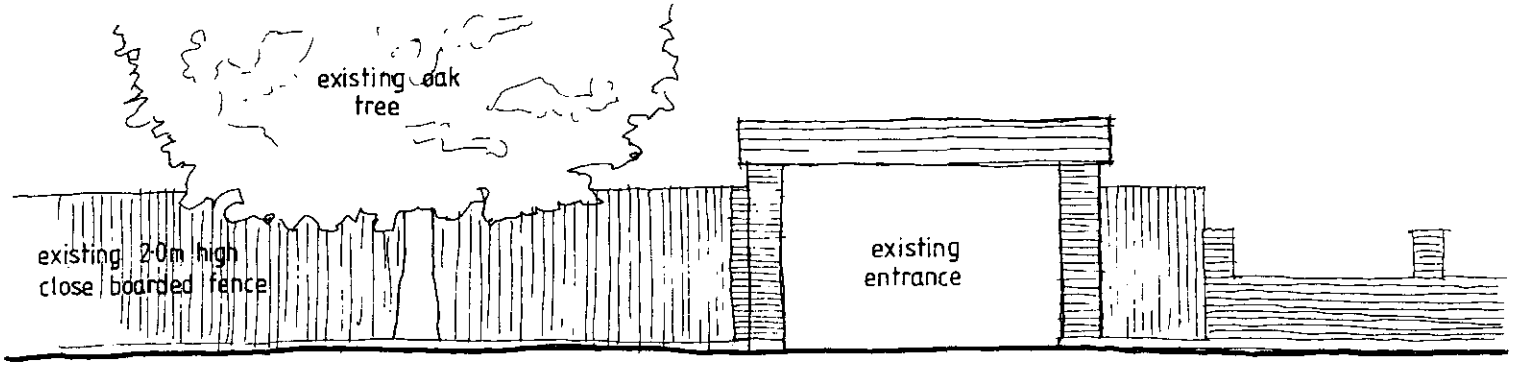
APPROVED



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