EX SYSTEMS LTD
SOUTHPORT
LONDON OFFI

APPLICATION NO:
F/2001/3385

LOCATION:
St John Bosco RC Church Western Avenue, Woodley Reading.

APPLICANT:
Portsmouth RC Diocese Trustees C/O Columba Cook

PROPOSAL:
Proposed single storey extension to church.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2001

CASE OFFICER: **Joss Miller**

DRAWN.
11.95

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Portsmouth RC Diocese Trustees
C/O Columba Cook
123 Bargates
Christchurch,
Dorset
BH23 1QH

Application Number: F/2001/3385

Parish: **WOODLEY**

Location: **St John Bosco RC Church, Western Avenue, Woodley, Reading.**

Proposal: **Proposed single storey extension to church.**

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

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

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

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 11/04/2001

Notice checked by: _____

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

1572

Tel. 0118 974 6463 (Direct Line)

Date. 2 February, 2001

My ref. JM/MLT/PREAPP/38989

Your ref. CMC/373

Columba Cook
123 Bargates
Christchurch
Dorset
BH23 1QH

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

RE: PROPOSED FRONT EXTENSION TO ST JOHN BOSCO RC CHURCH, WESTERN AVENUE, WOODLEY.

Thankyou for your letter which was received on 23 January 2001.

I can inform you that your proposals would be considered acceptable in principle, however, the application may also require a change of use in the description, if it includes the selling of hot or cold food and drinks.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

Enclosure: Planning application forms

Columba Cook
Architecture, Building Conservation
Liturgical Design

123 Bargates, Christchurch, Dorset, BH23 1QH. Telephone: 01202 479256. Fax: 01202 490027

PLANNING SERVICES RPT 38989
PDE
DC JM | ENF
APP
CS
23 JAN 2001
COPIES TO: | ACK:
FILE:
Reply by

CMC/373

22 January 2001

Development Control
Wokingham District Council
PO Box 157
Shut End
West Berkshire
RG40 1WR

Dear Sir/Madam

St John Bosco RC Church, Western Avenue, Woodley

Our clients are considering some alterations and additions to their church in Woodley. These proposals include a small extension and alterations to the entrance of the building, which will require Planning Consent.

We enclose an extract of the OS sheet showing the location of the site and the intended extension. We also enclose our drawing S-1, which shows the existing layout of the church, together with drawings P-5 and P-6 showing the detailed proposals.

We should be pleased to receive your comments and observations on the proposals before we submit a formal application.

Should you require any clarification or further information at this stage please feel free to contact Mr Cook at the above address.

We look forward to hearing from you and thank you in advance for your assistance.

Yours sincerely

C. U. Cook
Columba Cook

enc

Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred



Produced 25 Mar 1999 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 1999.

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National Grid sheet reference at centre

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/3385**

Joss

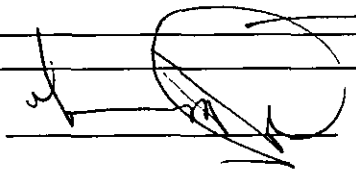
St John Bosco RC Church, Western Avenue, Woodley, Reading.

Proposed single storey extension to church.

Transfer: Yes ☐ No ☑

Reason for Transfer:

N/A.

Signed: 

Date: 5/4/2001

Councillor Dredge

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

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3385

Applicant : Portsmouth RC Diocese Trustees C/O Columba Cook.

Location : St John Bosco RC Church, Western Avenue, Woodley, Reading.

Proposal : Proposed single storey extension to church.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/3

Date of Neighbour Notifications : 26/2

Date of Site Visit : 12/3

Date Registered : 15/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 12/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley TC - No objection
Highways - No objection
Env. Health - No objection

Planning Issues :

Effect on street scene & neighbouring properties DBE1.
Identified settlement.

Application Number: F/2001/3385

Appraisal :

This application is for a single storey flat roofed extension to the front of the church.

Neighbour.

The nearest neighbour is 56. The extension will be 5m away at the nearest point. It has a height of 3.3m, a width of 6.8m and a depth of 9.6m. It is considered to be of sufficiently modest size for any impact to be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The extension is of a modest size. Its design is appropriate for the style of the overall church. The site is open plan and therefore the extension will be clearly visible, however, it is set back from the highway by 18m and, therefore, any impact on the street scene will be minimised.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/3385
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: St John Bosco RC Church Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/3385

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

Res. area.
Id. sett.

3. DESCRIPTION OF SITE/BUILDING

Open plan - modern church.

4. RELATIONSHIP TO ADJOINING PROPERTIES

56. Adjacent to church, partially obscured ~~from~~ by existing building.
48. Other side of access road.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT open.

OTHERS —

Tel: (0118) 974 6463

Date: 5th April 2001

My ref: F/2001/3385

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 Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2001/3385
St John Bosco RC Church, Western Avenue, Woodley, Reading.
Proposed single storey extension to church.

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 **Joss Miller** on **(0118) 974 6463**. 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 15 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3385**
St John Bosco RC Church, Western Avenue, Woodley, Reading.
Proposed single storey extension to church.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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 6463

Date: 5th April 2001

My ref: F/2001/3385

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2001/3385
St John Bosco RC Church, Western Avenue, Woodley, Reading.
Proposed single storey extension to church.

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 **Joss Miller** on **(0118) 974 6463**. 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 15 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3385**
St John Bosco RC Church, Western Avenue, Woodley, Reading.
Proposed single storey extension to church.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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 6463

Date: 5th April 2001

My ref: F/2001/3385

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/3385
St John Bosco RC Church, Western Avenue, Woodley, Reading.
Proposed single storey extension to church.

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 **Joss Miller** on **(0118) 974 6463**. 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 15 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3385**
St John Bosco RC Church, Western Avenue, Woodley, Reading.
Proposed single storey extension to church.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

FROM: Joss Miller

DATE: 26 February 2001

DECEIVED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3385

Proposal: Proposed single storey extension to church..

Site Address: St John Bosco RC Church, Western Avenue, Woodley, Reading.

Applicant: Portsmouth RC Diocese Trustees C/O Columba Cook.

Your observations are required in respect of this application **by 22/03/2001** .

The committee welcomed this proposal which would extend church facilities for use by the local community.

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

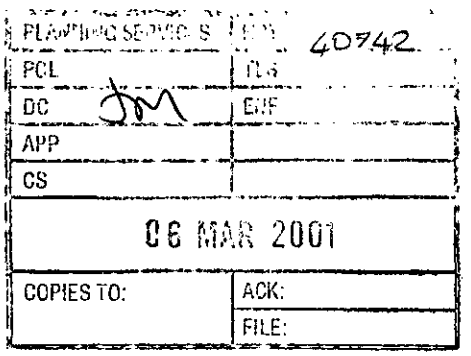
From:	Joanne Ellis Environmental Health	My Ref:	JPE/LMW/20005135
To:	Joss Miller Development Control	Your Ref:	F/2001/3385
		Date.	March 2, 2001

PROPOSED: SINGLE STOREY EXTENSION TO CHURCH

LOCATION: ST JOHN BOSCO RC CHURCH WESTERN AVENUE WOODLEY

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER



HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 26 February 2001

Application Number: F/2001/3385

Proposal: Proposed single storey extension to church.

Parish: WOODLEY TOWN

Site Address:
St John Bosco RC Church, Western Avenue, Woodley, Reading.

Applicant:
Portsmouth RC Diocese Trustees C/O Columba Cook.

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).

Signed: _____ **Print name:** Adam Coggins
2/3/01

Received by Wokingham District Council

Application No: F/2001/3385

Proposal:
Proposed single storey extension to church.

Location:
St John Bosco RC Church, Western 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date:	15 FEB 2001
Officer: JM	Application No. F/2001/3385

Map No 41 Site 031

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED SINGLE STOREY ~~STOREY~~ EXTENSION TO CHURCH

Location: ST JOHN BOSCO CHURCH WESTERN AVE

Parish: WOODLEY Ward: Caranchan 26.2.01 D

Applicant: PORTSMOUTH R C DIOCESE TRUSTEES

Fee Received 95-00 (2) Required ..... 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			
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 : 26.2.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

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:

.....
.....
Pre-app attached .....

NEIGHBOURS:

S/N + See map ✓ all
+ St John Bosco Church (sites within red line)

Columba Cook
Architecture, Building Conservation
Liturgical Design

123 Bargates, Christchurch, Dorset, BH23 1QH. Telephone: **01202 479256**. Fax: 01202 490027

15.FEB.2001 * 3385

CMC/373

14 February 2001

Mr M L Thorp
Principal Development Control Officer
Wokingham District Council
PO Box 157
Shut End
West Berkshire
RG40 1WR

Dear Mr Thorp

St John Bosco RC Church, Western Avenue, Woodley

Thank you for your letter of 2 February responding to our pre-application enquiry.

We now have pleasure in enclosing a formal application for the proposed development comprising:

- 6 copies of Plan A-10
- 6 copies of the application form
- Certificate A
- Cheque in the sum of £95.00

We can confirm that there will be no selling of hot or cold food and drinks on the premises and, therefore, no change of use is being proposed.

If there are any matters arising please contact Mr Cook at this office.

Yours sincerely

U. Cook
Columba Cook

enc

cc: Fr G Attridge

1789/a

SECTION 66 CERTIFICATE

Application No.

15.FEB.2001* 3385

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 . . . . . C M COOK . . . . . .

On behalf of . PRCDTR . . . . . .

Date . 14.02.2001 . . . . . .

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

ST. DOMINICS. R.C. CHURCH/Schools St. John Bosco

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. (No 54, Old Property demolished). ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
218/65	St. John Bosco Bldg. Committee	Catholic Church Presbytery	20.1.66	App. C/A
22/67	R.C. Diocese of Portsmouth	Demolish No 54 Western Ave for new Church	16.2.67	App. App.
272/68	Rev. T. Lane	Alterations & Additions to Presbytery.	31.10.68	App. Refuse
98/72	The Managers of St Dominic Sch	New infants & [illegible] etc	C.F.C.	
01/73	3rd Woodley (St John Bosco) Scout Group	outline for building Scout Hq	10.5.73	- Refuse T.P.
76/73	3rd Woodley Scout Group	Storage bldg at rear of church	14.12.73	31.12.76
7508	ST. JOHN BOSCO PARISH COUNCIL	COMMUNITY HALL	3.6.82	N/A REF.
107	"	"	21.10.82	N/A C/A
3172	PORTSMOUTH RC DIOCESAN TRUSTEE	DET. DWELLING R/O	13.6.89	C/A
8871	"	"	31.5.91	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P. 0141 AT REAR

DRAINAGE

8017	BCC	LINK BETWEEN INF & JNR SCHOOLS	24.1.92	C/A

33 ST DOMINICS R.C. CHURCH SCHOOL

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. (No. 54 Old Property demolished) ORD. SHEET No. SU 7573(41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
505/F	WDC.	S/St. Bt. TO FORM CLASSROOM	1.12.98	C/A
69727/T	3rd Woodley Scout Group.	Renew. TP Scout Headquarters	13/7/99	C/A
69966/F	St. Dominics Playgroup	Erect Mod. Bldg - Use as creche	25/11/99	C/A
98/8236	Wokingham District Council	Classroom extn /wc facilities.	20/1/99	App.
99/8971	St. Dom's Playgroup	New modular Bldg	22/9/99	C/A
9966/06	" " "	D to c w cond. 06 of con. 69966 for app. of site compound	23.12.99	APP.
1966/02	St. Dominics Playgroup	D to c w cond 02 of c 69966 for app. of materials.	23.12.99	APP
9966/04	"	D to C - Appl of Acoustic Fencing	2.3.00	APP

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

15.FEB.2001★ 3385

1.	APPLICANT'S NAME	PORTSMOUTH RC DIOCESE TRUSTEES REGISTERED
	ADDRESS	ST EDMUND HOUSE
		EDINBURGH ROAD, PORTSMOUTH
	POST CODE	PO1 3QA PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	COLUMBA COOK
	ADDRESS	123 BARGATES
		CHRISTCHURCH, DORSET
	POST CODE	BH23 1QH PHONE 01202 479256
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	ST JOHN BOSCO RC CHURCH
		WESTERN AVENUE, WOODLEY, READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO CHURCH
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.3h
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	PLAN P-10

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.

CHURCH

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.

FACE BRICKWORK TO MATCH EXISTING

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

NO CHANGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING S.W. DRAINS

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*

YES

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 L Poole ON BEHALF OF PRCDTR DATE 14.02.2001

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

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	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	N/A			
B1 (b)	RESEARCH AND DEVELOPMENT	N/A			
B1 (c)	LIGHT INDUSTRIAL	N/A			
B2	GENERAL INDUSTRIAL	N/A			
B3-7	SPECIAL INDUSTRIAL	N/A			
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS	N/A			
C2	RESIDENTIAL INSTITUTIONS	N/A			
D1	NON-RESIDENTIAL INSTITUTIONS	N/A			
D2	ASSEMBLY AND LEISURE	675		36	
OTHER	Please Specify	N/A			
OTHER	Please Specify	N/A			
	TOTAL	675		36	

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		
Proposed	AS EXISTING	AS EXISTING

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.

LITURGY AND DEVOTION

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

N/A

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			

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 bythe Chief Officerresponsible 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.'

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3385**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

15.FEB.2001 3385



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Development Control Section, Environmental Services, Wokingham District Council.
20 February 2001

Scale: 1 : 1250

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