APPLICATION NO:
F/2002/5846

LOCATION:
The Two Poplars 118 Finchampstead Road, Wokingham.

APPLICANT:
Greene King Pub Co C/O Home Edwards Association

PROPOSAL:
Proposed alterations to existing windows in rear elevation to form larger windows.

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2002

CASE OFFICER: **Elaine Vashi**

990

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Greene King Pub Co
C/O Home Edwards Association
The Chantry
Hadham Road
Bishops Stortford
Herts
CM23 2QR

Application Number: F/2002/5846

Parish: **WOKINGHAM**

Location: **The Two Poplars, 118 Finchampstead Road, Wokingham.**

Proposal: **Proposed alterations to existing windows in rear elevation to form larger windows.**

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.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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.

Received by Wokingham District Council

Application No: F/2002/5846

Proposal:
Proposed alterations to existing windows in rear elevation to form larger windows.

Location:
The Two Poplars 118, Finchampstead Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri., 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/5846 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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

04 March 2002

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/5846

Applicant : Greene King Pub Co C/O Home Edwards Association.

Location : The Two Poplars 118, Finchampstead Road, , Wokingham.

Proposal : Proposed alterations to existing windows in rear elevation to form larger windows.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11|3|02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 17/04/2002. 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 :

W'HAM T. COUNCIL: concerned about potential for increased noise disturbance to residents of adj. prop. in Tangley Drive when enlarged windows are open.

Planning Issues :
IMPACT UPON NEIGHB. RESIDENTS.

Application no. F/2002/5846

Appraisal:

The application being considered proposes the alteration of existing windows in the rear elevation of The Two Poplars public house, 118 Finchampstead Road, to form larger windows.

Impact upon neighbouring residents

The application proposes the enlargement of 4 existing windows in the rear elevation of The Two Poplars. The existing windows are approximately 1.4m long from the top to the bottom of the cill and would be increased to approximately 2m.

The public house backs onto residential dwellings on Tangley Drive, with no.5 and no.7 directly behind the windows that would be enlarged. The window closest to the rear of no.5 is approximately 15m away from the rear elevation of this dwelling, and the furthest is approximately 20m away. Given these distances and the fairly mature screening which exists along the rear boundary of the public house with the dwellings on Tangley Drive, it is not considered that the increase in the size of the windows will cause any additional harm to the residents of Tangley Drive.

Impact upon the character of the area

The proposed increase in the size of the four windows to the right hand side of the existing french doors is not considered to be out of keeping with the character of the building.

Application Number F/2002/5846
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: The Two Poplars 118 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2002/5846

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
residential area along Finchampstead Road. & to rear on Tangley Drive.

3. DESCRIPTION OF SITE/BUILDING
2 st. chalet style building ~~located~~ set back from main road
car parking to front & side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
dwellings on Tangley Drive to rear of site no. 5 & no. 7.
vegetation along boundary with dwellings - fairly well screened.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

HPT
TLS
ENF
21 MAR 2002
COr
FILE

Case officer: Elaine Vashi

Application Number: F/2002/5846

Proposal: Proposed alterations to existing windows in rear elevation to form larger windows.

Site Address: The Two Poplars, 118 Finchampstead Road, Wokingham

Applicant: Greene King Pub Co C/O Hone Edwards Association

Your observations are required in respect of this application **by 25/03/02**

At its meeting on 19 March 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

Comment: Members were concerned about the potential for increased noise disturbance to residents of adjoining properties in Tangley Drive, when the enlarged windows are open.

SIGNED: _____ **DATE:** 20/03/02

CLERK TO Wokingham Town Council

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 04 March 2002

My ref: F/2002/5846

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor

Application Number: F/2002/5846
The Two Poplars 118, Finchampstead Road, , Wokingham.
Proposed alterations to existing windows in rear elevation to form larger windows.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5846**
The Two Poplars 118, Finchampstead Road, , Wokingham.
Proposed alterations to existing windows in rear elevation to form larger windows.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 04 March 2002

My ref: F/2002/5846

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

Dear Councillor

Application Number: F/2002/5846
The Two Poplars 118, Finchampstead Road, , Wokingham.
Proposed alterations to existing windows in rear elevation to form larger windows.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5846**
The Two Poplars 118, Finchampstead Road, , Wokingham.
Proposed alterations to existing windows in rear elevation to form larger windows.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

**********FILE COPY**********

Application Number : F/2002/5846	Map No : 83
Case Officer : EV	Site Area : 0.27
Valid Date : 20 FEB 2002	Received Date: 07/02/2002

Level : Delegated Application

Description : Proposed alterations to existing windows in rear elevation to form larger windows.

Location : The Two Poplars 118, Finchampstead Road, , Wokingham.

Parish : WK **Ward : WES** 4/3/02 JD.

Applicant : Greene King Pub Co C/O Home Edwards Association.

Fee Required: £95 **Fee Received: £95** (7)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	outline site in red	phoned 20/2	20/02/02
BLOCK PLANS	must on site where windows	are to follow	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

4/3/02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

OTHERS

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map + site inside red line

.....

tMr A. Baston, 124 Finchampstead Rd, Wokingham, RG41 2NU

M. Higham, 9 Tangley Drive, Wokingham RG41 2PD

S. Nicholson, 1 Tangley Drive, Wokingham RG41 2PD

Mr W. J. Butter, 3 Tangley Drive, Wokingham ✓

No pre-apps.

5846

HONE EDWARDS ASSOCIATES

20.FEB.2002* 5846

6/2/02

Wokingham District Council
Environmental Services Dept.
P. O. Box 157
Shute End, Wokingham
Berks
RG40 1WR

Dear Sirs,
Re. The Two Poplars Finchhampstead Rd, Wokingham.

Please find enclosed duly completed forms and drawings in submission for Planning Consent on the above premises.
Also enclosed is a cheque for £95 being payment of the due fee.
If you should have any queries concerning our application please do not hesitate to contact us direct.

Yours faithfully.

I.S.Hone

Hone Edwards Associates LLP The Chantry Hadham Rd Bishops Stortford Hertfordshire CM23 2QR
tel: 01279 758545 fax: 01279 757635 email: enquiries@honeedwards.co.uk

VAT No: 432 1017 10. Registered in England and Wales, Partnership No: OC300447
Partners: I.S. Hone J.E. Edwards Associate Partners: S.B. Robertson

0279 757635

HONE EDWARDS ASSOCIATES

20.FEB.2002* 584

FAX TRANSMISSION

Date: 20/2/02

Our Ref:

No. of pages Incl: 2.

To: Mrs. Hurst
Planning Dept.
Wokingham Dist. Council

cc:

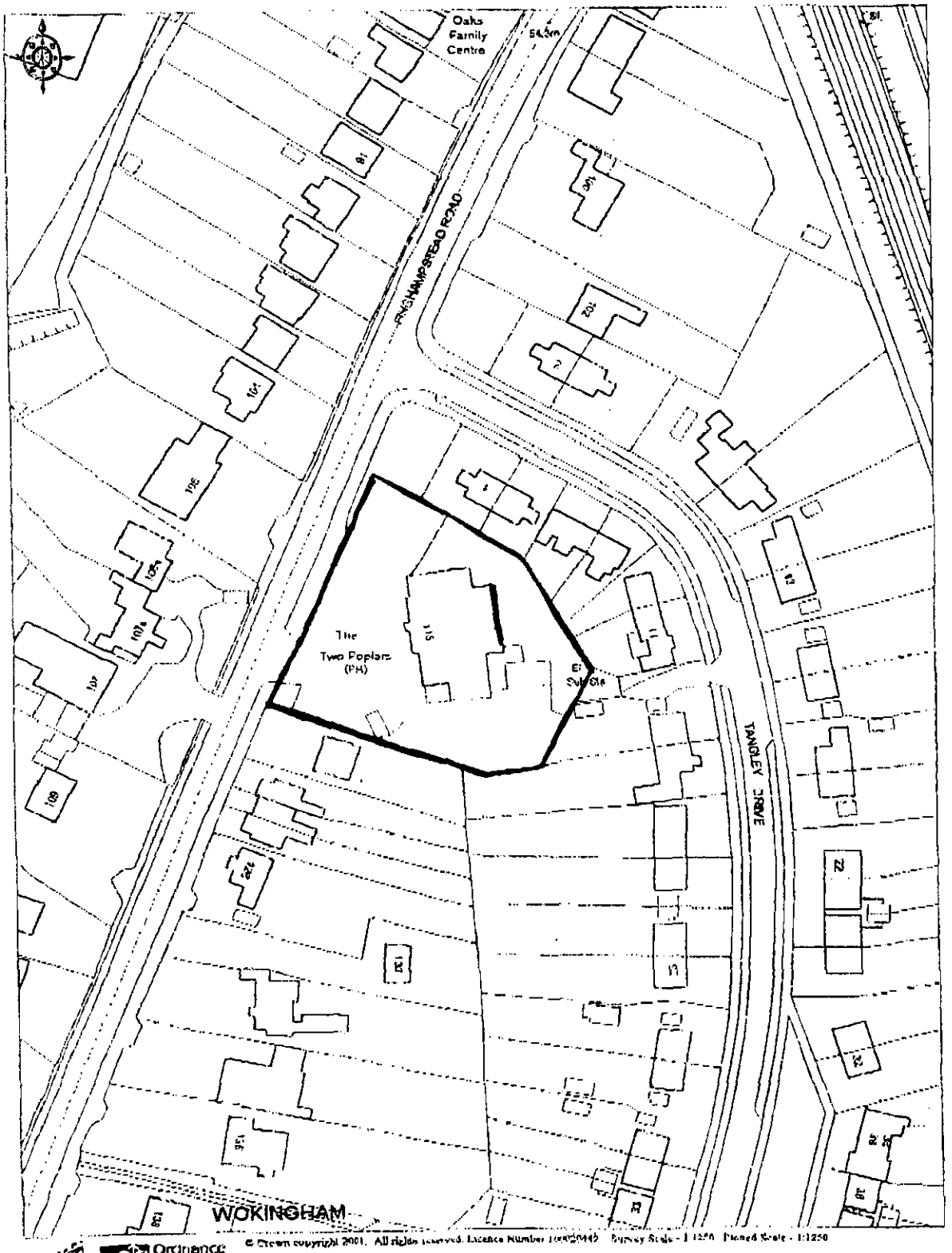
From: Hone Edwards Assoc

Subject: Planning Application
The Two Poplars P.H.
Finchhampstead Road
Wokingham.

Boundary marked on OS map and location of windows shown by thick line as requested.

The Chantry Hadham Rd Bishops Stortford Hertfordshire CM23 2QR tel: 01279 758545 fax: 01279 757635
email: enquiries@honeedwards.co.uk VAT No: 432 1017 10
Partners: I.S. Hone J.F. Edwards Associate Partners: S.B. Robertson J.M. Alray

0279 757635



RG412NU
MARCH 2001

1789/a

SECTION 66 CERTIFICATE

Application No.

20.FEB.2002*

20.FEB.2002* 5846

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.

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.

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(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 . . . . . Greene King PubCo . . . . .

Date . . . . . 6/2/02 . . . . . .

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

20.FEB.2002* 5846

1.	APPLICANT'S NAME	GREENE KING PUB COMPANY
	ADDRESS	ST PETERS HOUSE, OLDING RD BURY ST EDMUNDS
	POST CODE	IP33 3YE PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HOME EDWARDS ASSOC. LLP
	ADDRESS	THE CHANTRY, HADHAM RD. BISHOPS STORTFORD, HERTS
	POST CODE	CM23 2QR PHONE 01279-758545
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	THE TWO POPLARS P.H. FINCHAMPSTEAD RD. WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		THE ADAPTION OF EXISTING WINDOWS TO THE REAR ELEVATION TO BE LARGER AND MADE OPENING CASEMENTS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1107/1E SITE PLAN

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 ?

N/A

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

PUBLIC HOUSE

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.

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

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

N/A

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	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form N/A

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

N/A

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 GREENE KING PUB CO. DATE 6/2/02

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		N/A.		
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? — N/A

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
N/A.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?
AS PROVIDED — NO CHANGE

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
15	—	—	15

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.
N/A.

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.'

① ADDRESS Two Poplars P.H. Finchampstead Road PARISH WOK

PLOT No. 116 ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1P 535	Potter	Enlarge car park	9/4/53	C/A
R/8/63	Moreland	Ext to cellar	28/3/63	App
03457	Moreland + Co Ltd.	Dem outbuildings Erect Toilets stores + bar + additional parking space	30 10 75	N/A Ref
03876	"	ALTERATIONS, ADDITIONS, CAR PARK	15 12 75	N/A C/A
BR 4398	"	Alterations	2 4 76	App N/A
BR 10443	"	'EMPTIES' STORE EXT.	26.3.79	APP N/A
10332	"	"	12.4.79	N/A C/A
24118	"	CONSERVATORY, DINER, KITCHEN, CAR PARK EXT.	17.12.87	C/A
BRA 4167	"	"	17.2.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933
②

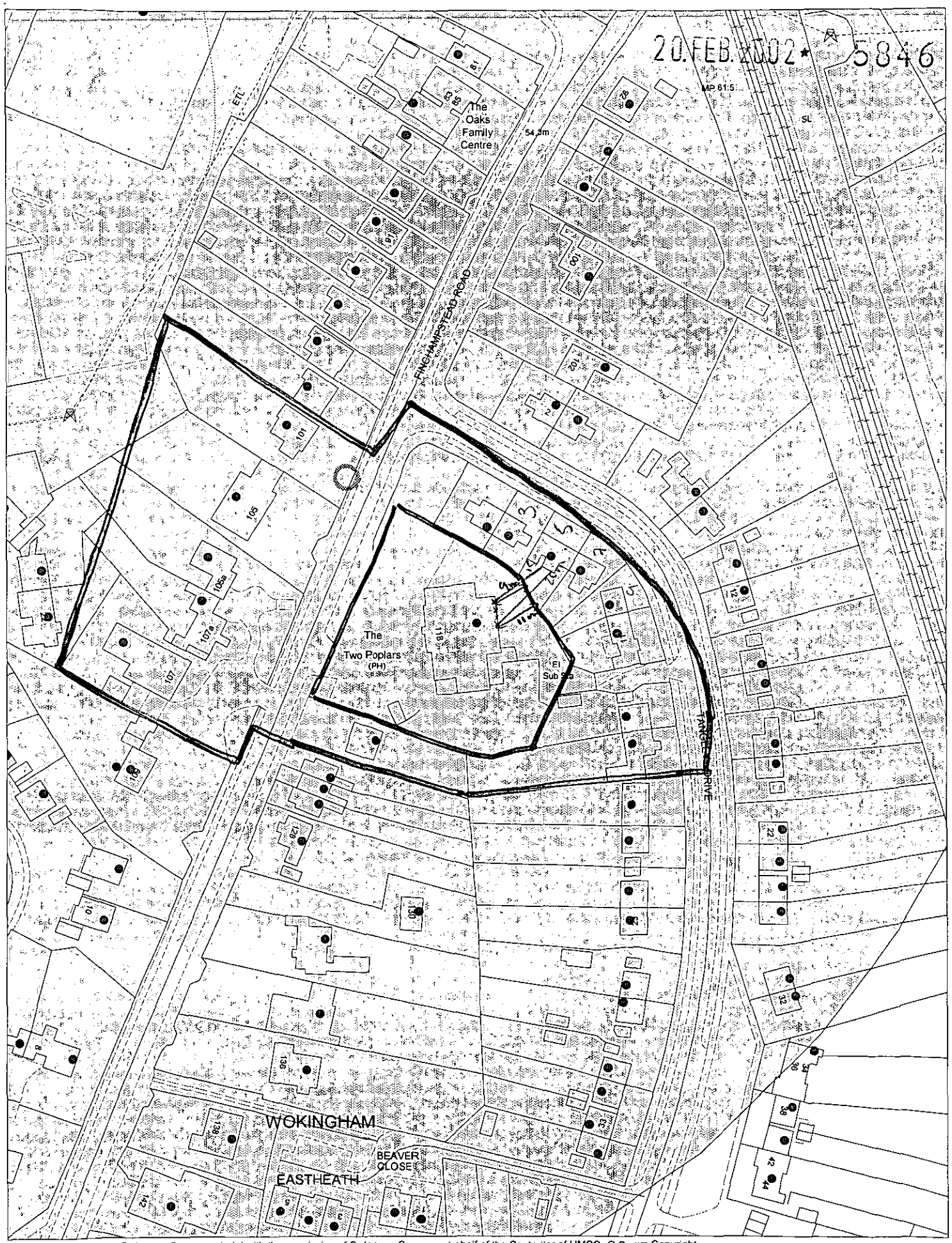
ADDRESS Two poplars pH. PARISH WOK.

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2001/3630		Greene King	S/St R. ext to conserv.	17.05.01		C/A

MINISTRY DECISION:

SPECIAL ORDERS: PD Eng - Refurbishment - D. J Osborne - 30.11.01 - P.P req.



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Development Control Section, Environmental Services, Wokingham District Council.
12 February 2002

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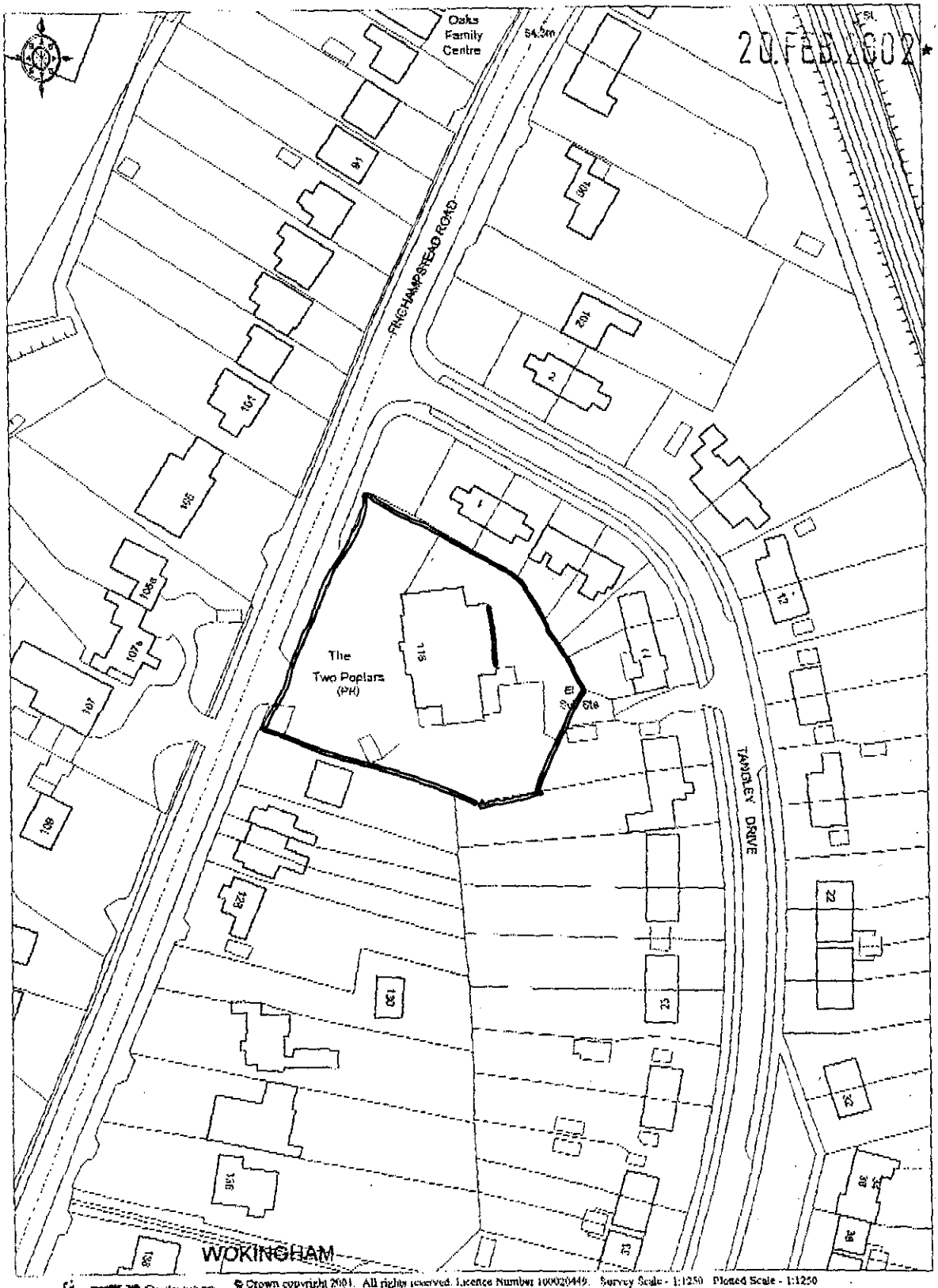

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