SYSTEMS LTD

APPLICATION NO:
F/2000/1605

LOCATION:
1 Park View Drive South, Charvil Reading.

APPLICANT:
Mr A Grey

PROPOSAL:
Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Grey
1 Park View Drive South
Charvil
Reading
RG10 9QX

Application Number: F/2000/1605

Parish: **CHARVIL**

Location: **1, Park View Drive South, Charvil, Reading.**

Proposal: **Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)**

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 use hereby permitted shall be discontinued and the land restored to its former condition on or before 08/09/01 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Condition
2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. All deliveries, loading and off-loading shall be made by vehicles standing in the driveway. not from the public highway.

Condition
4. All deliveries shall be made between 06.30 and 07.30 to the site once a week only.

Condition
5. The business use of the property shall be limited to the occupiers of the main dwelling and one other employee.

Reason
1. Permission is granted, exceptionally, in view of the personal circumstances of the applicant and to allow time to find appropriate alternative accomodation for the business.

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

Reason
3. In the interests of highway safety.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Informative
The applicant is advised that this temporary permission is unlikley to be extended and the Council may take appropriate enforcement action should the use continue on the expiry of this permission.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 04/09/2000

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.

26.MAY 2000

3 PARK VIEW DRIVE SOUTH
(NEXT DOOR)

24th April 2000.

Dear Tony and Lesley,

It wasn't us – honest! Seriously, we were sorry to hear that you have had some trouble regarding the running of your business. Bob and I are both very sensitive to noise (probably due to too many nights in noisy hotel rooms) but we can honestly say that we have never been caused any inconvenience whatsoever by your vans or deliveries. As you know we are quite often around during the daytime and even when you were having all the renovations done it was never any bother to us.

We obviously don't know what the outcome of the visit from the council was but we would be happy to write to them to defend your case if that would be of any help.

We hope that you are both well and now that summer (ha ha!) is on the way we expect we'll see a bit more of you over the garden fence.

Regards,

Viv and Pat.

John Davis
23-1

[redacted]

26.MAY2000* 1605

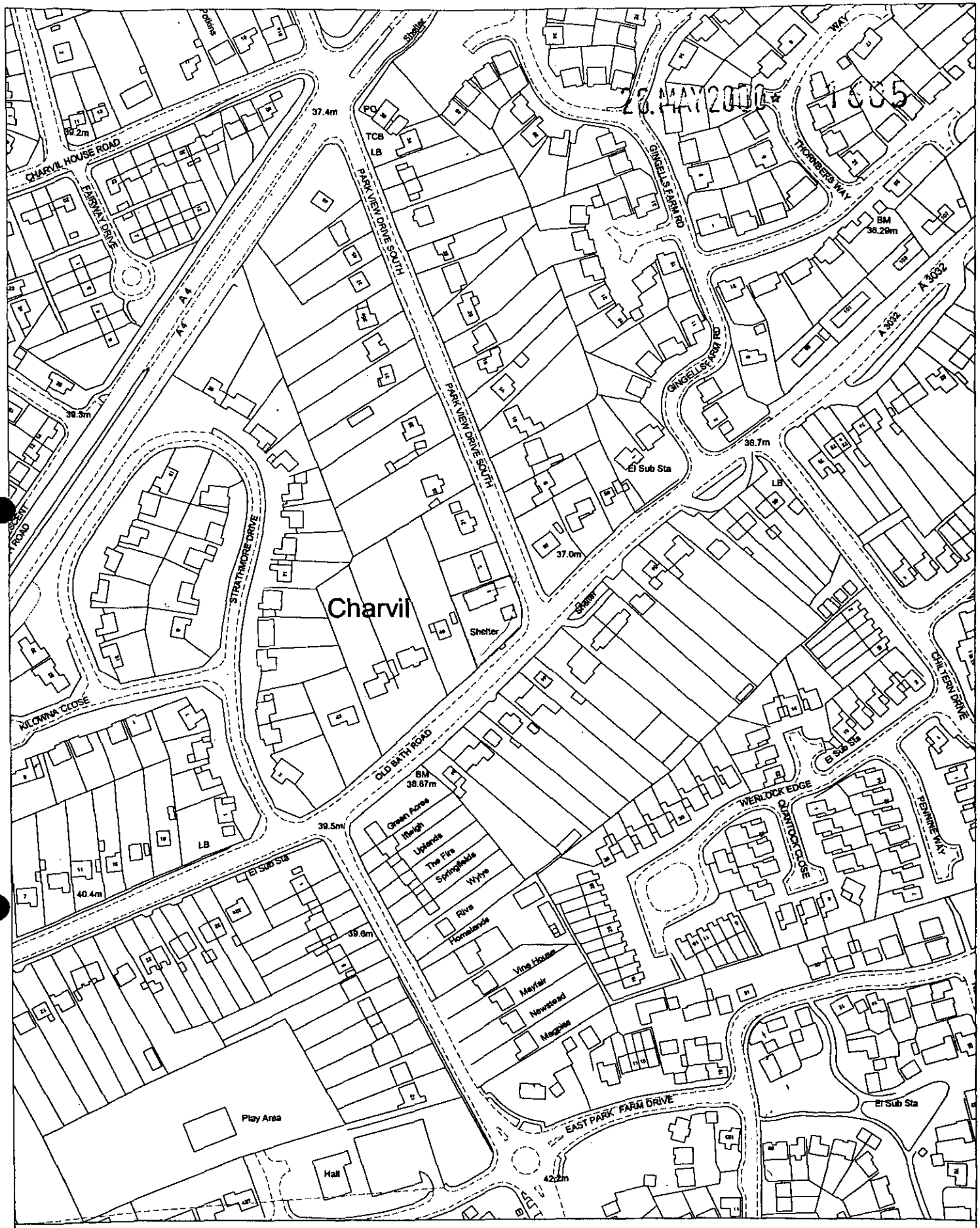
Dear Tony + Lesley.

With regards to your recent open letter enquiring about your operating a business from home. There are certainly no complaints from me. I would actually go as so far to say that half the people living in this road do exactly the same.

Good Luck.

Jed.

(RECEIVED 15/5/00)



28 MAY 2000 1355

Site Plan, Scale: 1 to 2500

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Date: 19 May 2000

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WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

26.MAY2000* PART 1

160

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

1. **APPLICANT'S NAME** ANTONY RAYMOND GREY

ADDRESS 1 PARK VIEW DRIVE SOUTH, CHARVIL, TWYFORD

POST CODE RG10 9QX **PHONE** 0468 752266

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME

ADDRESS

POST CODE **PHONE**

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION AS ABOVE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

PERMISSION TO PART USE MY DETACHED GARAGE FOR STORAGE OF BOOKS.

5. Give the area in hectares or part of a hectare

AREA OF SITE (DETACHED DOUBLE GARAGE)

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 ONLY STANDARD SITE + BLOCK PLANS REQUIRED BY YOURSELVES - NO BUILDING ALTERATIONS NEEDED.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	X	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	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 ?

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.

GARAGE OF RESIDENCE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ (NO CHANGE) — 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.

N/A

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 6' FENCE. I AM HAPPY TO ALTER IF REQUIRED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A — 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

(EXISTING).
WALK/DRIVE OFF STREET ONTO DRIVE.

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 N/A

	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

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.

£190-00

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 DATE 20/05/00

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				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				36M²
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				36M²

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	2	
Proposed	NO CHANGE	

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.

A DELIVERY IS MADE ONCE A WEEK (NEVER MORE) BY A NON-ARTICULATED LORRY WHICH PARKS ON MY DRIVE. BOOKS (IN BOXES) STORED IN GARAGE.
APPLICANT

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NONE ON SITE - STORAGE FACILITY.			

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.'

1933

ADDRESS 1 PARK VIEW DRIVE S. PARISH CHARVIL

PLOT No. ORD. SHEET No. SU. 7775' S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
O/323/66	MRS. D. BALM	O/L.	2.1.67	C/
120/67	WARD LTD.	DETACHED GARAGE &	8.8.67	APP C
759/71	MR. H. THOMPSON	CARPORT & PORCH	5.8.71	APP A
AO/679/71	"	PORCH	25.11.71	APP
1203/71	"	S/St. EXTENSION	25.11.71	APP A
BR 23045	MR. B. DAWSON	GARAGE EXT/BEDROOM, BATHROOM, UTILITY	10.7.84	APP
21938	"	" "	23.8.84	C
27537	"	GARAGE TO RES/NEW GARAGE	17.6.87	C
BRA 2370	"	" "	6.3.87	APP
98/68358/P	Mr. & Mrs. A.R Grey	S/St/S & R Ext to Garage	23.11.98	C
FP98/8099	"	S/St Ext - Det. Garage	2.11.98	REF
FP98/8099A			11.1.99	APP

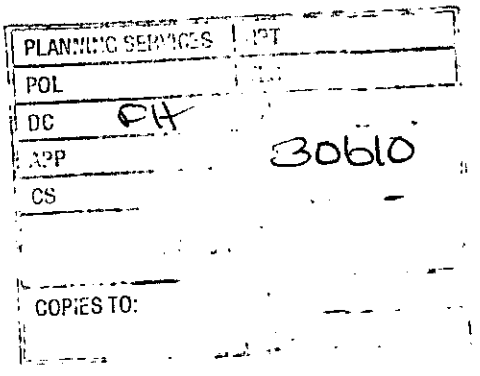
MINISTRY DECISION

SPECIAL ORDERS

"Tall Trees"
1 Park View Drive South
Charvil
Berkshire RG10 9QX
Home Tel: (0118) 932 1122
Work Tel: (0468) 752266

13th June 2000

Attn Farah Humayun
Planning Dept
Wokingham District Council
Shute End
WOKINGHAM RG40 1WR



Dear Ms Humayun

Ref: F/2000/1605 - 1 Park View Drive South, Charvil

Thank you for your letter dated 7th June. I can confirm I displayed your notice from 10th June, which was the day I received your letter. I have completed and posted your pre-paid card accordingly.

Enclosed please find a drawing of the garage floor plan upon which I have shaded the approximate area I use for book storage. I have enclosed a number of copies for your convenience.

One thing I forgot to make clear in my application was that although I made an application some time ago to increase the size of the garage (which was granted), in the end I decided instead not to proceed with that and instead built a timber garden shed for storage of garden tools etc. I am quite happy for the withdrawal of the previous permission to be a condition of the granting of this one.

I look forward to hearing from you in due course.

Yours sincerely

A R GREY

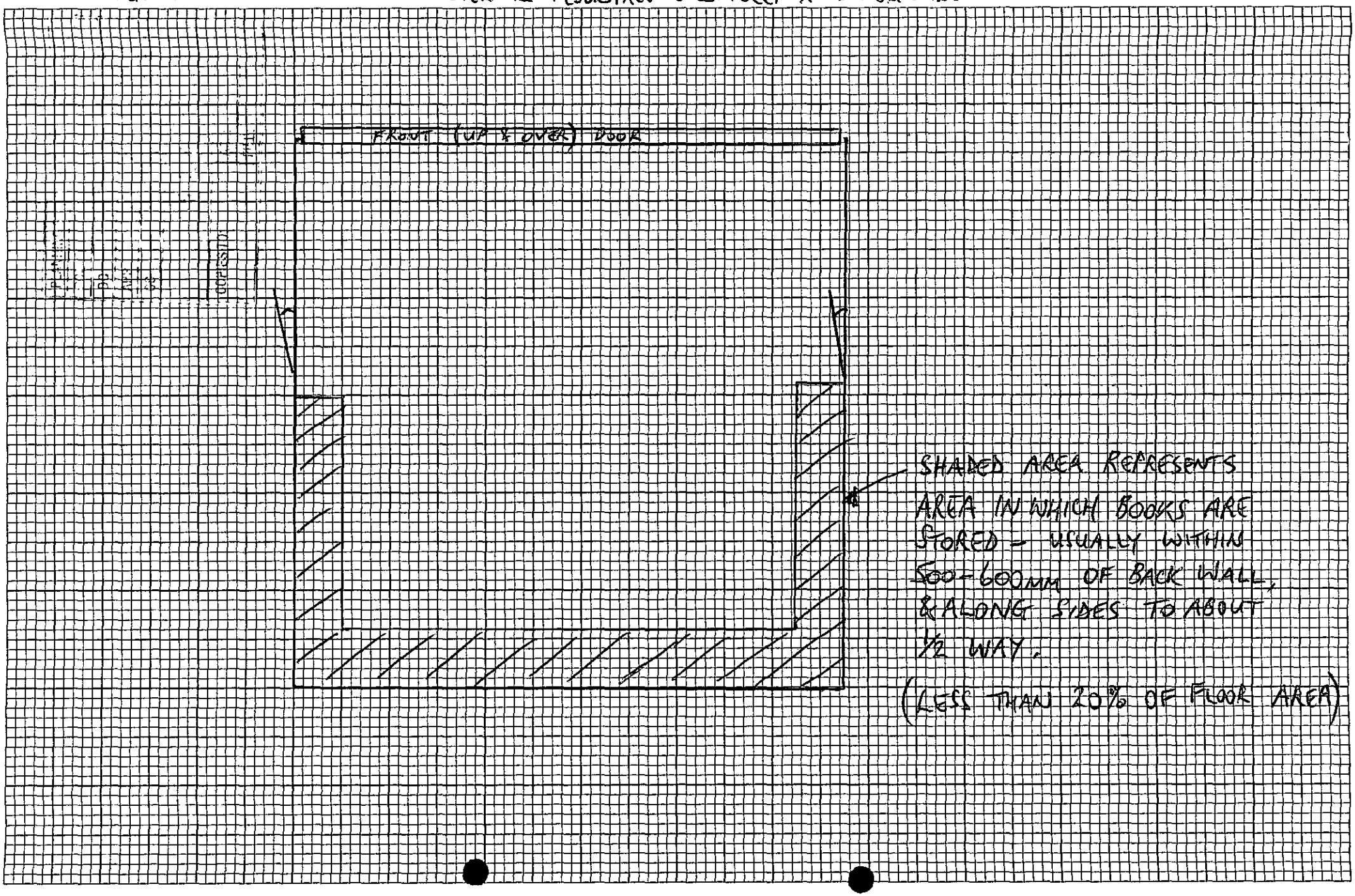
enc

1 PARK VIEW DRIVE SOUTH, CHARVIL
F/2000/1605

GARAGE

SCALE: 20MM = 1 metre

INTERNAL FLOORSPACE 5·65M DEEP × 5·75M WIDE



Planning Application - 1 Park View Drive South, Charvil
Covering Notes

26.MAY2000* 1605

Précis of The Ongoing Business

My wife Lesley and I, Tony Grey have been contracted distributors for The Book People Ltd for Reading and the surrounding district since 1992. Although technically not a franchise it operates in much the same way. We receive a delivery of books and stationery once a week (at 7.00am every Wednesday) by a Chris Hayter Transport lorry (with a maximum weight limit of 10 tons) which parks on our drive. The driver and I unload the delivery into our detached double garage, through the main up and over garage door, always making sure noise is kept to an absolute minimum. The lorry is usually gone by 7.40am, always by 8.00am. On 22nd November 1996 **Wokingham District Council confirmed in writing that this was perfectly acceptable**, as was the part-use of our garage for storage. A copy of that letter is attached. **Nothing has changed**.

Monday to Friday, my wife and I go out in our vans seeing customers within the pre-determined boundaries of our area, which have not changed in 8 years. We take in a selection of sample books to various workplaces (including Wokingham District Council), leave them with an order form for a week or so, after which we return with stock in a van to deliver orders on the spot. At the end of the working day the vans are parked at the side of our garage, on our drive (not on the road) as shown in the photographs. The same 1996 letter says "*As the van is a private license vehicle and you only use part of your garage for the storage of books, so that it can still function as a garage, we do not consider this to be a business use.*" Our vans are still privately owned and licensed. Our garage is still only part-used for storage. Other than that we now have two vans for convenience, and not one, nothing has changed.

We have always strived to operate our business as successfully as possible, and until earlier this year it was solely my wife and I doing absolutely everything ourselves. Having agreed that 70 hours a week each was becoming too much as we get older, we decided to enlist some part time help so my wife in particular (who is now in her 50's) could take a little time off. On the days he works, our helper simply arrives here at 8.30am and goes out either with my wife or I in our van, or in one of the vans by himself. He does *not* work *at* the premises - he simply *starts off* from here.

Between about 4.00pm and 6.00pm Monday to Friday, stock has to be re-arranged on one or both vans. In photographs 1, 5 and 7 you can just make out the top right hand corner of the side door to the garage, which is the size of a normal back door to a house. It is through this door and the side-loading door of each of the vans that stock is re-arranged. You can clearly see how shielded from view any activity is, and each van takes about 15-20 minutes.

The Neighbourhood

The first we knew of any complaint was when we received Mark Bridge's letter of 11th April. Keen to expedite the matter we invited him to visit, which he did on Friday 14th, saying he would get back to us just after Easter. Because we were concerned about what depth of feeling there may be, I drafted a letter (6 copies enclosed) on Good

Friday (21st) and hand delivered it to the first six houses on both sides of Park View Drive South (shown on site plan to No31 on the left and No18 on the right), and one house either way on Old Bath Road (numbers 49 and 55).

You already have copies of the responses from Mrs Gimblett (6) and her neighbour (8). I have heard from Alan (10) - "Absolutely no inconvenience at all", John & Karen (31) "No problems at all", Irvine & Kay (49 Bath Road) sent a Happy Easter card in acknowledgement, Chris (21- Next Door-but-one) took the trouble to pop down the road -"We cannot imagine who has complained - we don't even know you're here." Perhaps I should point out that we didn't (and still do not) know these people personally, so their surnames are unknown to us. John (23) and Bob and Viv (3 - Next Door) kindly wrote - six copies of each enclosed. If anybody had just cause for complaint surely it would be next door. Their letter was a very welcome surprise.

The Photographs

Photographs 1,2 and 3 show our drive from the road at various angles, and the room available on it with both vans and our car parked on it. Photo's 4 to 8 show the delivery lorry on the drive and how far off the road and path it is. Photo 9 is taken from down the road toward no6, showing the view of the lorry - such as it is - whilst it is on the drive. Photograph 10 shows the view down the road from outside no3 toward the commercial premises of Halifax Staff Association which is directly adjacent to the junction of Old Bath Road and Park View Drive South.

The (now removed) hedge was in fact only about 3 metres long and the same height as the fence, but our gardener pointed out that it was dying from the inside out. We replaced it with fencing to match the existing run. With appropriate council permission (if deemed necessary) I would be happy to erect trellis or something similar and grow climbing plants to camouflage the view of the vans from the road.

In Summary

In the first instance I would question the need for planning permission on the basis that our business is very much "..still ancillary.." to our house as a residential property - to quote once more the WDC letter dated November 1996. We have already demonstrated that our garage is still used as a garage. The fact that we now use two vans rather than one is to enable Mrs Grey to reduce her workload - not because of expansion. Our part-time helper does *not work at the house or garage*, other than assisting with the stock adjustments through the side garage door for 20 minutes or so a day. Let me stress *we have no visitors* to the house and *do not* conduct any sales here.

If you still feel planning permission *is* needed I would ask you to take into account the views of the clear majority of my neighbours - in particular those closest to us. With our geographical boundaries set by The Book People there is no danger of expansion from our current situation. We, too, like the green and pleasant feel to our road and have no wish to destroy it. Most of our neighbours seem to understand this view.

"Tall Trees"
1 Park View Drive South
Charvil
Berkshire RG10 9QX

Home Tel: (0118) 932 1122
Work Tel: (0468) 752266

26.MAY2000* 1605

21st April 2000

AN OPEN LETTER TO OUR NEIGHBOURHOOD

Dear Neighbours

Re: Running of our business from home

We were recently contacted by Wokingham District Council regarding the running of our business from home, as they had received a complaint from a local resident. We invited them to visit and inspect our garage and parking arrangements, which they duly did

The reason for this letter is to invite your comments (good, bad or indifferent) relating specifically to our having two vans and a delivery once a week. We are not looking to find out who lodged the complaint as that would only lead to ill-feeling. The very last thing we want to be involved in is any kind of neighbourhood conflict. Life's too short for that nonsense

When we bought our house in September 1998 my wife Lesley and I had already been running our business six years. When we viewed the property we felt we would be able to operate from here without causing anybody inconvenience as the vans could be tucked away alongside the garage and the delivery lorry could park on our drive for the half an hour or so a week it takes. I even put a new door in the side of the garage so I could go in and out of the van without having to open the main garage door.

Despite our strict instructions (the transport company have a policy of *not* parking on private drives for fear of damaging them) I am aware that at least once whilst we were out working a delivery was conducted at some length from the roadside. As soon as I heard this I changed our delivery time to 7.00am so I could be on the spot each week and ensure no traffic problems or inconvenience are caused. I also assist the delivery driver in putting new stock in the garage to keep to an absolute minimum the time he spends here.

In recent months there has been an awful lot of van activity here as we have been carrying out major renovations inside our house and landscaping the garden. Builders, decorators, carpenters, tilers and gardeners have been coming and going constantly. I am delighted to report that this is just about over. We also have Lesley's son staying for a few weeks who also drives a van, although this has nothing to do with our business.

We would like to feel that we treat our neighbours with due respect and very much hope never to cause them any nuisance. Like the vast majority we keep ourselves to ourselves and simply want to get on with earning an honest living. If there is anything at all we do which bothers you please do let us know. A note, a phone call or a face to face chat can surely sort it out. We will be at home all of the week ending 28th April.

Whether or not you have any comments I would be most grateful if you would take a couple of minutes putting pen to paper simply to acknowledge receipt of this letter. Thank you for taking the time to read it

Happy Easter!

Yours faithfully

TONY GREY

THE Book People LTD
BRINGING BOOKS TO YOU!

NORTHERN OFFICE
Hall Wood Avenue Haydock
St Helens WA11 9UL
Phone 01942 721777
Fax 01942 722666

SOUTHERN OFFICE
Catteshall Manor Catteshall Lane
Godalming Surrey GU7 1UU
Phone 01483 861144
Fax 01483 861256

ORDER LINE
Hall Wood Avenue Haydock
St Helens WA11 9UL
Phone 01942 721444
Fax 01942 721222

Monday, May 22, 2000

26 MAY 2000* 1035

To whom it may concern:

Re: LESLEY AND TONY GREY,
TALL TREES, 1 PARK VIEW DRIVE SOUTH,
CHARVILLE, BERKSHIRE RG10 9QX.

Lesley and Tony Grey operate as self employed distributors for The Book People Ltd. Their business involves delivering samples of products to a wide range of places of work within Reading and surrounding areas.

Their business is entirely conducted away from the home and their garage is used for the storage of product only. They operate their book distribution business with two vehicles which are loaded from the garage premises once daily, prior to departing on delivery routes within the area. They return at the end of the day when the deliveries have been completed. Therefore, no selling or customer service takes place at their home/garage premises, and it is unused during the day time.

The Book People make just one delivery to them each week. This takes approximately one hour from start to completion and delivery drivers ensure the minimum disruption to neighbours during this process by unloading the delivery from the driveway and not the road.

Should you require any further information then please do not hesistate to contact me.

Yours truly,

Tim Payne
National Sales Manager

CHRIS HAYTER
TRANSPORT LTD
TRANSPORT, WAREHOUSING, NATIONAL DISTRIBUTION
NORTHWOOD ROAD
WINDRUSH INDUSTRIAL PARK
WITNEY, OXON OX8 5HB
TEL: (01993) 771551 FAX: (01993) 773139

23rd May 2000

To Whom It May Concern:

26.MAY2000* 1605

Re : 1 Park View Drive South, Charvil, Berks.

Chris Hayter (Transport) Ltd provide a national distribution service to The Book People making deliveries of books to the homes of 130 merchandisers every week.

We are, therefore, very aware of the difficulties which can arise when commercial vehicles regularly deliver into residential areas and are always pleased to comply with any special requests which will reduce the inconvenience caused to other residents.

Mr Tony Grey, who lives at the above address, requests a 7am delivery every Wednesday so that the delivery can be completed before the roads become busy, he also requests that our driver reverses onto his drive so that neighbouring drives are not blocked and no obstruction is caused.

The delivery is always made on a 4 wheel vehicle, either 7.5 tonne gross vehicle weight, 10 tonne or 17 tonne, all of which are able to reverse onto the drive.

I would be pleased to provide any additional information about deliveries to the above address should you require it.

Yours faithfully

Michael Weller
Traffic Office Manager

Ref grey (traffic05/00)

Tel. (0118) 9778753 (Direct Line)

Date 22nd November 1996

Your ref.

My ref. CAL/RFS 96/0509

26.MAY2000* 1605

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (01734) 786833
Fax: (01734) 778735
Minicom No: (01734) 778909
DX: 33506 - Wokingham

Mr T Grey
15 Woodward Close
Winnersh
Reading
Berkshire

Dear Mr Grey

15 WOODWARD CLOSE, WINNERSH

Following my visit to the above property on 19th November 1996 I wish to advise you that the running of the book business from your home does not require planning permission as it is of a scale to be still ancillary to your house as a residential property.

As the van is a private license vehicle and you only use a part of your garage for the storage of books, so that it can still function as a garage, we do not consider this to be a business use. With only one delivery a week coming to your property the traffic creation is not intense enough to cause any material change of use either. Any concerns over the parking of the delivery lorry on the road is a matter for the police and not planning.

Thank-you for your help in resolving this matter.

Yours sincerely

CHRIS LYONS
Enforcement Officer

RECYCLED

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1605**

1, Park View Drive South, Charvil, Reading.

Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

Transfer: Yes ☐ No ☑ BUT SUGGEST 1 YEAR

Reason for Transfer: TEMPORARY PERMISSION IS TOO LONG - NEIGHBOURS WILL NOT UNDERSTAND. SIX MONTHS SHOULD BE ADEQUATE

Signed: [signature] Date: 21 AUG 00

Councillor Pierce

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

POL	TLS
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APP	
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23 AUG 2000	
COPIES TO:	ACK:
	FILE:

Application Number F/2000/1605
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
2	8C23	SR06	PARKING & GARAGING
3		SR13	ALL DELIVERIES, LOADING AND OFF-LOADING SHALL BE MADE BY VEHICLES STANDING IN THE DRIVEWAY, NOT FROM THE PUBLIC HIGHWAY
4	8C10	SR10	ALL DELIVERIES SHALL BE MADE BETWEEN 06.30 AND 07.30 TO THE SITE ONCE A WEEK ONLY.
1	8C03	~~SR7~~	THE USE HEREBY PERMITTED SHALL BE DISCONTINUED AND THE LAND RESTORED TO ITS FORMER CONDITION ON OR BEFORE ~~31 [illegible]~~ 8/9/00 IN ACCORDANCE WITH A SCHEME OF WORK SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.
5		SR10	THE BUSINESS USE OF THE PROPERTY SHALL BE LIMITED TO THE OCCUPIERS OF THE ~~[illegible]~~ MAIN DWELLING AND ONE OTHER EMPLOYEE
		*	Permission is granted, exceptionally, in view of the personal circumstances of the applicant and to allow him to find appropriate alternative accommodation for the business.
		INF	The applicant is advised that this temporary permission is unlikely to be extended and the Council may take appropriate enforcement action should the use continue on termination the expiry of this permission.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Park View Drive South Charvil Reading.

APPLICATION NUMBER: F/2000/1605

OFFICER: Farah Humayun

DATE OF SITE VISIT: 19/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED WITH DET DOUBLE GARAGE.
HARD STANDING FOR ADDITIONAL PARKING

4. RELATIONSHIP TO ADJOINING PROPERTIES

SCREENED FROM VIEW BY HEDGING ON BOUNDARY.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING FOR 4 CARS

LEVELS —

BOUNDARY TREATMENT FENCING TO LEFT SIDE OF ENTRANCE

OTHERS HEDGING TO RIGHT.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1605

Applicant : Mr A Grey .

Location : 1, Park View Drive South, Charvil, Reading.
Proposal : Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....19/6/00.....

Date Registered : 26/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

This application <u>will have expired on</u>: <u>21/07/2000.</u> 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 :

CHARVIL PARISH COUNCIL - OBJECT → Issue of deliveries, change of character of area.

NEIGHBOURS (5) - OBJECT → Traffic hazards, commercialising of res. property setting a precedent.
→ Prominent advertising
→ Disturbance through deliveries.

(3) NO OBJECTION → NO inconvenience

HIGHWAYS - Recommend approval with conditions.

ENVIRONMENTAL HEALTH - NO OBJECTION.

Planning Issues :

* IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES
* IMPACT UPON THE CHARACTER OF THE AREA
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/1605

APPRAISAL:

Impact upon the residential amenity of neighbouring properties

The application being considered is the proposed change of use of garage use to storage and commercial distribution of books. The existing garage is part used for the storage of books. The garage is screened by a 1.8 metre fence to the side and rear. Two vehicles are loaded from the premises once daily through a side entrance of the garage sufficiently screened to reduce the impact on the residential amenity of the neighbouring properties . It is therefore considered that the proposed change of use will not have a significant detrimental impact upon the residential amenity of the neighbouring properties.

Impact upon the character of the area

The dwelling is situated on the corner of Park View Drive South and Old Bath Road. The corner position makes the site prominent in terms of advertising and the parking of delivery vans. The road is a quiet residential area in which a business use with regular deliveries may cause a disturbance and have a detrimental affect on the character of the area.

Deliveries take place once a week which should be restricted by condition to ensure the hours of delivery and that deliveries are made by vehicles standing in the driveway. It is considered that the proposed change of use and commercial distribution of books will have a significant adverse negative impact upon the character of the area and therefore should be restricted a temporary permission giving enough time for the applicant to relocate the business.

Impact upon highway safety

The Highway Authority is concerned at the likely increase in commercial traffic that could result from this application using a private access drive in close proximity to the junction with the Bath Road A4. The Authority express concern on the lack of on site turning facilities for delivery vehicles and vans owned by the applicant. They ask for a condition to be added to the application restricting the staff levels on the site.

RECOMMENDATION: Approval (temporary permission)

Applicationo	Name & Address
F/2000/1605	8 Park View Drive Charvil Reading Berks RG10 9QX
F/2000/1605	Mr D I Armitage The Gables 55 Old Bath Road Charvil Reading Berks RG10 9QN
F/2000/1605	Mrs M Gimblett 6 Park View drive South Charvil Rg10 9QX

App approved,
Letter sent 05/09/00

Tel: 0118 974 6482.

Date: 15/8/00

My ref: F/2000/1605

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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

Dear Councillor

Application Number: F/2000/1605
1, Park View Drive South, Charvil, Reading.
Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

(temporary permission for one year)

If you have any questions please do not hesitate to contact **Farah Humayun** on . 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 25/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1605**
1, Park View Drive South, Charvil, Reading.
Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Pierce

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

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 13 June 2000

Application Number: F/2000/1605

Proposal: Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

Parish: CHARVIL PARISH

Site Address:
1, Park View Drive South, Charvil, Reading.

Applicant:
Mr A Grey .

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).

CONDITIONS

- SC23 - Parking - user "parking + garaging"
  SR06
- Deliveries shall be made by vehicles standing in the driveway, not from the public highway.
  SR13

Signed: _____ **Print name:** S N. AUTON

7.7.00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Farah Humayun, Planning

My Ref: F/2000/1605

Your Ref: F/2000/1605

Date: 24h July 2000

PLANNING APPLICATION F/2000/1605
PROPOSED CHANGE OF USE OF PART GARAGE TO STORAGE OF BOOKS (RETROSPECTIVE).
1 PARK VIEW SOUTH, CHARVIL, READING

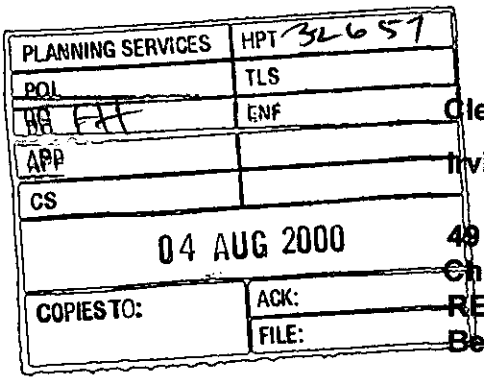
I am concerned at the likely increase in commercial traffic that could result from this application using a private access drive in close proximity to the junction with the Bath Road A4, in particular the lack of on site turning facilities for delivery vehicles and vans owned by the applicant. I understand that the business has been operating for some time and therefore provided the use can be restricted to 'personal' and staff levels limited to the occupiers plus one additional member of staff (already employed) I have no objection to the application.

Many thanks

Tom Callaghan

CHARVIL
PARISH COUNCIL

Tel 0118 901 7693
Fax 0118 901 7695



Clerk to the Council:
Irvine Cohen
49 Old Bath Road
Charvil
READING
Berks. RG10 9QP

Farah Humayun
Planning Department
Wokingham District Council
Shute End
WOKINGHAM RG40 1WJ

2nd August 2000

Dear Farah Humayun

Planning Application NoF/2000/1605

I have been asked to forward the attached copy letters to you. These reflect the views of a Parish Councillor who was not present at the meeting when this application was considered.

Kind regards

Irvine Cohen

Roy J Sunley
27 The Hawthorns
Charvil
Berkshire. RG10 9TS
Tel: 01189 321 740
Home office 01189 345396

PLANNING SERVICES	HPT
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04 AUG 2000	
COPIES TO:	ACK:
	FILE:

1st August 2000

Dear Sir / Madam,

I enclose a document from 1 Park View Drive South, Charvil with reference to Planning Application F/2000/1605.

This note from the owners and Mrs Emma Hobbs (Charvil Parish Council) Is sent to put facts before you that they feel have not been clearly stated or wrongly stated. Mrs Hobbs was not able to attend the meeting when this Planning Application was brought before the Parish Council hence the late note.

The three vans issue was, I am now told the owner's son working from No 1 Park View Drive South for a short period of time. This has now stopped and there are only two vans again.

I have no issue with this document as it stands though I feel it does not change the fundamental planning issues and we at Charvil Parish Council will have to abide, as ever by your ruling based on planning rules.

Yours faithfully,

Roy J Sunley
Chairman of Planning
Charvil Parish Council

E Mail: **rsunley@netg.co.uk** Roy's mobile:07720 402569

Planning Application F/2000/1605 - 1 Park View Drive South, Charvil

Point 1. "*..a number of letters..*" is in fact a complaint from Mrs Gimblett and one from her neighbour (very similarly worded). The council have received copies of rather more letters form our closer neighbours in strong support of our application suggesting no nuisance at all.

POINT 2. We are not asking for permission for "*..change of use of a dwelling..*" **as our garage isn't and never has been a dwelling**. It is a garage which is **still used as a garage** and for storage. We store books along with our car. Many people store household goods/junk with or without their car. The only reason for this application is that WDC said we had to apply.

Point 3. "*The recently extended garage...*" has never been extended. It was built many years ago as a garage and is still used as a garage. WDC have already established this during one of their visits. Although permission was granted for an extension to it under application 98/68358, we chose not to pursue that option

Point 4. No laurels have been removed. A privet hedge was removed on the advice of our gardener as it was dead at the inside and working it's way out.

Point 5. "*...warehouse and distribution centre..*" is a vast overstatement. Three vans is a downright lie. We have two. One or both leave our home between 8.15am and 9.00am each weekday, and return between 4.00pm and 6.00pm. Much the same as many households use their cars to go to work - we use vans.

Point 6. Although I understand from previous discussions with WDC we can park pretty much whatever vehicles we like on our own private drive, I have offered to camouflage the signwriting from the street given appropriate WDC permission. We gain absolutely no benefit from the modest visibility there is - **customers never visit our home**. We take our products to them.

Point 7. The quoted "*..regular bulk deliveries..*" are once a week and last less than an hour. The small lorries that come reverse onto our drive. Neither next door or next-door but one or two have found any cause for complaint. As previously pointed out, **WDC approved weekly deliveries** on 22nd November 1996.

The Book People LTD
BOOKS TO YOU!

SOUTHERN OFFICE
Cotteshall Manor Cotteshall Lane
Godalming Surrey GU7 1UU
Phone 01483 861144
Fax 01483 861256

ORDE
Hall Wood Avenue
St Helens
Phone 019
Fax 019

Monday, May 22, 2000

To whom it may concern:

Re: LESLEY AND TONY GREY,
TALL TREES, 1 PARK VIEW DRIVE SOUTH,
CHARVILLE, BERKSHIRE RG10 9QX.

Lesley and Tony Grey operate as self employed distributors for The Book People Ltd. Their business involves delivering samples of products to a wide range of places of work within Reading and surrounding areas.

Their business is entirely conducted away from the home and their garage is used for the storage of product only. They operate their book distribution business with two vehicles which are loaded from the garage premises once daily, prior to departing on delivery routes within the area. They return at the end of the day when the deliveries have been completed. Therefore, no selling or customer service takes place at their home/garage premises, and it is unused during the day time.

The Book People make just one delivery to them each week. This takes approximately one hour from start to completion and delivery drivers ensure the minimum disruption to neighbours during this process by unloading the delivery from the driveway and not the road.

Should you require any further information then please do not hesitate to contact me.

Yours truly,

Tim Payne
National Sales Manager

CHRIS HAYTER
TRANSPORT LTD
TRANSPORT, WAREHOUSING, NATIONAL DISTRIBUTION
NORTHWOOD ROAD
WINDRUSH INDUSTRIAL PARK
WITNEY, OXON OX8 5HB
TEL: (01993) 771551 FAX: (01993) 773139

2000

To Whom It May Concern:

Re : 1 Park View Drive South, Charvil, Berks.

Chris Hayter (Transport) Ltd provide a national distribution service to The Book People making deliveries of books to the homes of 130 merchandisers every week.

We are, therefore, very aware of the difficulties which can arise when commercial vehicles regularly deliver into residential areas and are always pleased to comply with any special requests which will reduce the inconvenience caused to other residents.

Mr Tony Grey, who lives at the above address, requests a 7am delivery every Wednesday so that the delivery can be completed before the roads become busy, he also requests that our driver reverses onto his drive so that neighbouring drives are not blocked and no obstruction is caused.

The delivery is always made on a 4 wheel vehicle, either 7.5 tonne gross vehicle weight, 10 tonne or 17 tonne, all of which are able to reverse onto the drive.

I would be pleased to provide any additional information about deliveries to the above address should you require it.

Yours faithfully

Michael Weller
Traffic Office Manager

Ref grey (traffic05/00)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
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CS	
10 JUL 2000	
COPIES TO:	ACK:
	FILE:

From: Joanne Ellis, Environmental Health

My Ref: JE/aky

To: Farah Humayun, Planning

Your Ref:

Date: 6 July, 2000

PROPOSED CHANGE OF USE OF PART OF GARAGE (C3) USE TO STORAGE AND COMMERCIAL DISTRIBUTION (B8) USE OF BOOKS (RETROSPECTIVE)
LOCATION: 1 PARK VIEW DRIVE SOUTH, CHARVIL
APPLICATION NO. F/2000/1605

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

'Tall Trees'
1 Park View Drive South
Charvil
Berkshire RG10 9QX
Home Tel: (0118) 932 1122
Work Tel: (0468) 752266

24th June 2000

Attn Miss Farah Humayun
Planning Dept
Wokingham District Council
Shute End
WOKINGHAM RG40 1WR

Dear Miss Humayun

Re: Above Address - Application Number F/2000/1605

My wife tells me you carried out an impromptu visit last Monday 19th June to verify the details I have already submitted. You found my wife at home on a day off, which confirms part of my summary in the covering notes which accompanied the application.

I understand you also looked inside the garage to find it laid out pretty much exactly as shown in the drawing I sent you on 13th June.

Although slightly late, I was pleasantly surprised yesterday to come home to the enclosed letter from Mr & Mrs Keeley who live (despite it being number 21) next door but one on our side of the road. I have enclosed the original and 5 copies and would ask that this forms part of my application, along with the other supporting views of my closest neighbours.

I look forward to hearing from you in due course.

Yours sincerely

A R GREY

PLANNING SERVICES	NPT
POL	TLS 31052
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CO	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

enc

Chris & Tessa Keeley
High Hedge House
21 Park View Drive South
Charvil, Nr Reading,
Berks. RG10 9QX
Tel: 0118 9349363

22 June 2000

Dear Tony & Lesley,

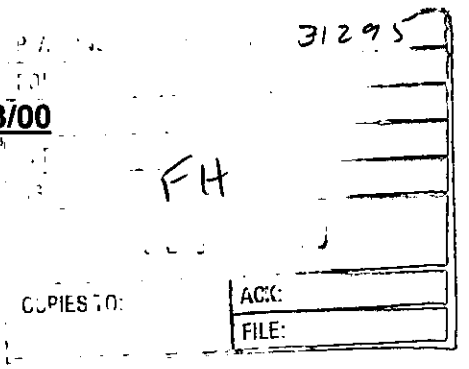
Our apologies for not having written this letter sooner. In all honesty, we completely forgot until we saw your planning notice on the wall. This is probably because you cause no bother and don't seem to be people who bring attention to themselves.

We haven't even seen this 'infamous' delivery truck and your van looks very clean and is usually hidden away in the corner. Certainly nothing to comment on, let alone complain about.

We are sorry that someone has caused you these problems, but assure you that it had nothing to do with us. We have no reason to complain about your business being run from home.

All the best,

Chris & Tessa Keeley



PLANNING OBSERVATION SHEET - 113/00

FROM: CHARVIL PARISH COUNCIL

TO: Wokingham District Council

APPLICATION NUMBER **00/ 1605**

PROPOSAL **Change of use of dwelling**

ADDRESS **1 Park View Drive South**

APPLICANT **Mr. & Mrs. Grey**

CASE OFFICER **Farah Humayun**

PARISH COUNCIL COMMENT

Council is opposed to this application for the change of use of a dwelling. This is not a discrete use of a residential property for business purposes. There is now a full scale book distribution service being operated from the site. The recently extended garage is being used as a warehouse and distribution centre. Two of the three distribution vans permanently based at the site carry advertising which is clearly visible from the road. In addition there are regular bulk deliveries of books from large lorries.

The approval of the previous application 98/68358 which indicated that the extension was to be used for hobby/storage and the laurel hedge was to be retained, has clearly been breached.

Park View Drive is a quiet residential road and the requested change of use is totally unacceptable and must be rejected. Council expects the return of these premises to residential use to be enforced at once.

Roy Sunley

Chairman of Planning

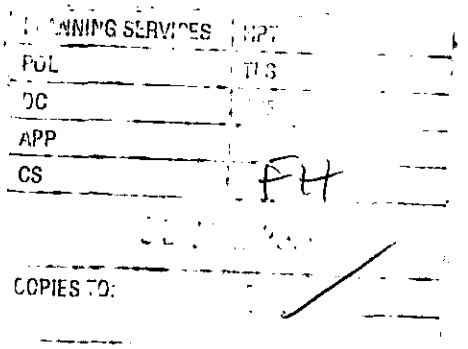
28st June 2000

Recd 3.00 pm 30.6.00

6 Park View Drive South, Charvil, Berkshire RG10 9QX

The Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

30 June 2000



Dear Sir

Re: Application No. F/2000/1605
Site Address: 1 Park View Drive South, Charvil

I wish to record my strong objections to the application for Mr and Mrs T Grey for retrospective planning consent for the storage and distribution of books from their garage at the above address.

I enclose a copy of the letter I sent to the Head of Environmental Services on March 17th 2000 concerning this unauthorised use which explains more fully the reasons for my concern. To summarise, my objections are on the grounds of:

1. Traffic hazards arising from the manoevering of a large articulated lorry, two and sometimes three large vans and additional car movements due to employees' vehicles.

2. The commercialising of a residential property on a prominent site which adversely affects the amenities and privacy of nearby residential properties.

3. The precedent which could be set for further properties to carry out similar activities.

Yours faithfully

Margaret Gimblett.

Margaret Gimblett (Mrs)

Tel: 0118 934 1451 Fax: 0118 934 1989

6, Park View Drive South, Charvil, Reading, Berks. RG10 9QX

Head of Environmental Services,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.

Copy.

17 March 2000

Dear

Re: 1, Park View Drive South, Charvil

I am most reluctant to complain about my neighbours, but I am very aware of the planning regulations and I have no alternative now other than to bring the illegal business occurring at the above property to your notice.

For well over a year, the occupants of 1, Park View Drive South have been carrying on a book distribution business from their home. I believe that they acquired planning consent during the period September/October 1998 to extend their garage (a period when I was away in the U.S.A. on holiday and thus saw no red notice). I assume that the consent subsequently granted was for the use of the garage for domestic purposes only -- as is the norm. I cannot believe that the District Council would grant consent for a commercial enterprise at this difficult junction.

The business involves a very large commercial vehicle of several tonnes weight arriving once a week to deliver books. The deliveries from the site started with one white van -- today there are three vans (two red and one white) presumably all operating from the site and certainly all parked there as I draft this letter on the evening of Thursday, 16 March. Additionally, I suspect that personnel other than drivers are employed as there is at least one car parked in the grounds during the daytime which subsequently disappears in the evening.

Recently, the owners have removed a hedge and increased the amount of close-boarded wooden fencing to the property, leaving a wide entrance to enable easier manoeuvring of the commercial vehicle. This in itself is very detrimental to the residential nature of Park View Drive South.

I enclose photographs that I took in the summer of 1999 when I was extremely concerned about the hazards being created for vehicles and other road users when British Telecom were carrying out repairs to their equipment using two vans. The large book-delivery vehicle parked right behind them caused vehicles heading south down the road to traverse at least 50 yards on the wrong side of the road to get to the junction. There were no signs on the Old Bath Road indicating that this situation and this a very serious road hazard was created. Photograph No. 1 clearly shows the book-delivery man wheeling the boxes of books into 1, Park View Drive South.

Since these photographs were taken the traffic on the Old Bath Road, which was already very heavy, has increased with the completion of 232 houses on East Park Farm and 21 houses off Gingells Farm Road.

I request that Wokingham District Council take immediate action to secure the cessation of this illegal activity by the serving of an Enforcement Notice. It does seem that the business is thriving and should therefore be transferred to an industrial or small business estate.

Yours faithfully,

(Mrs.) Margaret Gimblett

Tel: 0118 934 1451 Fax: 0118 934 1989 E-mail: GimblettFGR@compuserve.com

Chris & Tessa Keeley
High Hedge House
21 Park View Drive South
Charvil, Nr Reading,
Berks. RG10 9QX
Tel: 0118 9349363

22 June 2000

Dear Tony & Lesley,

Our apologies for not having written this letter sooner. In all honesty, we completely forgot until we saw your planning notice on the wall. This is probably because you cause no bother and don't seem to be people who bring attention to themselves.

We haven't even seen this 'infamous' delivery truck and your van looks very clean and is usually hidden away in the corner. Certainly nothing to comment on, let alone complain about.

We are sorry that someone has caused you these problems, but assure you that it had nothing to do with us. We have no reason to complain about your business being run from home.

All the best,

Chris & Tessa Keeley

8hs

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

8, Park View Drive South
Charvil
Reading
Berks
RG10 9QX

16th June 2000

Case Officer
Farah Humayun
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WH

cc The Clerk, Charvil Parish Council

Ref Planning Application No F/2000/1605

Dear Ms Humayun,

We are writing to lodge an objection to granting retrospective approval for the use of the garage at 1 Park View Drive South (Mr & Mrs T Grey, ref F/2000/1605) for book storage. Our objections are as follows :-

- A delivery business has been established relating to the storage of books in the garage,. This currently involves delivery by lorry to the premises and distribution by vans from the premises. This is a change of use of a private house into a warehousing and distribution business and should not be allowed in a residential street.
- The prominent advertising signs on the vans dominates the corner (like an advertising hoarding) when viewed from both the Old Bath Road and Park View Drive South. The two vans are permanently located on the site and when parked are a visual intrusion into the otherwise green view.
- A private garage and driveway has been turned into a warehouse and commercial vehicle park
- The delivery lorry has been an obstruction on a dangerous corner. During March & April there was increased vehicle activity outside the property. There were often cars parked on the pavement for long periods of time, on one occasion completely blocking the path so that pedestrians had to step into the road. That was unacceptable.
- There have been number of instances of commercial vehicles parked at that junction (nothing to do with this business) that created similar hazards. Objections were raised and this parking stopped.
- We are concerned that establishment of a delivery business in a residential street will establish a precedent and other businesses will start up with similar transport issues.

We have lived at 8 Park View Drive South since 1987. When we purchased the property we found there were a number of covenants on it. These were drawn up by the Sonning Land Company , original owners of most of the land in Charvil including the land on which the 1 Park View Drive South stands (part of plot 14387 in the 1929 land registry). These covenants apply to original and any subsequent owners of the land. Two of the covenants are relevant :-

> "4 . NEITHER the land nor any existing or future building thereon shall be used for carrying on any trade or business nor as a school hospital or public institution or charity nor otherwise than as a private dwelling house or offices appurtenant thereto but this shall not preclude the reception of lodgers or boarders nor carrying on of a learned profession without other outward indication thereof than a brass plate or inscription covering the space not more than 2 feet by 1 foot.
> 5. NEITHER the land or any building to be erected thereon shall be used for any purpose which shall or may grow to be in any way a nuisance damage or annoyance to the company its assigns or tenants or to the owners or tenants of any adjoining property or neighbourhood or which may tend to depreciate or lessen the value of the remaining estate or any part therof as a residential property "

We believe these covenants apply to the property in question.

In this day and age of E-Commerce we can understand how easy it is to run the commercial side of such a business from a private dwelling. The admin & sales function can easily be accommodated by using standard communication services such as the internet, Email, FAX and the postal service as they are non-intrusive. The storage and distribution arm (with both the lorry delivery and van distribution) is intrusive and will create more problems as it grows. Alternative warehousing and vehicle parking for the vans away from Park View Drive South and on a commercial site would be more appropriate.

We have already written to Mr & Mrs Grey with our objections, and sent a copy the letter to the Planning Officer on the 3rd May. We have not received acknowledgement of receipt from either party.

Yours Sincerely

M. J. Easton

C M Easton

Monica & Chris Easton

John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
Wokingham RG40 1WR

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

Stoneyhurst
Milestone Avenue
Charvil
Reading
Berkshire RG10 9TN

21 June 2000

Dear Sir

Re Planning application F/2000/1605, 1 Park View Drive South, Charvil

I wish to object strongly to the above application for commercial development of this residential property.

Such a development would set a totally unwarranted and unwanted precedent in a village that has been under siege for years from over active developers. The mass of residential accommodation and attendant traffic problems is barely tolerable, but the creeping conversion of any house(s) into business premises, and changing the essential character of the village, is just not acceptable. There appear to be, already, several examples in the village of this (?semi-legal) trading from residential properties. This happens to be the most blatant one and will encourage even more such applications. I place no credence on any letters of 'support' until their impartiality has been established.

The attendant dangers to the public from increased traffic usage must not be forgotten, especially as the property is situated on a particularly dangerous junction with notoriously bad sight lines to the west. How many vehicle movements a day/week are proposed? To have the large commercial vans already regularly parked there, plus domestic vehicles, together with sundry other commercial vehicles, and a regular visit of a massive delivery lorry, is a disaster waiting to happen. The visual impact is also totally alien in this purely residential environment.

The application refers to "part" of the garage being used for storage, implying a small operation. It is a large double garage (?recently extended). Exactly what percentage of the garage is likely to be used in this way – 5% or 95%? What scale of operation are we looking at?

I admire entrepreneurs but they must work within the rest of society and pay appropriate respects to local authorities and the community. *Commercial properties should be used for commercial activities.* I trust you will reject this application.

Thank you.

Yours sincerely

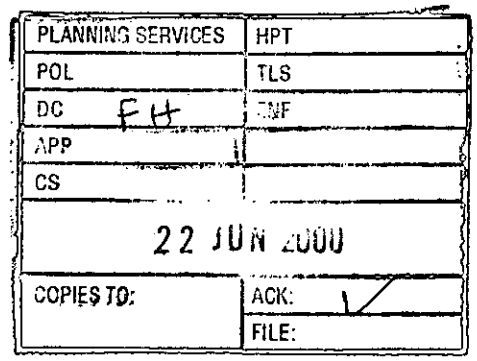
Nigel A Mobey

Nigel A Mobey

Copy Charvil Parish Council

The Gables
55 Old Bath Road
Charvil
Reading RG10 9QN
Berkshire

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR
Berkshire



19 June 2000

Dear Sir

Planning Application No F/2000/1605

1 Park View Drive South

I wish to object to the proposed change of the above premises from residential to commercial use.

My reasons are as follows:-

1. The commercial traffic , including the large delivery lorry, generated by the Book storage and distribution business is an unwelcome intrusion into the residential area.

2. The property occupies a corner position adjacent to a busy main road with constant traffic access to and from Park View Drive South and hence any extra congestion caused by the additional traffic will increase the risk of accidents.

3. Book deliveries and distribution can take place at any time and cause disturbance and inconvenience to residents, increasingly so as the business develops. Originally there was only one distribution van operating , now there are two plus other cars.

4. The storage of high profile advertising commercial vehicles on the front of the property is a visual intrusion to a residential neighbourhood.

5. Finally, if allowed the proposed change of use would set an important precedent and could encourage much more commercial development of other properties in other residential areas of Charvil.

I trust you will consider these objections carefully in order to protect the interests of current residents.

Yours faithfully

D.I. Armitage

c.c. Charvil Parish Council.

"Tall Trees"
1 Park View Drive South
Charvil
Berkshire RG10 9QX
Home Tel: (0118) 932 1122
Work Tel: (0468) 752266

24th May 2000

Planning Officer
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

26 MAY 2000 1605
your ref: MB/2/RFS/3248

Dear Sir

Re: Planning Application - Above Address

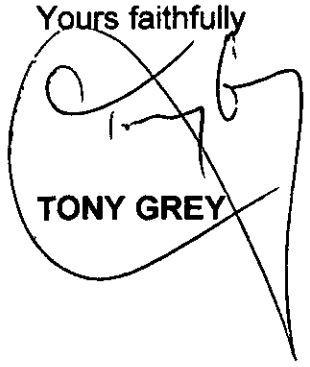
Please find enclosed herewith six copies of your planning application forms, six copies each of site and block plans, two copies of the pink "Section 66 Certificate" and what I believe to be the appropriate fee of £190.00.

As you will be aware from papers already submitted to your planning enforcement officer Mark Bridge, the very reason for this application being instigated is that a nuisance complaint has been lodged by an ex-district councillor who lives some 70 yards or so along (and the other side of) the same road as me. In view of this I have taken steps to sound out the neighbourhood generally, to see if there really was a nuisance. To my relief the only problem seems to lie with Mrs Gimblett and her neighbours the other side, both of whom responded to my enquiry with almost uncannily similar letters, copies of which have already been submitted to yourselves. You will no doubt have picked up that their fundamental complaints are traffic, the removal of a hedge, and the vehicle or vehicles I choose to park on my own drive. I do not believe any of these are planning issues.

I have taken the trouble to take six copies each of various pieces of correspondence for consideration in relation to this application. In addition I have taken ten photographs and submitted the original and five copies of each. All of these are outlined in my covering notes, again, six copies of which are supplied.

I look forward to hearing from you in due course.

Yours faithfully



TONY GREY

John Davis
23.1

[redacted]

26.MAY2000* 1605

Dear Tony + Lesley.

With regards to your recent open letter enquiring about your operating a business from home. There are certainly no complaints from me. I would actually go so far to say that half the people living in this road do exactly the same.

Good Luck.

Jed.

(RECEIVED 15/5/00)

3 Park View Drive South (next door)

26.MAY2000* 1605

24th April 2000.

Dear Tony and Lesley,

It wasn't us – honest! Seriously, we were sorry to hear that you have had some trouble regarding the running of your business. Bob and I are both very sensitive to noise (probably due to too many nights in noisy hotel rooms) but we can honestly say that we have never been caused any inconvenience whatsoever by your vans or deliveries. As you know we are quite often around during the daytime and even when you were having all the renovations done it was never any bother to us.

We obviously don't know what the outcome of the visit from the council was but we would be happy to write to them to defend your case if that would be of any help.

We hope that you are both well and now that summer (ha ha!) is on the way we expect we'll see a bit more of you over the garden fence.

Regards,

Tel. (0118) 9778753 (Direct Line)

Date 22nd November 1996

26.MAY2000* 1605

Your ref.

My ref. CAL/RFS 96/0509

Mr T Grey
15 Woodward Close
Winnersh
Reading
Berkshire

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (01734) 786833
Fax: (01734) 778735
Minicom No: (01734) 778909
DX: 33506 - Wokingham

Dear Mr Grey

15 WOODWARD CLOSE, WINNERSH

Following my visit to the above property on 19th November 1996 I wish to advise you that the running of the book business from your home does not require planning permission as it is of a scale to be still ancillary to your house as a residential property.

As the van is a private license vehicle and you only use a part of your garage for the storage of books, so that it can still function as a garage, we do not consider this to be a business use. With only one delivery a week coming to your property the traffic creation is not intense enough to cause any material change of use either. Any concerns over the parking of the delivery lorry on the road is a matter for the police and not planning.

Thank-you for your help in resolving this matter.

Yours sincerely

CHRIS LYONS
Enforcement Officer

CHRIS HAYTER

TRANSPORT LTD

TRANSPORT, WAREHOUSING, NATIONAL DISTRIBUTION

NORTHWOOD ROAD
WINDRUSH INDUSTRIAL PARK
WITNEY, OXON OX8 5HB

TEL: (01993) 771551 FAX: (01993) 773139

23rd May 2000

26.MAY2000* 1605

To Whom It May Concern:

Re : 1 Park View Drive South, Charvil, Berks.

Chris Hayter (Transport) Ltd provide a national distribution service to The Book People making deliveries of books to the homes of 130 merchandisers every week.

We are, therefore, very aware of the difficulties which can arise when commercial vehicles regularly deliver into residential areas and are always pleased to comply with any special requests which will reduce the inconvenience caused to other residents.

Mr Tony Grey, who lives at the above address, requests a 7am delivery every Wednesday so that the delivery can be completed before the roads become busy, he also requests that our driver reverses onto his drive so that neighbouring drives are not blocked and no obstruction is caused.

The delivery is always made on a 4 wheel vehicle, either 7.5 tonne gross vehicle weight, 10 tonne or 17 tonne, all of which are able to reverse onto the drive.

I would be pleased to provide any additional information about deliveries to the above address should you require it.

Yours faithfully

Michael Weller
Traffic Office Manager

Ref grey (traffic05/00)

THE Book People LTD
BRINGING BOOKS TO YOU!

NORTHERN OFFICE
Hall Wood Avenue Haydock
St Helens WA11 9UL
Phone 01942 721777
Fax 01942 722666

SOUTHERN OFFICE
Catteshall Manor Catteshall Lane
Godalming Surrey GU7 1UU
Phone 01483 861144
Fax 01483 861256

ORDERLINE
Hall Wood Avenue Haydock
St Helens WA11 9UR
Phone 01942 724444
Fax 01942 721222

Monday, May 22, 2000

To whom it may concern:

Re: LESLEY AND TONY GREY,
TALL TREES, 1 PARK VIEW DRIVE SOUTH,
CHARVILLE, BERKSHIRE RG10 9QX.

Lesley and Tony Grey operate as self employed distributors for The Book People Ltd. Their business involves delivering samples of products to a wide range of places of work within Reading and surrounding areas.

Their business is entirely conducted away from the home and their garage is used for the storage of product only. They operate their book distribution business with two vehicles which are loaded from the garage premises once daily, prior to departing on delivery routes within the area. They return at the end of the day when the deliveries have been completed. Therefore, no selling or customer service takes place at their home/garage premises, and it is unused during the day time.

The Book People make just one delivery to them each week. This takes approximately one hour from start to completion and delivery drivers ensure the minimum disruption to neighbours during this process by unloading the delivery from the driveway and not the road.

Should you require any further information then please do not hesistate to contact me.

Yours truly,

Tim Payne
National Sales Manager

"Tall Trees"
1 Park View Drive South
Charvil
Berkshire RG10 9QX
Home Tel: (0118) 932 1122
Work Tel: (0468) 752266

21st April 2000

AN OPEN LETTER TO OUR NEIGHBOURHOOD

Dear Neighbours

Re: Running of our business from home

We were recently contacted by Wokingham District Council regarding the running of our business from home, as they had received a complaint from a local resident. We invited them to visit and inspect our garage and parking arrangements, which they duly did.

The reason for this letter is to invite your comments (good, bad or indifferent) relating specifically to our having two vans and a delivery once a week. We are not looking to find out who lodged the complaint as that would only lead to ill-feeling. The very last thing we want to be involved in is any kind of neighbourhood conflict. Life's too short for that nonsense.

When we bought our house in September 1998 my wife Lesley and I had already been running our business six years. When we viewed the property we felt we would be able to operate from here without causing anybody inconvenience as the vans could be tucked away alongside the garage and the delivery lorry could park on our drive for the half an hour or so a week it takes. I even put a new door in the side of the garage so I could go in and out of the van without having to open the main garage door.

Despite our strict instructions (the transport company have a policy of *not* parking on private drives for fear of damaging them) I am aware that at least once whilst we were out working a delivery was conducted at some length from the roadside. As soon as I heard this I changed our delivery time to 7.00am so I could be on the spot each week and ensure no traffic problems or inconvenience are caused. I also assist the delivery driver in putting new stock in the garage to keep to an absolute minimum the time he spends here.

In recent months there has been an awful lot of van activity here as we have been carrying out major renovations inside our house and landscaping the garden. Builders, decorators, carpenters, tilers and gardeners have been coming and going constantly. I am delighted to report that this is just about over. We also have Lesley's son staying for a few weeks who also drives a van, although this has nothing to do with our business.

We would like to feel that we treat our neighbours with due respect and very much hope never to cause them any nuisance. Like the vast majority we keep ourselves to ourselves and simply want to get on with earning an honest living. If there is anything at all we do which bothers you please do let us know. A note, a phone call or a face to face chat can surely sort it out. We will be at home all of the week ending 28th April

Whether or not you have any comments I would be most grateful if you would take a couple of minutes putting pen to paper simply to acknowledge receipt of this letter. Thank you for taking the time to read it

Happy Easter!

Yours faithfully

TONY GREY

Planning Application - 1 Park View Drive South. Charvil
Covering Notes

26.MAY2000* 1605

Précis of The Ongoing Business

My wife Lesley and I, Tony Grey have been contracted distributors for The Book People Ltd for Reading and the surrounding district since 1992. Although technically not a franchise it operates in much the same way. We receive a delivery of books and stationery once a week (at 7.00am every Wednesday) by a Chris Hayter Transport lorry (with a maximum weight limit of 10 tons) which parks on our drive. The driver and I unload the delivery into our detached double garage, through the main up and over garage door, always making sure noise is kept to an absolute minimum. The lorry is usually gone by 7.40am, always by 8.00am. On 22nd November 1996 **Wokingham District Council confirmed in writing that this was perfectly acceptable**, as was the part-use of our garage for storage. A copy of that letter is attached. **Nothing has changed**.

Monday to Friday, my wife and I go out in our vans seeing customers within the pre-determined boundaries of our area, which have not changed in 8 years. We take in a selection of sample books to various workplaces (including Wokingham District Council), leave them with an order form for a week or so, after which we return with stock in a van to deliver orders on the spot. At the end of the working day the vans are parked at the side of our garage, on our drive (not on the road) as shown in the photographs. The same 1996 letter says "*As the van is a private license vehicle and you only use part of your garage for the storage of books, so that it can still function as a garage, we do not consider this to be a business use.*" Our vans are still privately owned and licensed. Our garage is still only part-used for storage. Other than that we now have two vans for convenience, and not one, nothing has changed.

We have always strived to operate our business as successfully as possible, and until earlier this year it was solely my wife and I doing absolutely everything ourselves. Having agreed that 70 hours a week each was becoming too much as we get older, we decided to enlist some part time help so my wife in particular (who is now in her 50's) could take a little time off. On the days he works, our helper simply arrives here at 8.30am and goes out either with my wife or I in our van, or in one of the vans by himself. He does *not* work *at* the premises - he simply *starts off* from here.

Between about 4.00pm and 6.00pm Monday to Friday, stock has to be re-arranged on one or both vans. In photographs 1, 5 and 7 you can just make out the top right hand corner of the side door to the garage, which is the size of a normal back door to a house. It is through this door and the side-loading door of each of the vans that stock is re-arranged. You can clearly see how shielded from view any activity is, and each van takes about 15-20 minutes.

The Neighbourhood

The first we knew of any complaint was when we received Mark Bridge's letter of 11th April. Keen to expedite the matter we invited him to visit, which he did on Friday 14th, saying he would get back to us just after Easter. Because we were concerned about what depth of feeling there may be, I drafted a letter (6 copies enclosed) on Good

Friday (21st) and hand delivered it to the first six houses on both sides of Park View Drive South (shown on site plan to No31 on the left and No18 on the right), and one house either way on Old Bath Road (numbers 49 and 55).

You already have copies of the responses from Mrs Gimblett (6) and her neighbour (8). I have heard from Alan (10) - "Absolutely no inconvenience at all", John & Karen (31) "No problems at all", Irvine & Kay (49 Bath Road) sent a Happy Easter card in acknowledgement, Chris (21- Next Door-but-one) took the trouble to pop down the road -"We cannot imagine who has complained - we don't even know you're here." Perhaps I should point out that we didn't (and still do not) know these people personally, so their surnames are unknown to us. John (23) and Bob and Viv (3 - Next Door) kindly wrote - six copies of each enclosed. If anybody had just cause for complaint surely it would be next door. Their letter was a very welcome surprise.

The Photographs

Photographs 1,2 and 3 show our drive from the road at various angles, and the room available on it with both vans and our car parked on it. Photo's 4 to 8 show the delivery lorry on the drive and how far off the road and path it is. Photo 9 is taken from down the road toward no6, showing the view of the lorry - such as it is - whilst it is on the drive. Photograph 10 shows the view down the road from outside no3 toward the commercial premises of Halifax Staff Association which is directly adjacent to the junction of Old Bath Road and Park View Drive South.

The (now removed) hedge was in fact only about 3 metres long and the same height as the fence, but our gardener pointed out that it was dying from the inside out. We replaced it with fencing to match the existing run. With appropriate council permission (if deemed necessary) I would be happy to erect trellis or something similar and grow climbing plants to camouflage the view of the vans from the road.

In Summary

In the first instance I would question the need for planning permission on the basis that our business is very much "..still ancillary.." to our house as a residential property - to quote once more the WDC letter dated November 1996. We have already demonstrated that our garage is still used as a garage. The fact that we now use two vans rather than one is to enable Mrs Grey to reduce her workload - not because of expansion. Our part-time helper does *not work at the house or garage*, other than assisting with the stock adjustments through the side garage door for 20 minutes or so a day. Let me stress *we have no visitors* to the house and *do not* conduct any sales here.

If you still feel planning permission *is* needed I would ask you to take into account the views of the clear majority of my neighbours - in particular those closest to us. With our geographical boundaries set by The Book People there is no danger of expansion from our current situation. We, too, like the green and pleasant feel to our road and have no wish to destroy it. Most of our neighbours seem to understand this view.

Received by Wokingham District Council

Application No: F/2000/1605

Proposal:
Proposed change of use of part of garage (C3) use to storage and commercial distribution (B8) use of books (Retrospective)

Location:
1, Park View Drive South, Charvil, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. 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

13 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAY 2000	Map No. 32 Site 0:08
Officer: FH Application No. F/2000/1605	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF PART OF GARAGE (C3) ~~B~~ ~~FOR~~ ~~LOW~~ Commercial Distribution STORAGE (B8) OF BOOKS (RETROSPECTIVE)

Location: 1 PARK VIEW DRIVE SOUTH

Parish: CHARVIL Ward: Charvil 7.6.2000

Applicant: MR A GREY

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (4) ☑ MB 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	Floor plan to show storage area within garage		
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 : 7.6.2000
13.6.2000

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	.....
Trees	.....
Conservation Officer	.....
Environmental Health	✓ 20.6.2000
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	✓ ✓ .....

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:

..... S/N + 3 Park View Drive South ✓ ✓ .....

..... 49, 55, 38, 40, 42, 44, 46, 48, 50 old Bath Rd. .....

..... 6, 8, 21, 23 Park View Drive South (20.6.2000) .....

.....

.....

.....

.....

.....

1789/a

SECTION 66 CERTIFICATE

26.MAY2000*

Application No.

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 . . . . . .

Date 20/05/00

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

26.MAY2000* 1605

1.	APPLICANT'S NAME	ANTONY RAYMOND GREY
	ADDRESS	1 PARK VIEW DRIVE SOUTH, CHARVIL, TWYFORD
	POST CODE	RG10 9QX PHONE 0468 752266
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PERMISSION TO PART USE MY DETACHED GARAGE FOR STORAGE OF BOOKS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	(DETACHED DOUBLE GARAGE)
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	ONLY STANDARD SITE + BLOCK PLANS REQUIRED BY YOURSELVES - NO BUILDING ALTERATIONS NEEDED.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[X]	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	[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	[ ]

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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.	GARAGE OF [illegible]	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/~~NO~~ (NO [illegible])	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.	N/A	
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.	[illegible]	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	N/A.	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A	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	([illegible]) [illegible]	
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 N/A

	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.	£190-00	

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 DATE 20/11/00

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".

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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				36m²
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				36m²

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	2	
Proposed	NO CHANGE	

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.

A RETAIL [illegible] (A1) BUT A NON-RETAIL USE [illegible] ON ANY SIDE. LOSS (TO SEE) [illegible] TITLE [illegible] AREAS

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NONE ON SITE	[illegible]	[illegible]	1

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or 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.'

1933

ADDRESS 1 PARK VIEW DRIVE S. PARISH CHARVIL

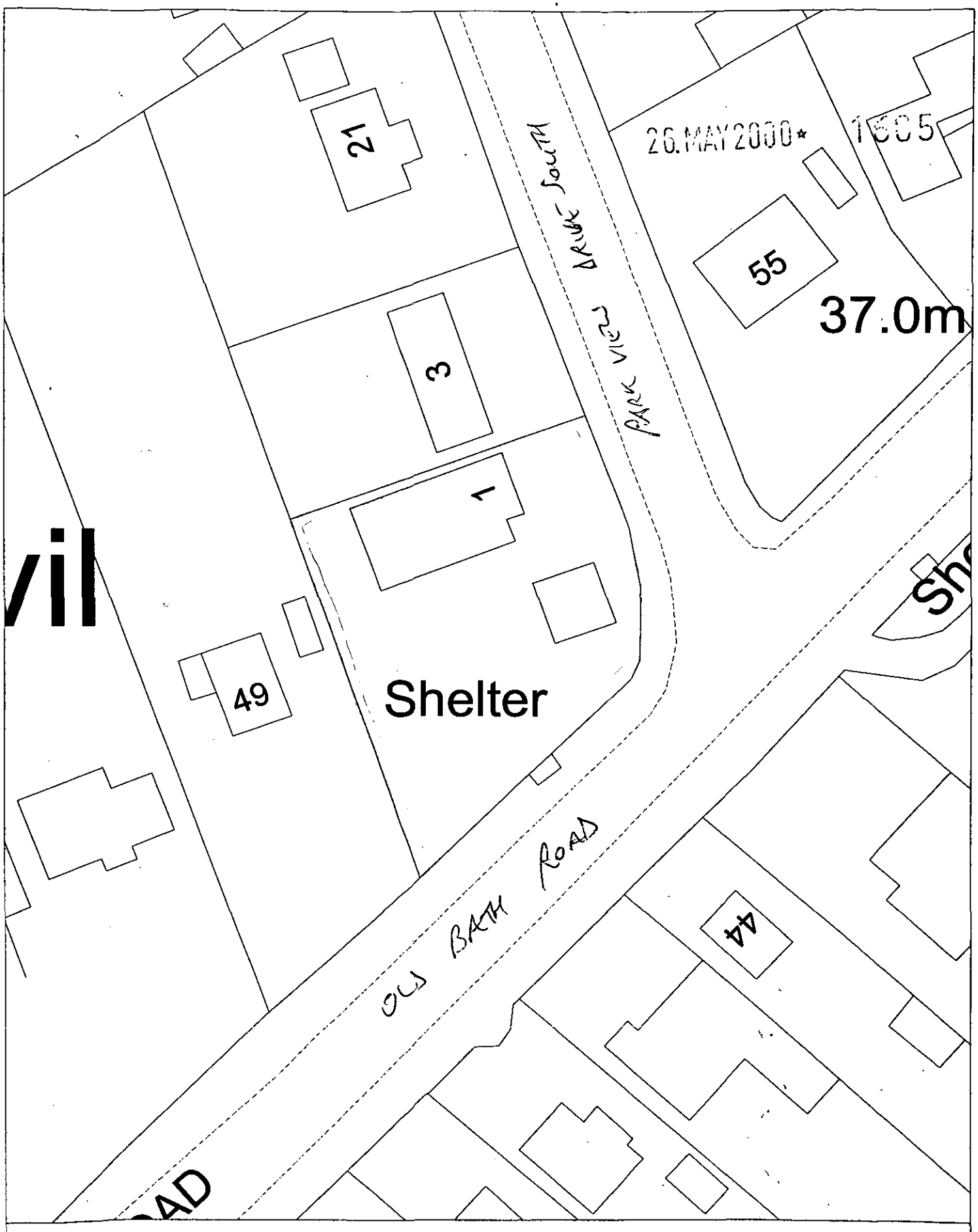
PLOT No. ORD. SHEET No. SU. 7775 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
O/323/66	MRS. D. BALM	O/L.	2.1.67	C/
120/67	WARD LTD.	ATTACHED GARAGE & P	6.8.67	APP C
759/71	MR. H. THOMPSON	CARPORT & PORCH	5.8.71	APP A
AO/679/71	"	PORCH	25.11.71	APP
1203/71	"	S/St. EXTENSION	25.11.71	APP A
BR 23045	MR. B. DAWSON	GARAGE EXT/BEDROOM, BATHROOM, UTILITY	10.7.84	APP
21938	"	" "	23.8.84	C
27537	"	GARAGE TO RES / NEW GARAGE	17.6.87	C
BRA 2370	"	" "	6.3.87	APP
98/68358/P	Mr. & Mrs. A.R Grey	S/St/S & R Ext to Garage	23.11.98	C
FP98/8099	"	S/St Ext - Det. Garage	2.11.98	REF
FP98/8094			11.1.99	APP

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 500

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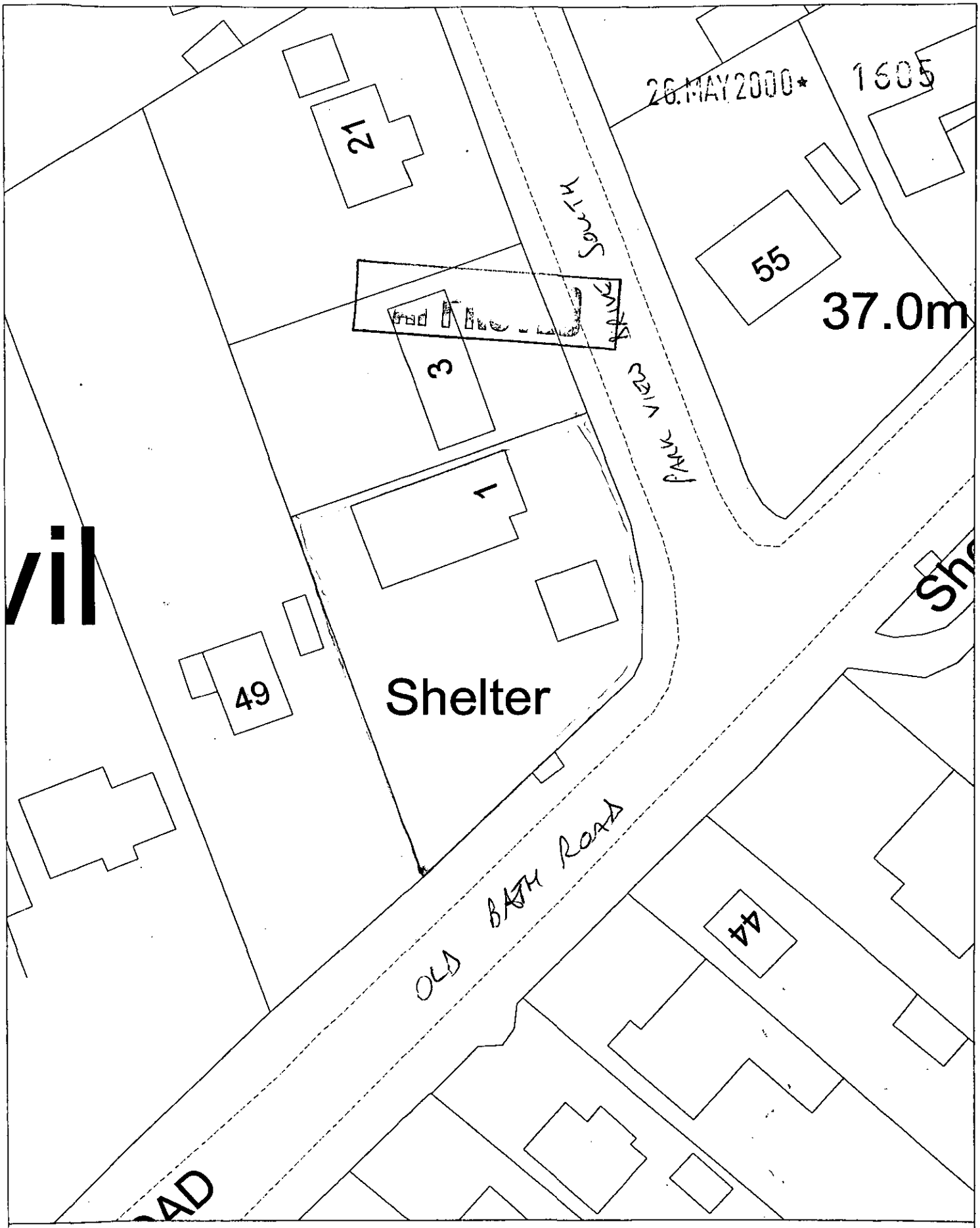
Date: 19 May 2000



Site Plan, Scale: 1 to 500

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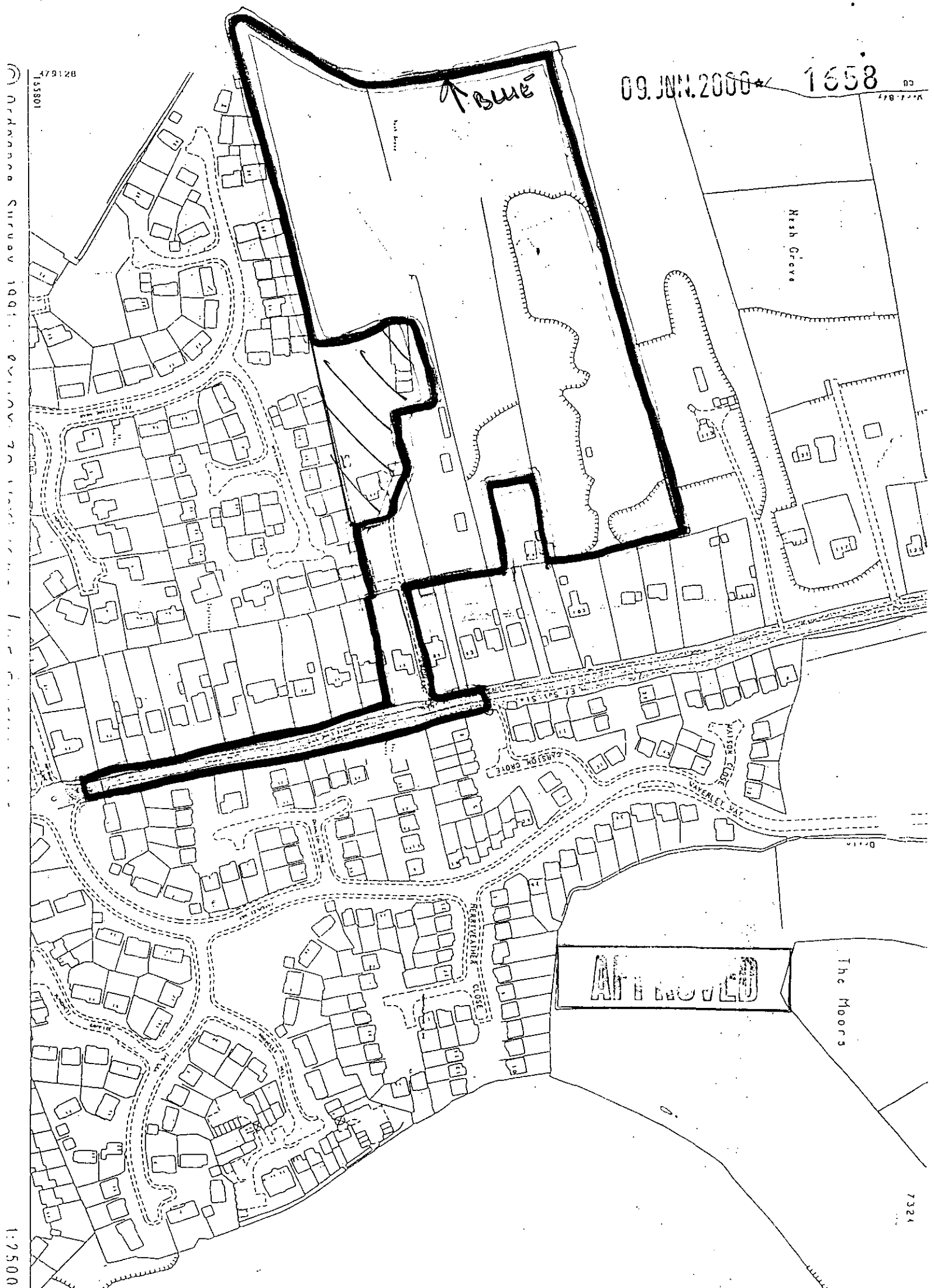
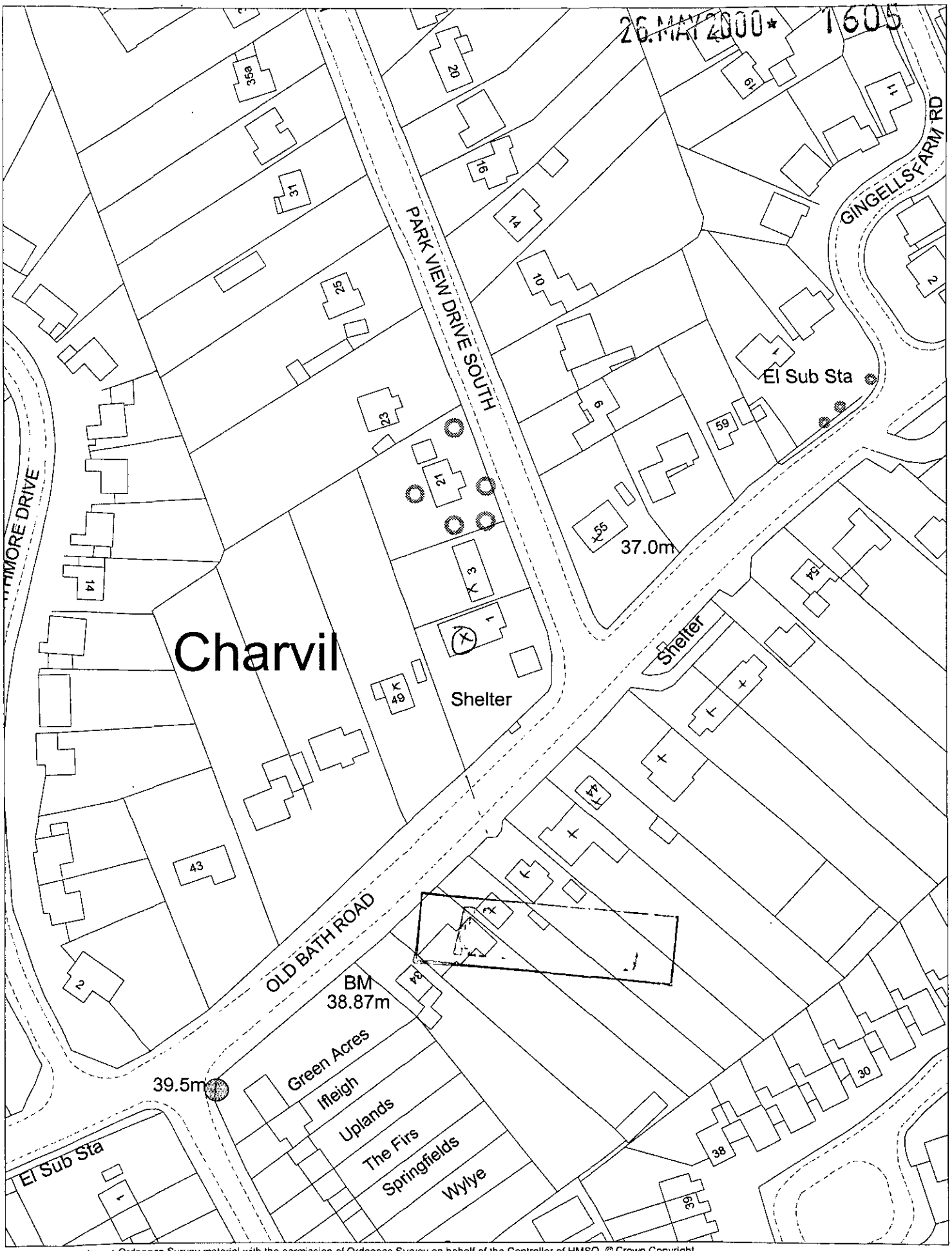
Date: 19 May 2000


09.JUN.2000
1658
BLUE
Nash Grove
CARSTON GROVE
WATSON CLOSE
WAVERLEY WAY
HERRYWEATHER CLOSE
The Moors
AFTROVED
1:2500



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Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250

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