SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-616

SYSTEMS LTD

4

APPLICATION NO:
TP/2001/3477

LOCATION:
Barrett Cleaners 41 Peach Street, Wokingham.

APPLICANT:
Mr Blankson C/O Andesign

PROPOSAL:
Application for temporary permission for single storey rear extension to dry cleaners (Retrospective).

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **John Leggett**

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Blankson
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: TP/2001/3477

Parish:	**WOKINGHAM**
Location:	**Barrett Cleaners, 41 Peach Street, Wokingham**
Proposal:	**Application for temporary permission for single storey rear extension to dry cleaners (Retrospective).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed extension by reason of the design and appearance is an unacceptably intrusive feature in the street scene and detrimental to the appearance of the Wokingham Town Centre Conservation Area. As such the proposal is contrary to Policy EN5 of the Berkshire Structure Plan; Policies SBE12, SBE14 and SBE15 of the South East Area Local Plan and Policy WOS3 of the Draft Deposit Wokingham District Local Plan.

Informative

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

Berkshire Structure Plan Policy EN5
South East Area Local Plan Policies SBE14, SBE15
Deposit Draft Wokingham District Local Plan Policies WHE2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 14/05/2001

Notice checked by: _____

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

Applicationo	Name & Address
TP/2001/3477	B A Toms 12 Denton Rd WOKINGHAM Berkshire

App refused
Letters sent 18-05-01

WORK SHEET FOR : John Leggett

Application Number : TP/2001/3477

Applicant : Mr Blankson C/O Andesign.

Location : Barrett Cleaners 41, Peach Street, , Wokingham.
Proposal : Application for temporary permission for single storey rear extension to dry cleaners (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application <u>will have expired on</u>: <u>25/04/2001.</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 :

HIGHWAYS – NO OBJECTIONS

CONSERVATION – OBJECT FROM UNSUITABLE DESIGN PRINCIPLES.

ENVIRONMENTAL HEALTH – NO OBJECTIONS, REQUIRE DUST MITIGATION IF APPROVED.

Planning Issues :

IMPACT ON NEIGHBOURING DWELLINGS

IMPACT ON STREET SCENE

IMPACT ON CONSERVATION AREA.

Application Number TP/2001/3477
Conditions/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~/ Reasons for Refusal
			~~REFUSED DUE TO~~
			~~INAPPROPIATE DESIGN AND MATERIALS USED IN~~
			~~A CONSERVATION AREA.~~
			THE PROPOSED EXTENSION BY REASON OF THE
			DESIGN AND APPEARANCE IS AN UNACCEPTABLY
			INTRUSIVE FEATURE IN THE STREETSCENE AND
			DETRIMENTAL TO THE APPEARANCE OF THE
			WOKINGHAM ~~STREETSCENE~~ TOWN CENTRE
			CONSERVATION AREA. AS SUCH THE PROPOSAL
			IS CONTRARY TO POLICY CN5 OF THE
			BERKSHIRE STRUCTURE PLAN, POLICY SBE12,
			SBE14 AND SBE15 OF THE SOUTH EAST AREA
			LOCAL PLAN AND POLICY WO53 OF THE
			DRAFT DEPOSIT WOKINGHAM DISTRICT LOCAL
			PLAN.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE14 SBE15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WHE2, ~~WHE3~~, WO53
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENS
MINERALS LOCAL PLAN POLICIES:

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

Date: 14/5/07

Application Number F/2001/3477

Appraisal:

The application being considered proposes a single-storey rear extension to no. 41 Peach Street, Wokingham. The existing property is an end terrace shop fronted property with office or flats above the street level retail frontage. The proposal is for a wood panel built rear extension approximately 4 by 4m in size and 3m high flat roof, with a stainless steel flue approximately 4.5m high with a diameter of 30 cm.

Impact Upon Neighboring Dwellings
The single story proposal is to the rear of the property and will have no impact on the neighbouring properties from overbearing due to the high boundary treatment and that the high rear wall of the adjacent property extends further than the proposal. There will be no loss of light or overlooking due to the same reasons.

Impact on the street scene
The extension is set into the rear of the residence and as such will have no impact on the forward street scene but is visible by public access through South Place.

Impact on Conservation Area
This proposal is in an area designated by the local plan as conservation area. The build is a wooden, felt roofed shed style design with a flue uncoordinated to any local design. It is considered that the current build does not respect and or reflect the local context and is not appropriate to the area in terms of design or materials. As such it fails to comply with Wokingham District Local Plan policies WHE2, WHE5 and WOS3.

Recommendation: Refuse planning permission due to the inappropiate design and materials used in a conservation area, contrary to Wokingham District ~~Council~~ Local Plan policies WHE2, WHE5 and WOS3.

RECORD OF SITE VISIT

SITE ADDRESS: Barrett Cleaners 41 Peach Street Wokingham.

APPLICATION NUMBER: TP/2001/3477

OFFICER: John Leggett

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: John Leggett
Development Control

Your Ref: TP/2001/3477

Date. March 21, 2001

PROPOSED: APPLICATION FOR TEMPORARY PERMISSION FOR SINGLE STOREY REAR EXTENSION TO DRY CLEANERS

LOCATION: BARRETTS, 41 PEACH STREET, WOKINGHAM

These proposals have been evaluated and I recommend the following conditions be attached should planning consent be granted:

All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Reason To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers.

Reason To safeguard the residential amenity of the adjacent dwellings.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

41505
JL
22 ... 2
OPIES TO:

To:
Harold Sanders
Urban Design And Conservation Officer

13 MAR 2001

From: John Leggett

Date: 12 March 2001

Application Number: TP/2001/3477

Proposal: Application for temporary permission for single storey rear extension to dry cleaners (Retrospective)..

Site Address:
Barrett Cleaners 41, Peach Street, , Wokingham.

Applicant:
Mr Blankson C/O Andesign.

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

---

41 PEACH STREET IS WITHIN THE CONSERVATION AREA AND THE SPACE AT THE REAR OF MANY OF THE PROPERTIES ALONG THIS SECTION OF PEACH STREET WARRANT A PROGRAMME OF IMPROVEMENTS TO REPLACE THE INCREMENTAL ADDITIONS, SERVICES, FLUE + EXTRACT DUCTS.

THIS TEMPORARY ARRANGEMENT WOULD ADD TO THE VISUAL CLUTTER AND SEND THE WRONG MESSAGE TO ADJOINING OWNERS AND TENNANTS.

A PERMANENT STRUCTURE WOULD BE THE PREFERRED SOLUTION WITH THE FLUE CO-ORDINATED INTO THE NEW EXTENSION.

Harold Sanders.
CONSERVATION & DESIGN.
20.03.01.

App. No. TP/2001/3477

12 Denton Road
Wokingham
March 15, '01

Dear Sir,

I received a letter from Wokingham District Council this morning concerning a planning application by Barrett Cleaners, 41 Peach Street. I thought this strange as the "temporary"structure has been erected for roughly six months! A visit to the Planning Dept. at Shute End confirmed this was the self-same structure.

On querying how long was "temporary" supposed to be I was told three years.

I don't know whether any member of the Planning Dept. has inspected the structure, but in my opinion it has a "shanty town" appearance and does not enhance the surrounding area.

Had "temporary" covered a much shorter period before something more permanent and architecturally and visually acceptable been built, I would have had no objection. Stuck with an eyesore like this for possibly three years is not acceptable. I therefore raise an objection.

Yours sincerely,

B. A. Evans

POL
APP
CS
COPIES TO:
ACK:
FILE:

HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 12 March 2001

Application Number: TP/2001/3477

Proposal: Application for temporary permission for single storey rear extension to dry cleaners (Retrospective).

Parish: WOKINGHAM TOWN

Site Address:
Barrett Cleaners 41, Peach Street, , Wokingham.

Applicant:
Mr Blankson C/O Andesign.

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).

Comment.

Please supply details of the number of staff employed at the dry cleaners and details of any accommodation above the dry cleaners.

Signed: _____ **Print name:** Adam Coggins 14/03/01

Received by Wokingham District Council

Application No: TP/2001/3477

Proposal:
Application for temporary permission for single storey rear extension to dry cleaners (Retrospective).

Location:
Barrett Cleaners 41, Peach Street, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2001
Officer: JL	Application No. TP/2001/3477

Map No. 75B Site ..0.02....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(TP) APPLICATION FOR TEMPORARY PERMISSION FOR SINGLE STOREY REAR EXTENSION TO DRY CLEANERS (RETROSPECTIVE)

Location: 41 PEACH STREET

Parish: WOKINGHAM Ward: Wescott
12.3.01 B.

Applicant: MR BLANKSON
phoned. 9.3.01.

Fee Received 95-00 Required 190-00 Additional 95-00 Refund .....

Enforcement Section to be notified (3) ☑ PW tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 2 2*

Advertisement Required ..... Dev. in Cons. Area .....

Date Site Notice Sent : 12.3.01 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S/N + see map .....

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

New App!

PLANNING SERVICES	RPT
POL	
DC	ENF ref:3993
APP	
CS	
26 FEB 2001	
COPIES TO:	ACK:
	FILE:

Mr P. Wratten
Enforcement Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

26th February 2001

Dear Mr Wratten,

re:**Barrett Cleaners 41 Peach Street, Wokingham**

Further to our telephone conversation on 6th February, you will be aware that I have been asked by the above company to deal with the problem of the temporary single storey rear extension to the above premises. With this in mind I am now enclosing a formal application for the retention of this structure for a temporary period of 3 years. My Clients found it necessary to enclose equipment within an area underneath the existing canopy as ancillary use to the Dry Cleaners which were in the main shop area. As his lease only lasts a further three years he has not gone to the extent of building a permanent structure as in three years time it is likely that it will be removed and the building restored to its original state. Whilst it is now appreciated that he should have made a Planning application for this item we believe that as this is stuck on the back of the building in effectively a service yard it is unlikely to cause offence for the short period involved. If you could add your support to this project it would be much appreciated as it is proving to be essential to enclose particularly the boiler equipment from external weather damage and particularly vandalism. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

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 28 FEB 2001 * 3477

1.	APPLICANT'S NAME	MR H.J. BLANKSON
	ADDRESS	BARRETT CLEANERS, 41 PEACH STREET
		WOKINGHAM, BERKS
	POST CODE	RG40 1XJ PHONE 9793939
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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		TEMPORARY SINGLE STOREY REAR EXTENSION (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/S/646

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

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

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

OUTLINE PERMISSION	[ ]	See question 10	
FULL PERMISSION	[ ]		
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	[X]	State period required	3 YEARS
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed	

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

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

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

DRY CLEANERS

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLYWOOD CLADDING
FELT ROOF

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 WALL

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING S.W. DRAIN

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

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 (ANDESIGN) ON BEHALF OF MR H.J. BLANKSON DATE 26/2/2001

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

1769c

28.FEB.2001 * 3477

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			16.4m^2	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			16.4m^2	

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

6. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	EXISTING YARD AT REAR	
Proposed		

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

BOILER/UTILITY to be used in association with DRY CLEANERS

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

BARRETT CLEANERS ON SITE

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
		NO CHANGE	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

28.FEB.2001 - 3477

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.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
RAY HOLT INVESTMENTS LTD	C/O MARTIN & POLE 24 FRIAR STREET READING BERKS RG1 1DP	26/2/2001

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (ANDESIGN)

On behalf of . . . MR. H. J. BLANKSON

Date 26/2/2001

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

ADDRESS 41 PEACH STREET PARISH WOK E

PLOT No. ~~'STERLING' LODGE OFFICERS~~ ORD. SHEET No. 75B

BUILDER DRY CLEANERS

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/13/61	Sterling Estates	4 shops, store & shed	9/5/61	C 1A
R/62/61	do	3 shops, office & store	22/2/62	C 1A
BR19474	MR R BARRETT	new SHOP FRONT	15-10-82	APP. N/A
16366	"	"	16-12-82	N/A CLA
18756	"	DRY CLEANERS	13-1-83	N/A CLA

DATE OF COMPLETION

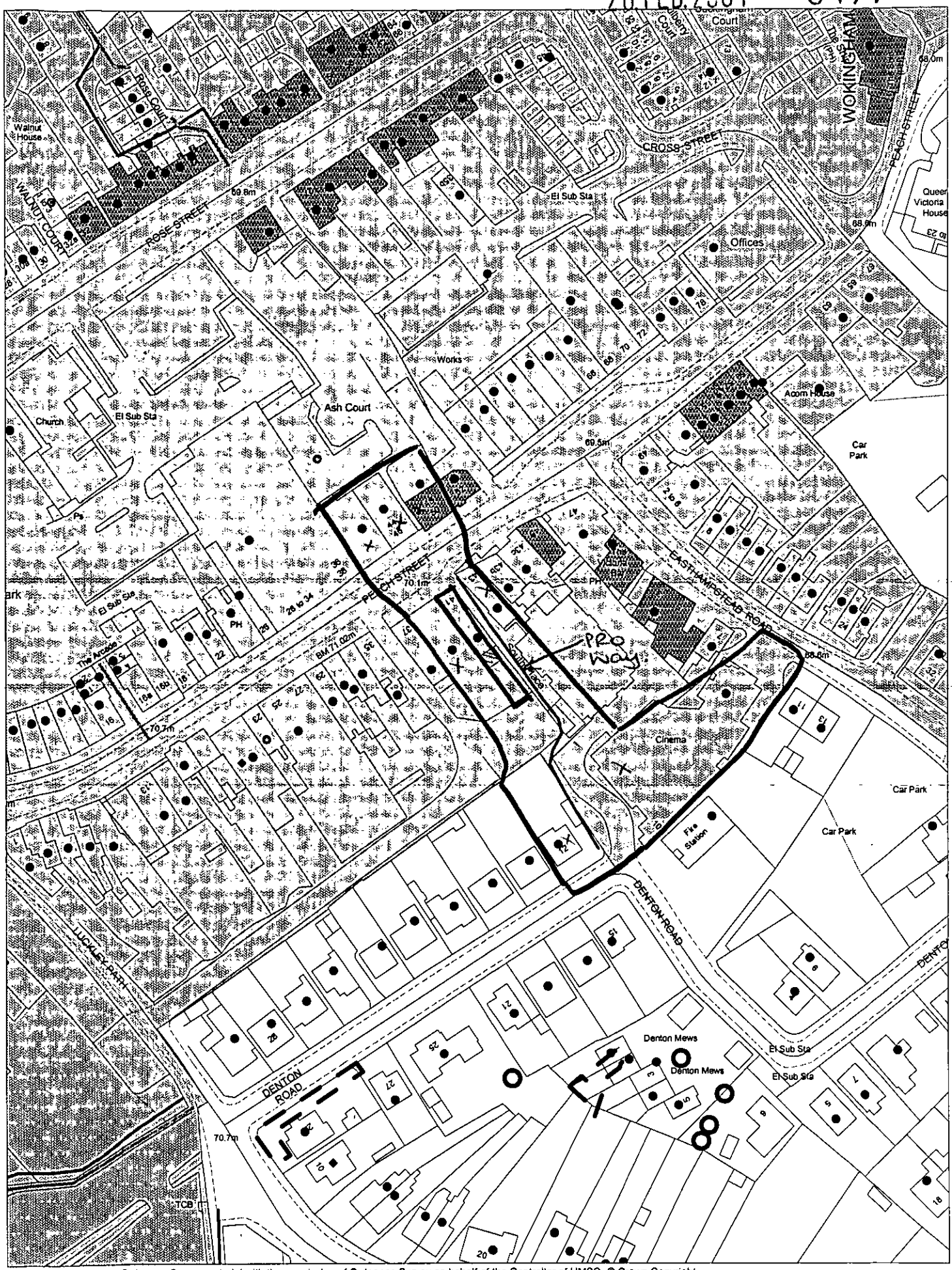
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

28 FEB 2001 * 3477



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

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