APPLICATION NO:
F/2000/2751

LOCATION:
6 Crescent Road, Wokingham.

APPLICANT:
Mr I Tappin C/O The Lodge Design Group

PROPOSAL:
Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

EARLIEST DATE FOR DECISION: **09/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Emy Circuit**

APPROVED

DAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Tappin
C/O The Lodge Design Group
Croham Lode
Croham Road
Crowborough
East Sussex
TN6 2RH

Application Number: F/2000/2751

Parish: **WOKINGHAM**

Location: **6, Crescent Road, Wokingham.**

Proposal: **Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.**

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

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

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

Condition
3. The WC window in the rear (east) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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:

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous BC-RP 2001/2077.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	P/2000/2751 EXC
BUILDING CONTROL NUMBER.	RP 2003/4035
APPLICANT/AGENT	I R Tappin
ADDRESS OF SITE	Lovat House 6 Crescent Road CROKINGHAM
DESCRIPTION OF PROPOSED WORK	change of use of treatment rooms to residential care plus s/s exts to care home.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9867/11G	9867/11G
ELEVATIONS	9867/12F	9867/12F
FLOOR PLANS	9867/13B	9867/10F +13A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/3/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 15 October, 2001
My ref. BC/DC/2000/2751

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr I Tappin
c/o The Lodge Design Group
Croham Lodge
Croham Road
Crowborough
TN6 2RH

Dear Sirs

PLANNING PERMISSION 2000/2751
SITE: 6 CRESCENT ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2751 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 15 August, 2001

My ref. CD/FP2001/2077(2751)

The Lodge Design Group
Croham Lodge
Croham Road
CROWBOROUGH
East Sussex
TN6 2RH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

LOVAT HOUSE, 6 CRESCENT ROAD, WOKINGHAM
CHANGE OF USE, PROPOSED ALTERATIONS AND EXTENSIONS

On checking your Building Regulations Application Number FP2001/2077 I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/2751, which cannot be dealt with as a minor amendment. There is an increase in the height of the roof.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 5 September. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr I Tappin

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2751	EXC
BUILDING CONTROL NUMBER	1/2001/2077 Central	
~~APPLICANT~~/AGENT	The Lodge Design Group	
ADDRESS OF SITE	Lovat House 6 Crescent Road STOKENCHURCH	
DESCRIPTION OF PROPOSED WORK	change of use of treatment rooms to residential care plus S/S extensions to care home	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9867/11F	9867/11E
ELEVATIONS	9867/12E	9867/12D
FLOOR PLANS	9867/13	9867/10F

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - roof slightly higher.	
DATE	27/3/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	15/8/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

THE LODGE DESIGN GROUP

ARCHITECTURAL CONSULTANTS

CROHAM LODGE, CROHAM ROAD, CROWBOROUGH, EAST SUSSEX, TN6 2RH TEL:01892 663665 FAX:01892 668801

PL:
POL
ENF
APP
CO
31 AUG 2001
COPIES TO:
ACK:
FILE:

30th August 2001

Mrs C. Dodsworth,
Development Control/ Building Control Liaison Officer,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

cc Mr I. Tappin

Dear Mrs Dodsworth,

RE PROPOSED ALTERATIONS AND EXTENSIONS AT LOVAT HOUSE, 6 CRESCENT ROAD, WOKINGHAM. YOUR REF. CD/FP2001/2077(2751)

I would refer to your letter of 15th August 2001 and our telephone conversation of today and confirm that the roofline has now been reduced to accord with the approved drawings.

I would also confirm to you that minor fenestration changes have been made in order to conform to Building Regulation requirements and would ask you to treat these changes as a minor amendment to those already approved. To assist you I have enclosed four copies each of drawings numbered 9867/11G, 9867/12F, 9867/13A and 9867/15F.

I trust that you will find these amended drawings to be satisfactory and should you have any queries please do not hesitate to contact me.

Yours sincerely,

Brian D. Walker
The Lodge Design Group

Reduction in No & size of windows in N elev.
Changes to windows & entr dr 2 doors in S elev of existg s/st outbuildg
Removal of large rooflight and introduction of 12 rooflights.

1084

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 26 June 2000
My ref: NB/MLT/Wokingham/Pre App

Mr I. Tappin
Lovat House
6 Crescent Road
Wokingham
Berks
RG40 2DB

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 Mr Tappin,

PROPOSED ALTERATIONS TO 6 CRESCENT ROAD, WOKINGHAM

I refer to your letters received on the 16 and 21 June 2000 and our meeting of 20 June 2000 with reference to the above.

With regard to the proposed alterations along the boundary with 4c Crescent Road, your revised drawing received on the 21 June 2000 is much more acceptable as it takes more of the building away from the boundary.

With regard to other proposed extensions, we would prefer to see the extension forming the sitting room restricted to be level with the current rear building line of bedrooms 4 and 5, (i.e. a projection of 5.3 metres from the existing lounge/dining area) and to see no extensions onto the rear of bedrooms 4 and 5.

We are also concerned that any extensions should not result in intensification of the use, by allowing for an increase in the number of residents in the future. As part of any planning application, you would need to address this issue.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the above number.

Yours sincerely

Natalie Brown
(Planning Assistant) MLT

Recd 1.30pm 20.6.00

Lovat House

Residential Care Home
6 Cresent Road
Wokingham,
Berkshire RG40 2DB
Tel/Fax: 01189 786750

PLANNING SERVICES	HPT
POL	ILS
DC NAB	ENF
APP	
CS	30805
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

20-6-00

WOKINGHAM DISTRICT COUNCIL
ATT NATALIE BROWN

DEAR NATALIE.

I HAVE ENCLOSE A HAND DRAWN PLAN, AS YOU WILL SEE IT REQUIRES ONE METER OF BOUNDRY WALL TO MAKE IT WORK.

I LOOK FORWARD TO HEARING FROM YOU

IAN TAPPIN.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2751

Applicant : Mr I Tappin C/O The Lodge Design Group.

Location : 6, Crescent Road, , Wokingham.
Proposal : Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....21/11/00.....

Date Registered : 06/11/2000

Earliest Date for Decision : 09/12/2000

Latest Consultation Date/Site Notice Expiry Date : 09/12/2000

This application will have expired on: 01/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

W'ham Town Council - "no objection"
Highways - concern re loss of space => on street parking ~~[illegible]~~
Landscape - need to retain existing vegetation at front.
Env. Health - no objection.

Planning Issues :

Impact on character and amenities of surrounding area.

F/2000/2751
6 Crescent Road, Wokingham

History: Planning permission for the change of use to a retirement home was granted in 1973. Since then there have been numerous consents for incremental extensions and alterations to the property. The most recent application, for a single-storey extension and the change of use of treatment rooms to bedrooms was refused in October 1999 as it was considered that the extensions would result in an unacceptable intensification in use of the site and increased on-street parking – the number of bedrooms would have increased from 22 to 28 and two additional staff would have been employed.

Appraisal: The proposal is for the change of use of 64m^2 of treatment rooms to residential care and an extension of 130m^2 to an existing residential care home, located within the Identified Settlement - it is not proposed to increase the number of residents and, therefore, intensification of the use of the site is not an issue. Hence, the main considerations are the impact of the proposed extensions on the amenities of neighbouring properties and the character of the area and Highway Issues.

Impact on the Amenities of Neighbouring Properties
The proposed extension would run along the northern side of the property and project to the rear, connecting an existing detached building to the main house and forming a continuous structure along the northern boundary. It would span the whole width of the property, being deeper on the southern side, which has not been extended previously. It would be single-storey and largely flat-roofed, with pitched edges, resulting in an eaves height of 2.3 metres and a maximum height of 3.2 metres at the side of the original house and 2.9 metres to the rear of it.

4c Crescent Road is 5 metres from the boundary with the application site and most of the extension adjacent to this boundary would be set of the boundary by over one metre. Although the rear garden of No 4c would be somewhat more enclosed as a result of the proposals the extension would not be unduly overbearing. A number of windows are proposed but as they would be at ground-floor level they would not result in unacceptable overlooking. The extension would lie to the south and hence the garden would be overshadowed to some extent. However, it is not considered that the harm would be sufficient to warrant refusal of the application.

The extension would not project further to the south than the side of the original dwelling. The depth of the building would be increased by 7.7 metres on this side but it would be to the north of 8 Crescent Road, 6.5 metres from the boundary and 12 metres from the neighbouring dwelling, so would not have an unacceptable impact in terms of causing overshadowing, being overbearing or permitting overlooking.

The extension would be at least 13 metres from the rear boundary and the dwellings to the rear are at an oblique angle and have gardens in excess of 20 metres so there would not be a detrimental impact on them.

Impact on the Character of the Area
The area is predominantly residential, characterised by individually designed, mainly two-storey, detached Victorian/Edwardian dwellings. These are substantial properties, situated on spacious plots.

The original dwelling was of a similar scale to its neighbours and had a footprint of about 138m^2. This has been almost doubled by the existing single-storey extensions, which have increased it by 124m^2 (90%) to 262m^2. An additional outbuilding has an area of 51m^2. The proposals would increase this by a further 130m^2 giving a total footprint of 443m^2. The site has an area of 1150m^2. Thus the proposals would result in 38% of the site being built on. This site coverage would be out of character with the surrounding area. The unsympathetic second-storey, flat-roofed extension is noticeable from the street, giving the property a bulky appearance and the unusual depth of development on the site would also be apparent from the street.

The design of the proposals is also out of character. The properties in Crescent Road, including the front elevation of No 6 are of some character and the obviously partially flat roof of the side extension would be detrimental to the appearance of the property.

It is considered that the scale and design of the proposed extension would cause it to be out of character and, hence, detrimental to the character and appearance of the property and the surrounding area.

Highway Issues
It appears that the existing parking provision on the site is below the maximum standard for this type of accommodation and the side extension would result in the loss of one existing space on this side of the property. While, it may be acceptable to provide a lower level of parking provision than the maximum standard in this case, as the site is in a reasonably accessible, town centre location, the Highway Authority does have some concerns regarding loss of this space and a possible increase in on-street parking. However, it is not considered that this is sufficient to warrant refusal of the application.

Recommendation: refusal

Application Number F/2000/2751
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extension would result in an overdevelopment of the site and a form, scale and design of development that would be out of keeping with the surrounding area and hence detrimental to its character/appearance. The proposals are, therfore, contrary to policies SBE1 and SBE2 of the SEMLP and policies WOS3 and WBE1 of the WDLPDD.
01	C001	R001	
02	C014	R014	
03	C045	R045	WC window / rear (east)
04	C070	R070	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1 SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS3, WBE1, WT7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECORD OF SITE VISIT

SITE ADDRESS: 6 Crescent Road Wokingham.

APPLICATION NUMBER: F/2000/2751

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21 Nov 00

1 SITE/STATUTORY NOTICE DISPLAYED ? tree in front border

2. DESCRIPTION OF SURROUNDINGS

older style residential, modern redevelopment (terrace of 4) next door + Marson corner

3. DESCRIPTION OF SITE/BUILDING

3 storey detached, bricks + pebbledash, numerous s/st extensions parking at front, garden to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

both have side windows, see attached.

05185 ⇒ g/f door & hall + 1st & 2nd floor obscure glazed baths. at 4a.

5. SITE CONSTRAINTS

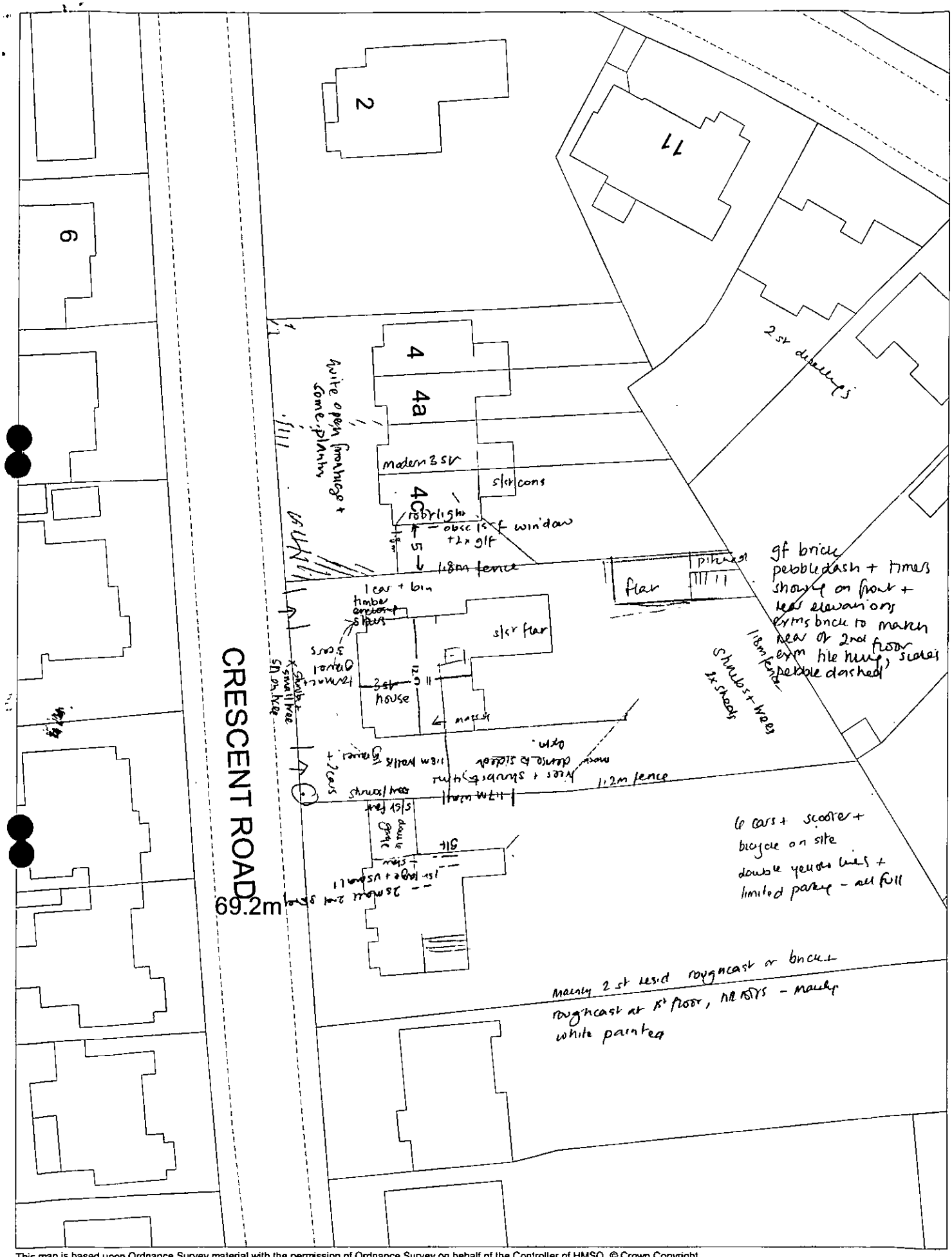
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000 Scale: 1 : 500

N W E S

BERKSHIRE COUNTY COUNCIL

WOK.F/

Application No. R/1

Town and Country Planning Act 1971.
Town and Country Planning General Development Orders 1963 to 1969.

To Mr and Mrs T.E. War

50, Lowther Road,

WOKINGHAM, Berks.

In pursuance of its powers under the above-mentioned Act and Orders, the WOKINGHAM BOROUGH COUNCIL (hereinafter called "the Council") acting for and on behalf of THE BERKSHIRE COUNTY COUNCIL as Local Planning Authority hereby permits :-

Alter purpose for which house is used from personal residence to residence for retired persons of private means (Rest Home) 6, Crescent Road Wokingham.

in accordance with the plan and application submitted to the Council on 6th June, 1973 XXXX subject to the condition(s) specified hereunder :-

1. Notwithstanding the provisions of Article 3 and Classes XI and XIV of the Schedule to the Town & Country Planning (Use Classes) Order, 1972, the building shall be used only for the purpose of residen for retired persons and for no other purposes whatsoever.

2. Car parking shall be provided on the site in accordance with the County Council car parking standards.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. In the interests of the residential amenities and character of the area.
2. To comply with the County Council's car parking standards and in the interests of road safety.

Informative This conditional approval relates to the change of use of the building only and does not relate to the standard and extent of accommodation provided within the building. The proposed retired persons' residence should be registered with the LOcal Authority as an 'Old Persons' Home' in accordance with the provisions

DATED day of June , 19 73

Contd over

Council Offices,
Shute End,
WOKINGHAM, Berks.

Signed [signature]
Town Clerk

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

249. APPLICATION NO: 2000/2751, CHANGE OF USE OF TREATMENT ROOMS TO RESIDENTIAL CARE PLUS SINGLE STOREY EXTENSIONS TO CARE HOME, 6 CRESCENT ROAD WOKINGHAM, FOR MR I TAPPIN

The Committee considered a report on this application set out on Agenda pages 2402 to 2414.

Members were reminded that consideration of the application had been deferred at its last meeting to enable a site visit to be undertaken.

In explaining the report, the Head of Planning and Transportation drew Members' attention to the fact that the application was recommended for refusal and not conditional approval in indicated in the report.

In considering the application, Members referred to the need for this type of accommodation and felt that the proposed development did not constitute overdevelopment of the site.

RESOLVED: That Application No: 2000/2751 be approved, subject to conditions relating to the commencement of development, the materials to be used, requiring obscure glazing of the toilet window and hours of construction.

Application No.	Received	Wokingham	Listed by
F/2000/2751	06/11/00		Cllr Wyatt

Applicant: Mr I Tappin
Location : 6 Crescent Road, Wokingham
Proposal : Change of use of treatment rooms to residential care plus single storey extensions to care home

1. Planning History – The application was deferred at Development Control Committee on 7 February for a Members' site visit, which was scheduled to take place on 23 February 2001. Any issues arising as a result of the site visit will be reported verbally at committee. The previous report and supplementary information that was distributed at the meeting are attached.

2. Recommendation - GRANT planning permission subject to the conditions set out in the attached report.

Emy Circuit

Members' Update: Development Control Committee 7 February 2001
Application No: F/2000/2751
Address: 6 Crescent Road, Wokingham

Since the report on the above application was compiled, comments have been received from Social Services as follows:

From Community Services perspective, we would wish to make a strong statement of support to Lovett House to achieve the desired outcomes for resident care. In particular:

- We are very short of registered care homes in Wokingham, there is a deficit of local places and we have already lost several registered homes in the last 12 months.
- All CS strategies are around supporting local care provision e.g. enabling elderly people to remain in Wokingham rather than move away from their neighbourhood and/or family.
- Also Berkshire has a big challenge with delayed hospital discharges- i.e. if there are not enough residential services for people to move to, they can remain in hospital and prevent others from receiving treatment, operations, etc.
- New registration requirements in force in 2002 will ultimately close homes down if they are not able to meet the new standards (e.g. for bedroom and lounge sizes per resident)
- Property prices are such that it is only too tempting for care home owners to sell up and close the service, particularly if they feel they are encountering obstacles.
- Lovett house is one of our better local homes in terms of quality of care and partnership working with the provider, also one of the few remaining which accepts placements at our normal fee rates - we need to be supporting this service to develop rather than being seen to hinder their attempts.
- I hear from our monitoring officer, Debbie Osler, that Mr Tapin has mentioned the possibility of closure if he is not able to proceed with an extension.

Application No.	Received	Wokingham	Listed by
F/2000/2751	06/11/00		Cllr Wyatt

Applicant: Mr I Tappin
Location : 6 Crescent Road, Wokingham
Proposal : Change of use of treatment rooms to residential care plus single storey extensions to care home

1. Planning History – Planning permission for the change of use to a retirement home was granted in 1973. Since then there have been numerous consents for incremental extensions and alterations to the property. The most recent application (99/69906/F), for a single-storey extension and the change of use of treatment rooms to bedrooms was refused in October 1999, as it was considered that the extensions would result in an unacceptable intensification in use of the site and increased on-street parking – the number of bedrooms would have increased from 22 to 28 and two additional staff would have been employed.

2. Proposal - The proposal is for the change of use of 64m^2 of treatment rooms to residential care and an extension of 130m^2 to an existing residential care home, located within the Identified Settlement.

   The proposed extension would run along the northern side of the property and project to the rear, connecting an existing detached building to the main house and forming a continuous structure along the northern boundary. It would span the whole width of the property, being deeper on the southern side, which has not been extended so far previously. It would be single-storey and largely flat-roofed, with pitched edges, resulting in an eaves height of 2.3 metres and a maximum height of 3.2 metres at the side of the original house and 2.9 metres to the rear of it.

   The Application has been listed by Cllr Wyatt who does not consider that the proposal would result in overdevelopment of the site, in the light of the need to retain residential facilities for the elderly.

3. Consultations -

- ***Environmental Health*** – no objection
- ***Landscape Officer*** – no objection providing the existing planting in the front garden is retained as it is important to the street scene
- ***Highway Officer*** - concerned that the loss of space available for parking would result in additional on street parking, which could be detrimental to highway safety and convenience.
- ***Wokingham Town Council*** – no objection
- ***Neighbours*** – none received

4. Appraisal - It is not proposed to increase the number of residents and, therefore, intensification of the use of the site is not an issue. Hence, the main considerations are:

   A. The impact on the residential amenities of neighbouring properties (South East Area Local Plan policies LBE1 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).

B. The impact on the character of the surrounding area (South East Area Local Plan policies LBE1 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).
C. Highway Issues

A. Impact on the Amenities of Neighbouring Properties

4c Crescent Road is 5 metres from the boundary with the application site and most of the extension adjacent to this boundary would be set of the boundary by over one metre. Although the rear garden of No 4c would be somewhat more enclosed as a result of the proposals the extension would not be unduly overbearing. A number of windows are proposed but as they would be at ground-floor level they would not result in unacceptable overlooking. The extension would lie to the south and hence the garden would be overshadowed to some extent. However, it is not considered that the harm would be sufficient to warrant refusal of the application.

The extension would not project further to the south than the side of the original dwelling. The depth of the building would be increased by 7.7 metres on this side but it would be to the north of 8 Crescent Road, 6.5 metres from the boundary and 12 metres from the neighbouring dwelling, so would not have an unacceptable impact in terms of causing overshadowing, being overbearing or permitting overlooking.

The extension would be at least 13 metres from the rear boundary and the dwellings to the rear are at an oblique angle and have gardens in excess of 20 metres so there would not be a detrimental impact on them.

B. Impact on the Character of the Area

The area is predominantly residential, characterised by individually designed, mainly two-storey, detached Victorian/Edwardian dwellings. These are substantial properties, situated on spacious plots.

The original dwelling was of a similar scale to its neighbours and had a footprint of about 138m^2. This has been almost doubled by the existing single-storey extensions, which have increased it by 124m^2 (90%) to 262m^2. An additional outbuilding has an area of 51m^2. The proposals would increase this by a further 130m^2 giving a total footprint of 443m^2. The site has an area of 1150m^2. Thus the proposals would result in 38% of the site being built on. This site coverage would be out of character with the surrounding area. The unsympathetic second-storey, flat-roofed extension is noticeable from the street, giving the property a bulky appearance and the unusual depth of development on the site would also be apparent from the street.

The design of the proposals is also out of character. The properties in Crescent Road, including the front elevation of No 6 are of some character and the obviously partially flat roof of the side extension would be detrimental to the appearance of the property.

C. Highway Issues

It appears that the existing parking provision on the site is below the maximum standard for this type of accommodation and the side extension would result

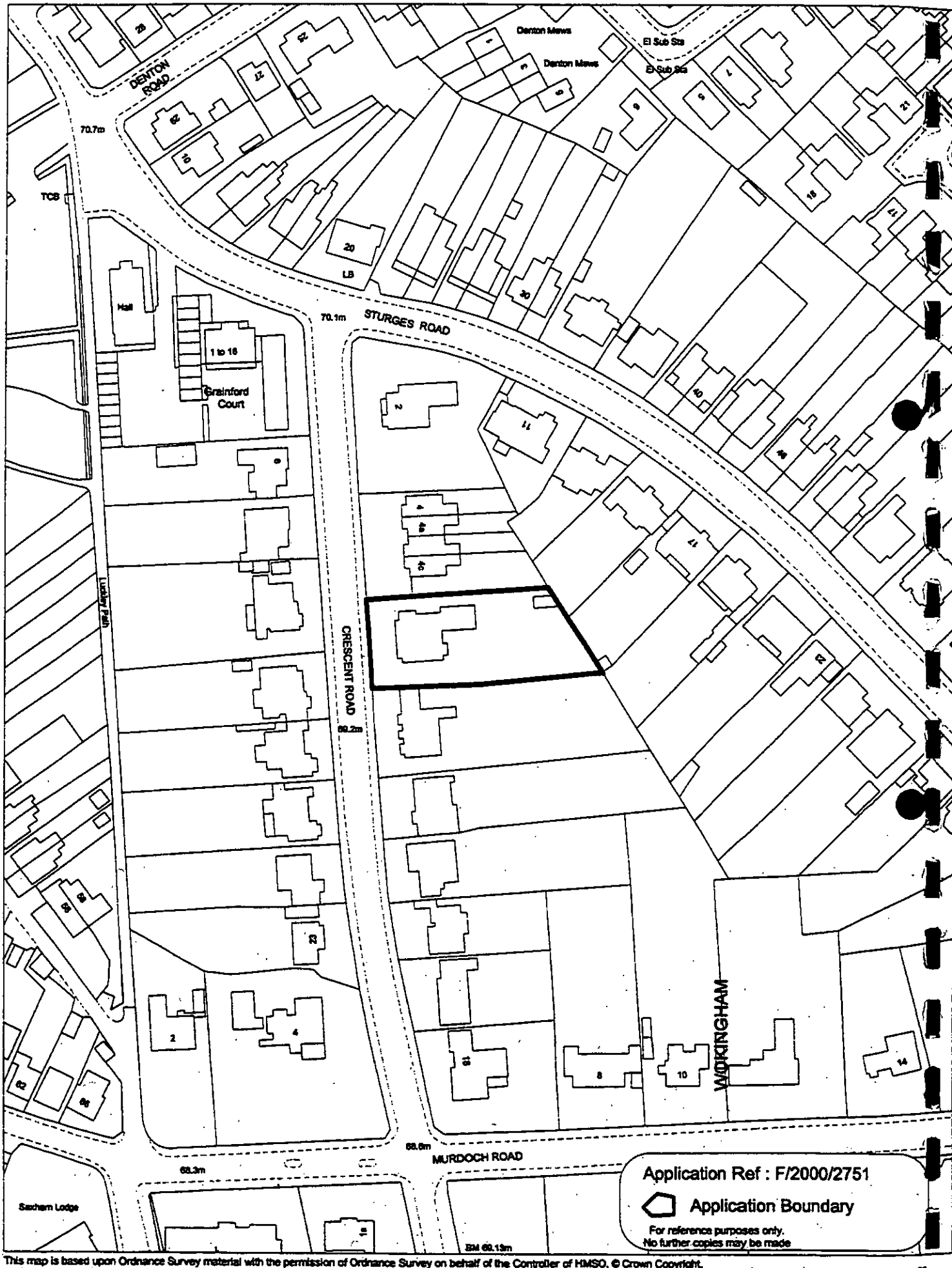
in the loss of one existing space on this side of the property. While, it may be acceptable to provide a lower level of parking provision than the maximum standard in this case, as the site is in a reasonably accessible, town centre location, the Highway Authority does have some concerns regarding loss of this space and a possible increase in on-street parking. However, it is not considered that this is sufficient to warrant refusal of the application.

5. **Conclusion** - It is considered that the scale and design of the proposed extension would cause it to be out of character and, hence, detrimental to the character and appearance of the property and the surrounding area.

6. **Recommendation** – REFUSE planning permission for the following reason:

   1. The proposed extension would result in overdevelopment of the site and a form, scale and design of development that would be out of keeping with the surrounding area and, hence, detrimental to its character and appearance. The proposals are, therefore, contrary to policies SBE1 and SBE2 of the South East Area Local Plan and polices WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft .

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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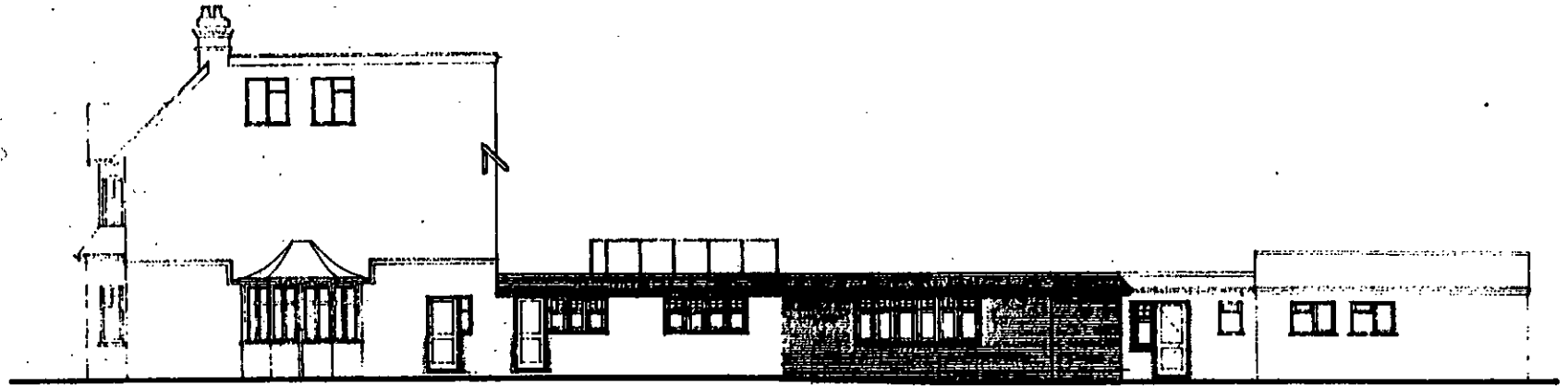
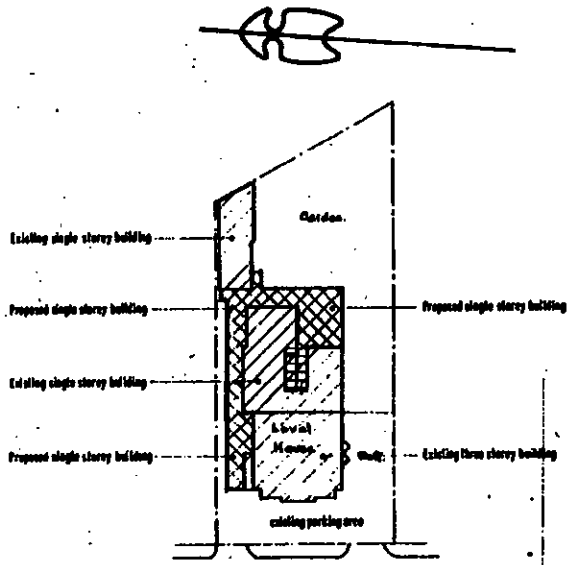
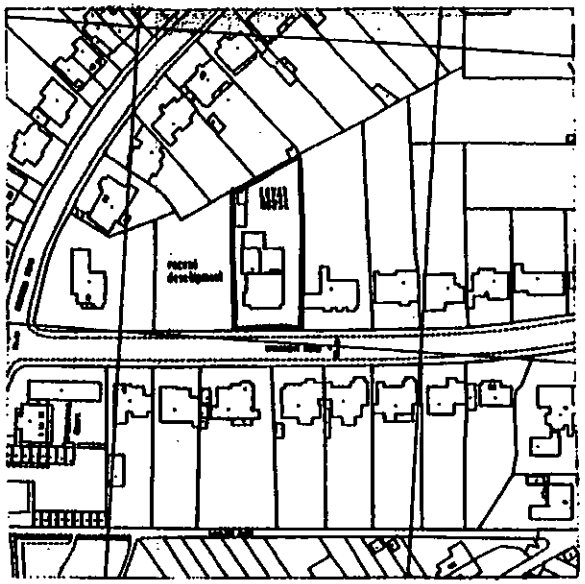
2197



SOUTH ELEVATION D



SITE PLAN



LOCATION PLAN

2751

REVISIONS

A	10-06-99	elevations [illegible]
B	23-08-99	general revisions
C	10-05-00	elevations revised to suit reduced scheme
D	05-10-00	clients requirements
E	03-11-00	sitting room door deleted

06 NOV 2000 2751

CLIENT MR L TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations : Site and Location Plans

SCALE 1:100 1:500 1:1250

DATE APRIL 1999

DWG. NO. 9867/11 E

THE LODGE DESIGN GROUP
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CROHAM LODGE, CROHAM ROAD
CROWBOROUGH, EAST SUSSEX, TN6 2RH
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2268

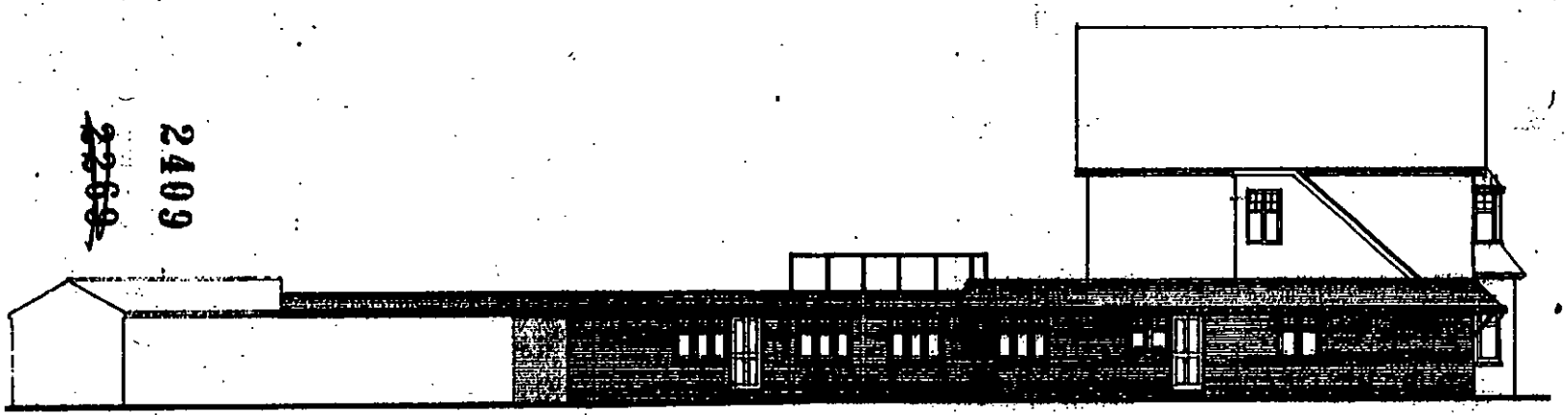
2408



EAST ELEVATION B



WEST ELEVATION A



NORTH ELEVATION C

06.NOV.2000 2751

REVISIONS

A	10-06-99	west elevation A added
B	23-03-99	general amendments to elevations
C	18-05-99	elevations revised to suit reduced scheme
D	05-10-99	clients requirements

2409

~~2269~~

CLIENT: MR L. TAPPIN

PROJECT: LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE: PROPOSED ALTERATIONS AND EXTENSIONS

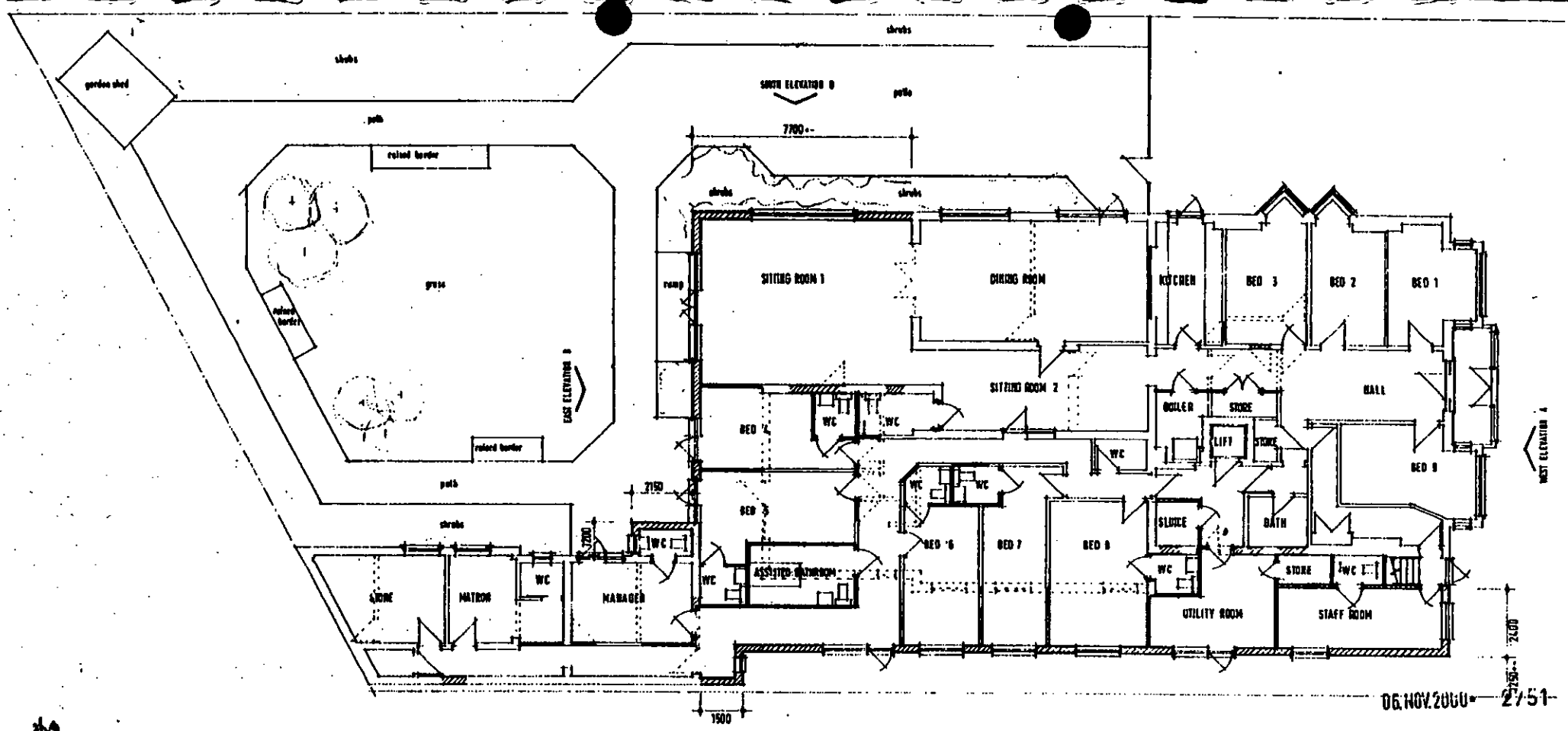
Elevations

SCALE: 1:100

DATE: APRIL 1999

DWG NO. 9867/12 D

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS



SITTING ROOM 1	440 sq ft.
SITTING ROOM 2	219 sq ft.
DINING ROOM	346 sq ft.
TOTAL	1005 sq ft.

06.NOV.2000 — 2751

PROPOSED GROUND FLOOR PLAN

PROPOSED NEW WORKS AND ALTERATIONS

REVISIONS

C	15.02.00	restroom-reduced proposal
D	10.05.00	clients requirements
E	05.10.00	clients requirements
F	03.11.00	sittingroom 1 south elevation door removed

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG 11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Ground Floor Plan

SCALE SCALE 1:100

DATE JANUARY 1999

DWG. NO. 9867 / 10 F

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
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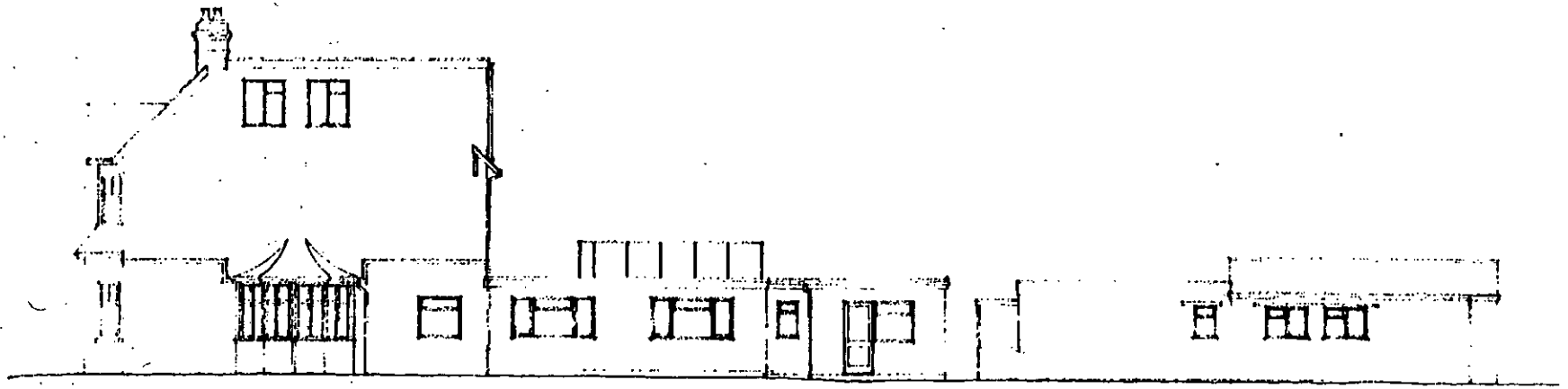
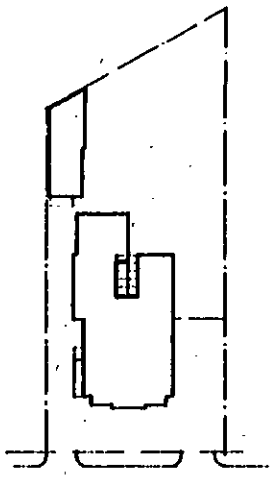
2410

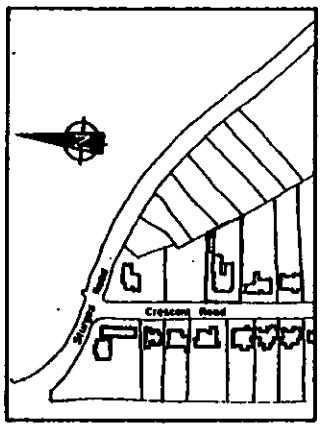


Side (South) Elevation.

CONSERVATION 2751



Block Plan 1:500



Location Plan 1:2500

2974
2411

CLIENT MR I. TAPPIR

PROJECT LOVAT HOUSE 6 CRESCENT ROAD WOKINGHAM BERKSHIRE

TITLE

AS EXISTING

ELEVATION - LOCATION PLANS

SCALE 1:100

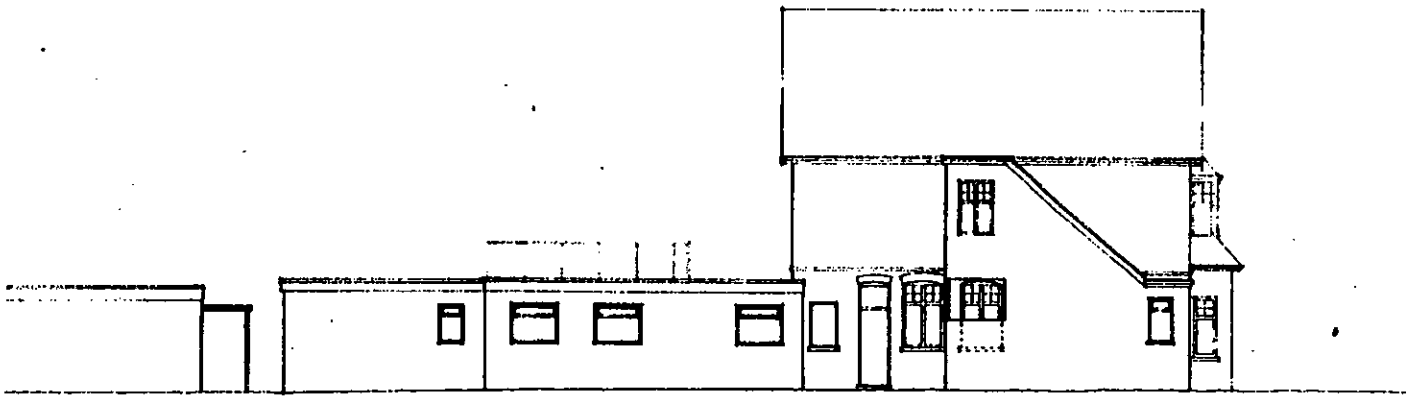
DRG NO. 9867/4

DATE DECEMBER 1990

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS



Rear (East) Elevation.



Side (North) Elevation.

CO.NOV.2000 2751

~~2272~~

2412

CLIENT	MR I. TAPPIN
PROJECT	LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE
TITLE	AS EXISTING ELEVATIONS
SCALE	1:100
DATE	DECEMBER 1998
DWG. NO.	9867/3

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
CROHAM LODGE, CROHAM ROAD
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AS EXISTING

06 NOV 2000 2751

2413

2273

MR L TAPPIN

LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE

AS EXISTING

GROUND FLOOR ANNEXE

1:50

DECEMBER 1998

DWG. NO. 9867/2

E LODGE DESIGN GROUP

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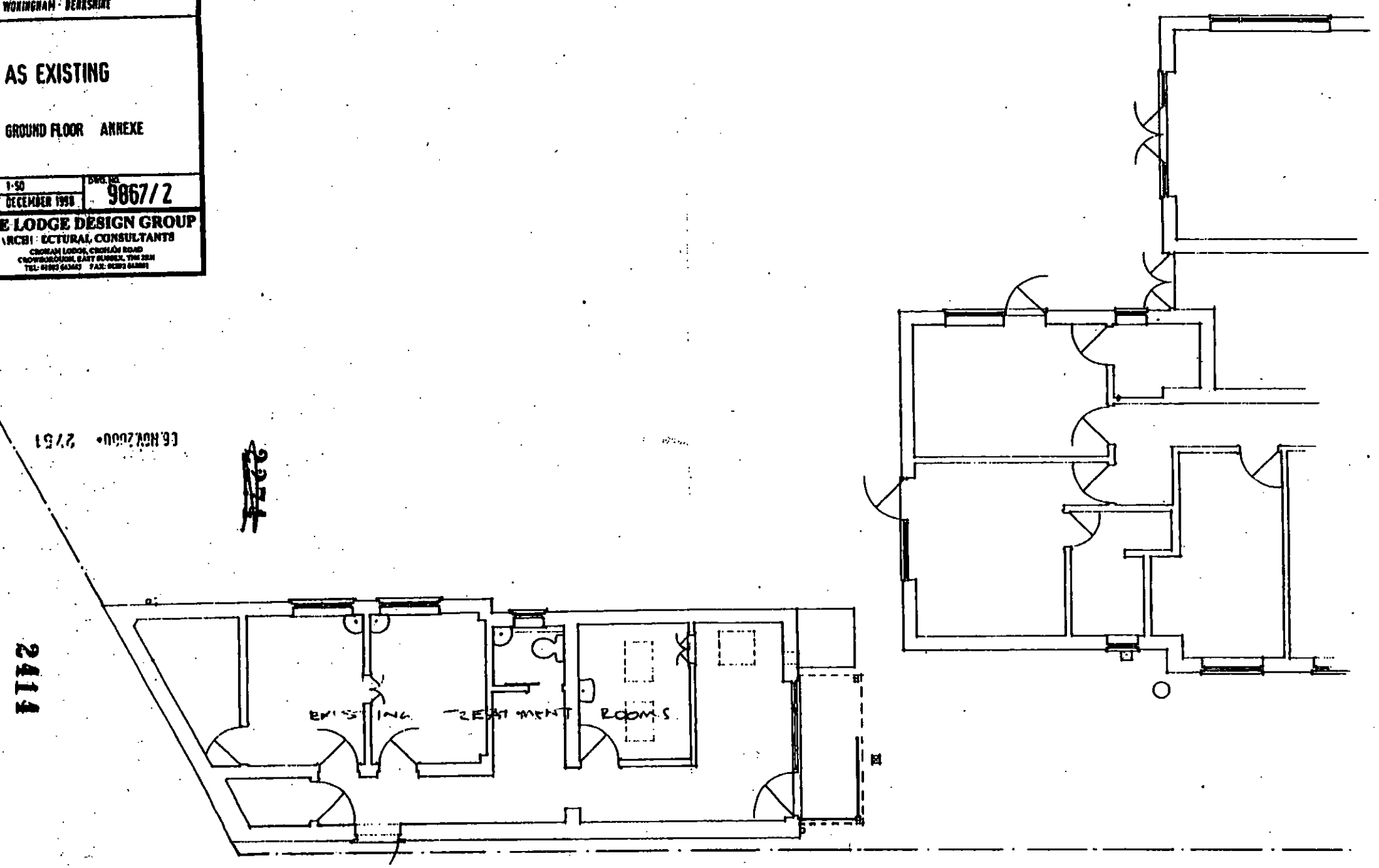

2414

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

225. APPLICATION NO: 2000/2751, CHANGE OF USE OF TREATMENT ROOMS TO RESIDENTIAL CARE PLUS SINGLE STOREY EXTENSION TO CARE HOME, 6 CRESCENT ROAD WOKINGHAM, FOR MR I TAPPIN,

The Committee considered a report on this application as set out on Agenda pages 2264 to 2274.

In explaining the report, the Head of Planning & Transportation informed Members of the comments of the Community Services Department, which were distributed to Members at the meeting.

Mr. RJW Wyatt, a local Member attended the meeting and spoke in favour of the proposal.

RESOLVED: That Application No: 2000/2751 be deferred to enable a site visit to be undertaken.

Application No.	Received	Wokingham	Listed by
F/2000/2751	06/11/00		Cllr Wyatt

Applicant: Mr I Tappin
Location : 6 Crescent Road, Wokingham
Proposal : Change of use of treatment rooms to residential care plus single storey extensions to care home

1. **Planning History** – Planning permission for the change of use to a retirement home was granted in 1973. Since then there have been numerous consents for incremental extensions and alterations to the property. The most recent application (99/69906/F), for a single-storey extension and the change of use of treatment rooms to bedrooms was refused in October 1999, as it was considered that the extensions would result in an unacceptable intensification in use of the site and increased on-street parking – the number of bedrooms would have increased from 22 to 28 and two additional staff would have been employed.

2. **Proposal** - The proposal is for the change of use of 64m^2 of treatment rooms to residential care and an extension of 130m^2 to an existing residential care home, located within the Identified Settlement.

   The proposed extension would run along the northern side of the property and project to the rear, connecting an existing detached building to the main house and forming a continuous structure along the northern boundary. It would span the whole width of the property, being deeper on the southern side, which has not been extended so far previously. It would be single-storey and largely flat-roofed, with pitched edges, resulting in an eaves height of 2.3 metres and a maximum height of 3.2 metres at the side of the original house and 2.9 metres to the rear of it.

   The Application has been listed by Cllr Wyatt who does not consider that the proposal would result in overdevelopment of the site, in the light of the need to retain residential facilities for the elderly.

3. **Consultations** -
- ***Environmental Health*** – no objection
- ***Landscape Officer*** – no objection providing the existing planting in the front garden is retained as it is important to the street scene
- ***Highway Officer*** - concerned that the loss of space available for parking would result in additional on street parking, which could be detrimental to highway safety and convenience.
- ***Wokingham Town Council*** – no objection
- ***Neighbours*** – none received

4. **Appraisal** - It is not proposed to increase the number of residents and, therefore, intensification of the use of the site is not an issue. Hence, the main considerations are:

   A. The impact on the residential amenities of neighbouring properties (South East Area Local Plan policies LBE1 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).

B. The impact on the character of the surrounding area (South East Area Local Plan policies LBE1 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).
C. Highway Issues

A. Impact on the Amenities of Neighbouring Properties

4c Crescent Road is 5 metres from the boundary with the application site and most of the extension adjacent to this boundary would be set of the boundary by over one metre. Although the rear garden of No 4c would be somewhat more enclosed as a result of the proposals the extension would not be unduly overbearing. A number of windows are proposed but as they would be at ground-floor level they would not result in unacceptable overlooking. The extension would lie to the south and hence the garden would be overshadowed to some extent. However, it is not considered that the harm would be sufficient to warrant refusal of the application.

The extension would not project further to the south than the side of the original dwelling. The depth of the building would be increased by 7.7 metres on this side but it would be to the north of 8 Crescent Road, 6.5 metres from the boundary and 12 metres from the neighbouring dwelling, so would not have an unacceptable impact in terms of causing overshadowing, being overbearing or permitting overlooking.

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The area is predominantly residential, characterised by individually designed, mainly two-storey, detached Victorian/Edwardian dwellings. These are substantial properties, situated on spacious plots.

The original dwelling was of a similar scale to its neighbours and had a footprint of about 138m^2. This has been almost doubled by the existing single-storey extensions, which have increased it by 124m^2 (90%) to 262m^2. An additional outbuilding has an area of 51m^2. The proposals would increase this by a further 130m^2 giving a total footprint of 443m^2. The site has an area of 1150m^2. Thus the proposals would result in 38% of the site being built on. This site coverage would be out of character with the surrounding area. The unsympathetic second-storey, flat-roofed extension is noticeable from the street, giving the property a bulky appearance and the unusual depth of development on the site would also be apparent from the street.

The design of the proposals is also out of character. The properties in Crescent Road, including the front elevation of No 6 are of some character and the obviously partially flat roof of the side extension would result

C. Highway Issues

It appears that the existing parking provision on the site is below the maximum standard for this type of accommodation and the side extension would result

in the loss of one existing space on this side of the property. While, it may be acceptable to provide a lower level of parking provision than the maximum standard in this case, as the site is in a reasonably accessible, town centre location, the Highway Authority does have some concerns regarding loss of this space and a possible increase in on-street parking. However, it is not considered that this is sufficient to warrant refusal of the application.

5. **Conclusion** - It is considered that the scale and design of the proposed extension would cause it to be out of character and, hence, detrimental to the character and appearance of the property and the surrounding area.

6. **Recommendation** – REFUSE planning permission for the following reason:

   1. The proposed extension would result in overdevelopment of the site and a form, scale and design of development that would be out of keeping with the surrounding area and, hence, detrimental to its character and appearance. The proposals are, therefore, contrary to policies SBE1 and SBE2 of the South East Area Local Plan and polices WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft .

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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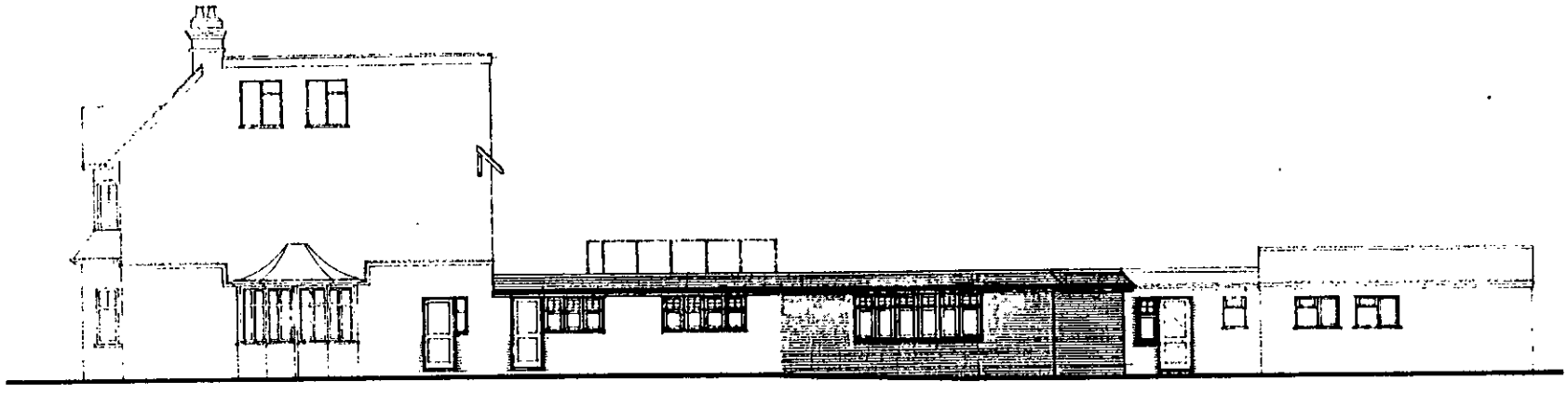
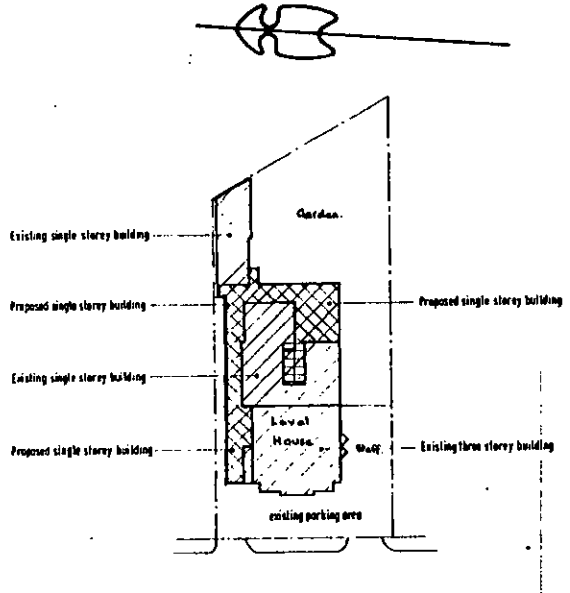
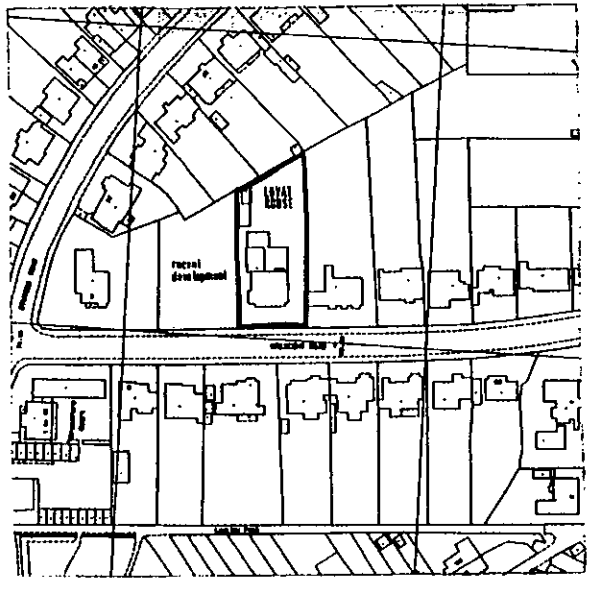
2267



SOUTH ELEVATION D



SITE PLAN



LOCATION PLAN

2751

REVISIONS

A	10 06 99	elevations revised to suit reduced scheme
B	23 08 99	general revisions
C	19 09 00	elevations revised to suit reduced scheme
D	05 10 00	clients requirements
E	03 11 00	sitting room door detailed

8922

CLIENT: MR I. TAPPIN

PROJECT: LOYAL HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE:

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations : Site and Location Plans

SCALE: 1·00 1·500 1·1250

DATE: APRIL 1999

DWG NO: 9867/11 E

THE LODGE DESIGN GROUP
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CROWBOROUGH, EAST SUSSEX, TN6 2RH
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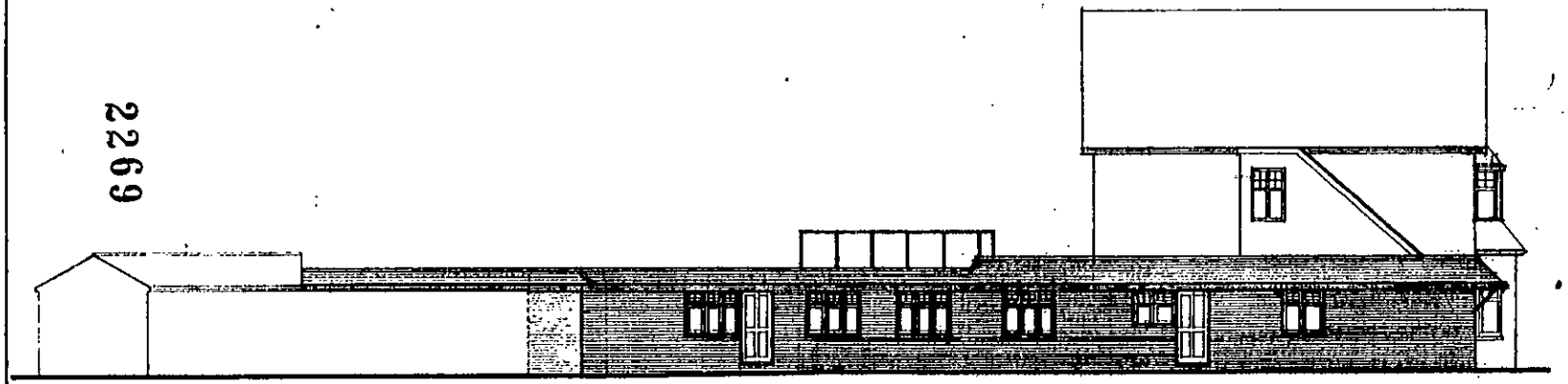
EAST ELEVATION B



WEST ELEVATION A



NORTH ELEVATION C

06.NOV.2000* 2751

REVISIONS

A	10 05 99	west elevation A added
B	21 08 99	general amendments to elevations
C	10 05 00	elevations revised to suit reduced scheme
D	05 10 00	clients requirements

2269

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations

SCALE 1:100

DATE APRIL 1999

DWG. NO. 9867/12 D

THE LODGE DESIGN GROUP
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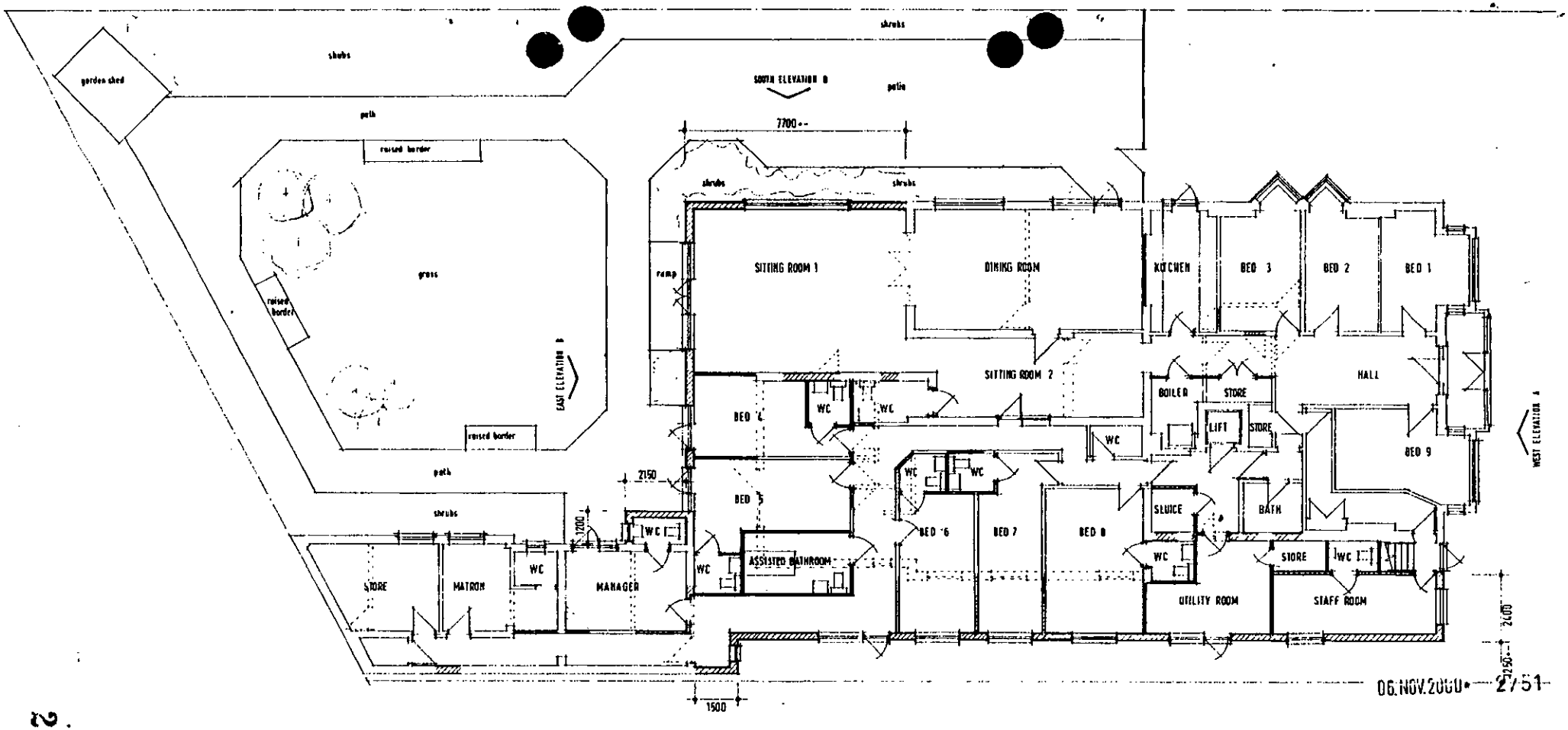

SITTING ROOM 1	440 sq ft
SITTING ROOM 2	219 sq ft.
DINING ROOM	346 sq ft
TOTAL	1005 sq ft

06.NOV.2000 2/51

2270

PROPOSED GROUND FLOOR PLAN

PROPOSED NEW WORKS AND ALTERATIONS

REVISIONS

C	15 02 00	redrawn - reduced proposal
D	10 05 00	clients requirements
E	05 10 00	clients requirements
F	03 11 00	sitting room 1 south elevation door removed

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG 11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Ground Floor Plan

SCALE SCALE 1:100

DATE JANUARY 1999

DWG NO. 9867 / 10 F

THE LODGE DESIGN GROUP
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CROWBOROUGH, EAST SUSSEX, TN6 1RN
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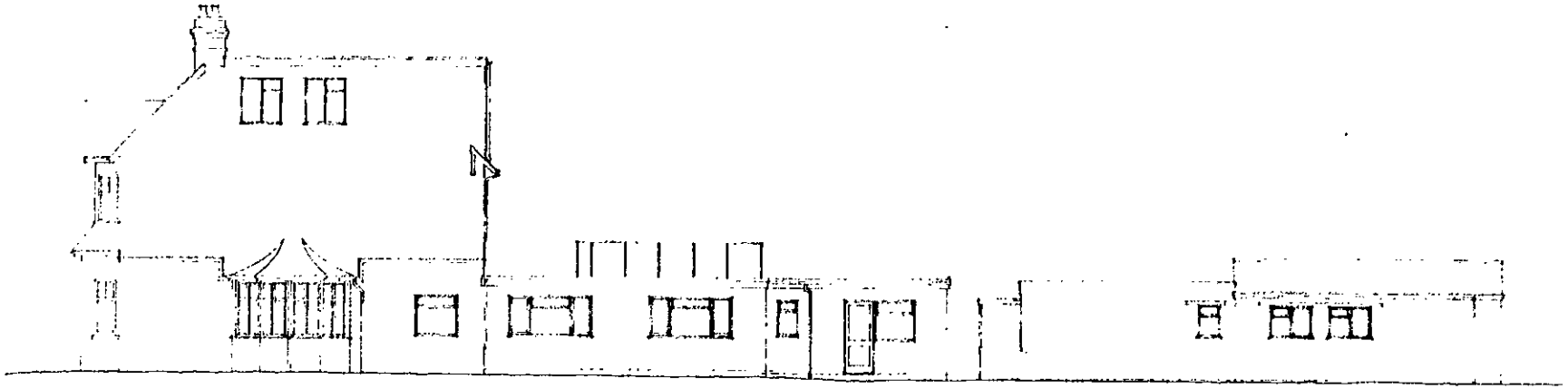
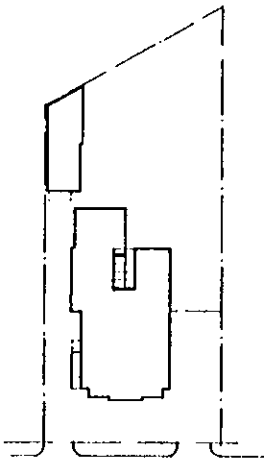


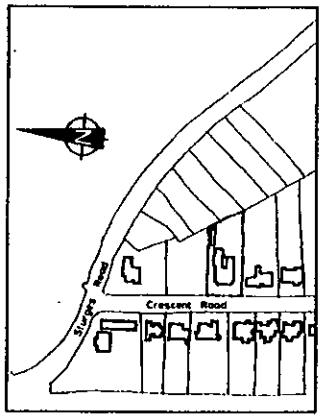
Side (South) Elevation.

06 NOV 2000 2751

2271



Block Plan 1:500



Location Plan 1:2500

CLIENT	MR I. TAPPIN
PROJECT	LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM BERKSHIRE
TITLE	AS EXISTING ELEVATION - LOCATION PLANS
SCALE	1:100
DATE	DECEMBER 1998
DWG NO.	9867/4

THE LODGE DESIGN GROUP
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CROWBOROUGH, EAST SUSSEX, TN6 2RH
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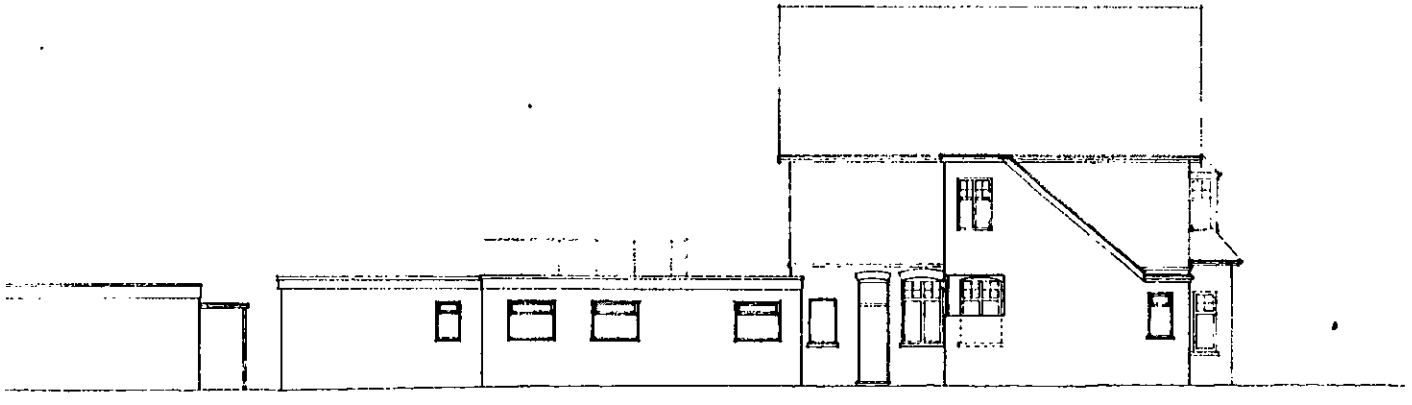
Rear (East) Elevation.



Side (North) Elevation.

03.NOV.2000 2751

2272

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE

TITLE

AS EXISTING

ELEVATIONS

SCALE 1:100

DATE DECEMBER 1998

DWG NO 9867/3

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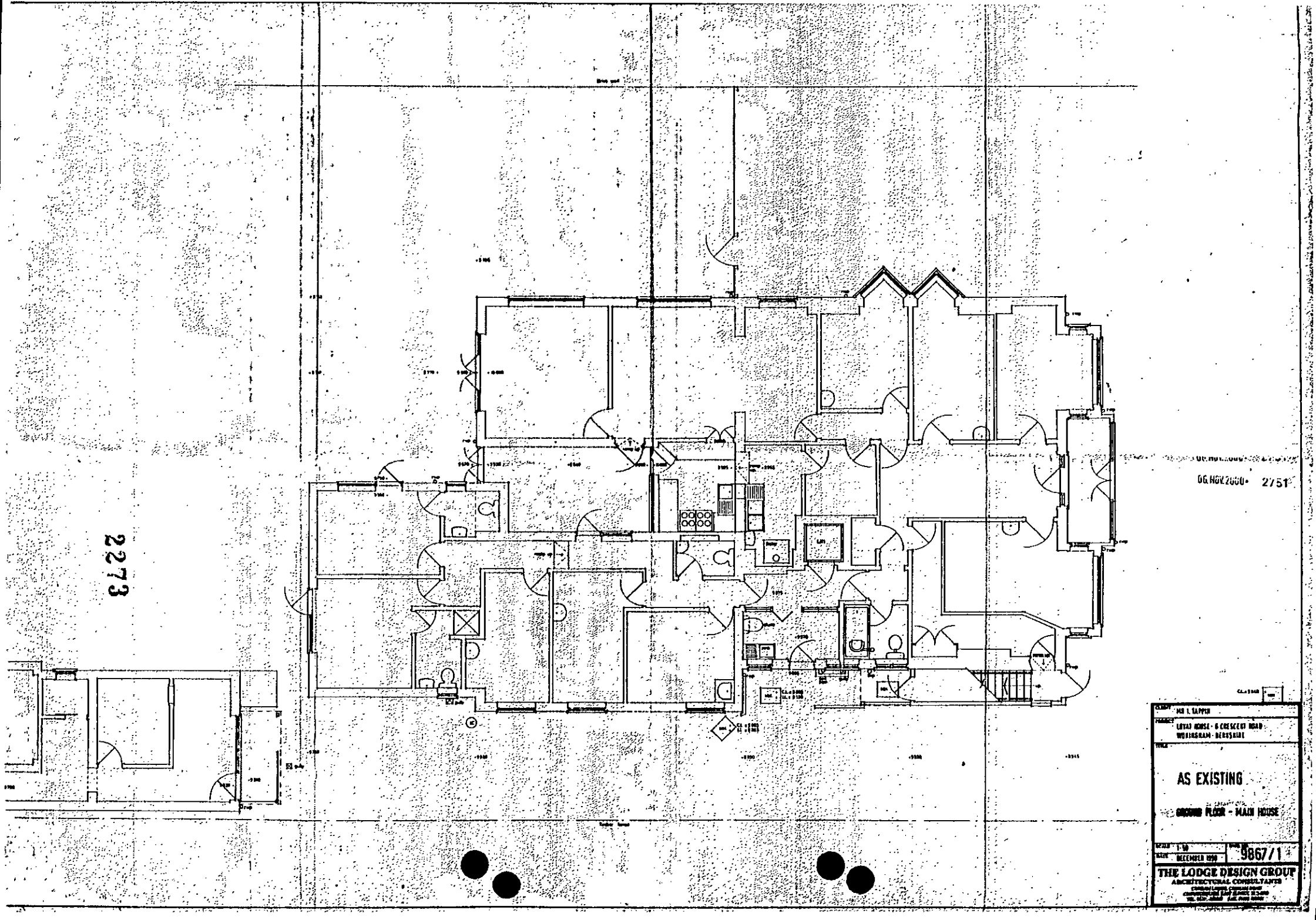
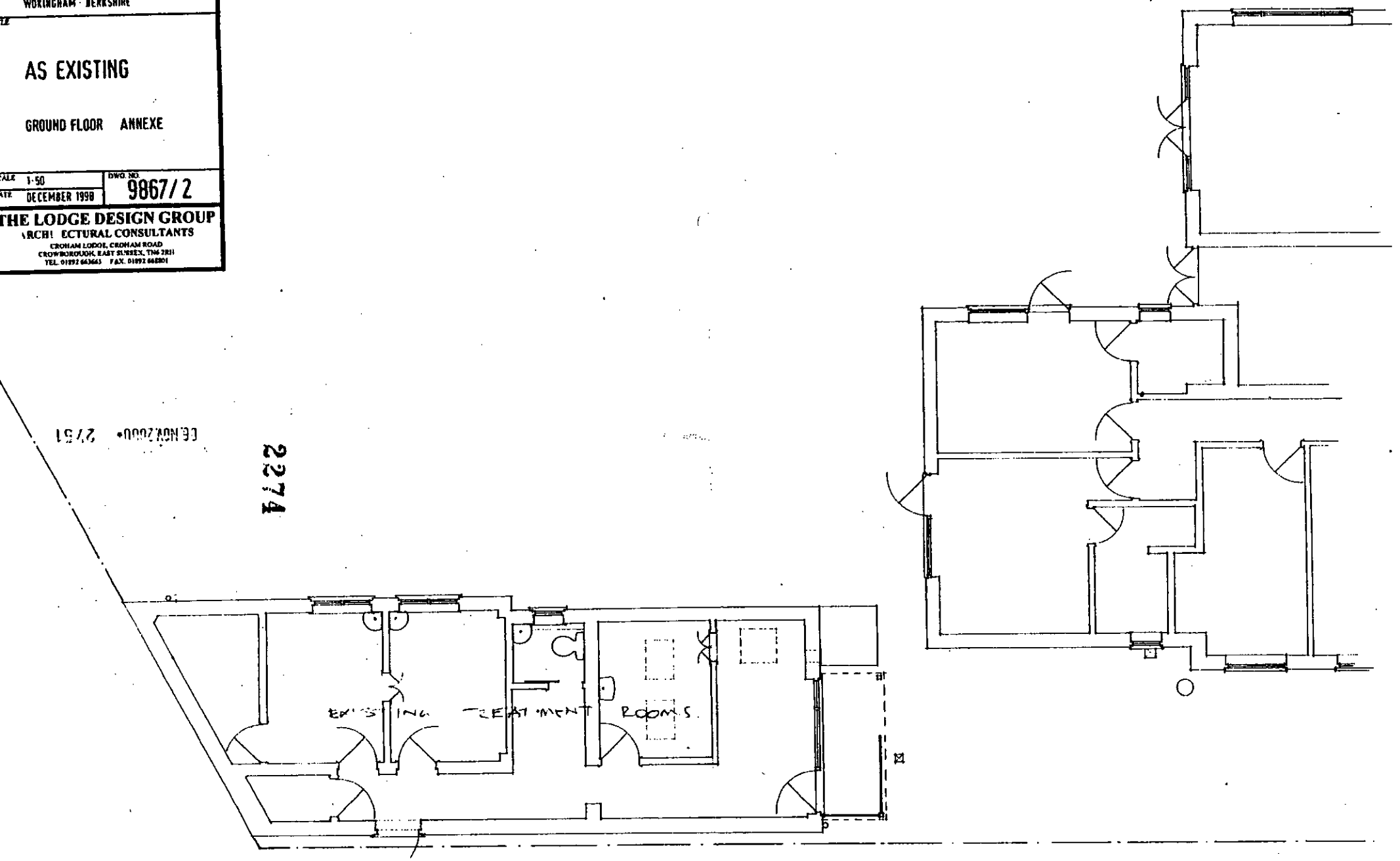
CROWBOROUGH, EAST SUSSEX, TN6 2RH
TEL: 01892 663663 · FAX: 01892 662801


2273
06 NOV 2000 2751
AS EXISTING
GROUND FLOOR - MAIN HOUSE
1:50
DECEMBER 1990
9867/1
THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS

ENT:	MR I. TAPPIN
ECT	LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE
LE	AS EXISTING GROUND FLOOR ANNEXE
ALE	1:50
ATE	DECEMBER 1998
DWG. NO.	9867/2

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
CROHAM LODGE, CROHAM ROAD
CROWBOROUGH, EAST SUSSEX, TN6 2RH
TEL. 01892 663663 FAX. 01892 668801



DE NOV 2000 2751
2274

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Emy Circuit - F/2000/2751**

File copy

Mr I Tappin
C/O The Lodge Design Group
Croham Lode
Croham Road
Crowborough
East Sussex
TN6 2RH

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 Sir/Madam

Application Number: F/2000/2751

Site Address: 6, Crescent Road, , Wokingham.

Proposal: Proposed change of use of treatment rooms to residential care plus single storey extensions to care home..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Members' Update: Development Control Committee 7 February 2001
Application No: F/2000/2751
Address: 6 Crescent Road, Wokingham

Since the report on the above application was compiled, comments have been received from Social Services as follows:

From Community Services perspective, we would wish to make a strong statement of support to Lovett House to achieve the desired outcomes for resident care. In particular:

- We are very short of registered care homes in Wokingham, there is a deficit of local places and we have already lost several registered homes in the last 12 months.
- All CS strategies are around supporting local care provision e.g. enabling elderly people to remain in Wokingham rather than move away from their neighbourhood and/or family.
- Also Berkshire has a big challenge with delayed hospital discharges- i.e. if there are not enough residential services for people to move to, they can remain in hospital and prevent others from receiving treatment, operations, etc.
- New registration requirements in force in 2002 will ultimately close homes down if they are not able to meet the new standards (e.g. for bedroom and lounge sizes per resident)
- Property prices are such that it is only too tempting for care home owners to sell up and close the service, particularly if they feel they are encountering obstacles.
- Lovett house is one of our better local homes in terms of quality of care and partnership working with the provider, also one of the few remaining which accepts placements at our normal fee rates - we need to be supporting this service to develop rather than being seen to hinder their attempts.
- I hear from our monitoring officer, Debbie Osler, that Mr Tapin has mentioned the possibility of closure if he is not able to proceed with an extension.

6762

Emy Circuit
From: Pat Brecknock
Sent: 31 January 2001 18:28
To: Anna Cronin; Emy Circuit
Cc: Debbie Osler; Alan Adams; Jane Earl
Subject: Planning Application, Lovett House,7th Feb

Anna, thanks for your reply regarding a Community Service/planning link- for now, I am the link person.
.....and it appears we already have a cross-cutting issue to problem-solve!

And thanks, Emy, for the discussion today.

I am following up this issue which arose at the Primary Care Group Liaison meeting last week. The application relates to a registered residential care home , Lovett House, at 6 Crescent Road. Applicant is the proprietor Mr Tapin. Residents are frail elderly people.
Application is for an extension to provide improved facilities, including meeting of new registration standards for kitchen, living room and bedroom sizes.

I understand that the application is to be considered at Committee on 7th Feb, with the recommendation
to to refuse. Reason for refusal is basically, I understand, an overdevelopment of the site.
I believe Cllr Bob Wyatt has asked to speak to this item.

From Community Services perspective, we would wish to make a strong statement of support to Lovett House
to achieve the desired outcomes for resident care. In particular:
* We are very short of registered care homes in Wokingham, there is a deficit of local places and we have already lost several registered homes in the last 12 months.
* All CS strategies are around supporting local care provision eg. enabling elderly people to remain in Wokingham
rather than move away from their neighbourhood and/or family.
* Also Berkshire has a big challenge with delayed hospital discharges- ie if there are not enough residential services
for people to move to, they can remain in hospital and prevent others from receiving treatment, operations, etc.
* New registration requirements in force in 2002 will ultimately close homes down if they are not able to meet
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* Lovett house is one of our better local homes in terms of quality of care and partnership working with the provider,
also one of the few remaining which accepts placements at our normal fee rates
- we need to be supporting this service to develop rather than being seen to hinder their attempts.
*I hear from our monitoring officer, Debbie Osler, that Mr Tapin has mentioned the possibility of closure if he is not
able to proceed with an extension.

I realise this is late in the day to enter the debate, but I have only just found out the details and timescales.

I would be grateful for any advice about how we could influence and assist the planning decision process so that
we arrive at satisfactory outcomes all round. Obviously I don't want to clash publicly with colleagues in planning
section, but I do want to support and safeguard a valuable social care resource which could be at risk if this
application is refused.

Regards,
Pat

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: F/2000/2751

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2000/2751
6, Crescent Road, , Wokingham.
Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

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

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29 January 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2751**
6, Crescent Road, , Wokingham.
Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

Transfer: Yes ☑ No ☐

Reason for Transfer: Do not agree to overdevelopment in the light of the need to retain elderly residential facilities

Signed: R Wyatt Date: 22/1/01

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: F/2000/2751

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
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CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2751**
6, Crescent Road, , Wokingham.
Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: F/2000/2751

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

Dear Councillor

Application Number: F/2000/2751
6, Crescent Road, , Wokingham.
Proposed change of use of treatment rooms to residential care plus single storey extensions to care home..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

15 DEC 2000
COPIES TO: ACK:

Case officer: Emy Circuit

Application Number: F/2000/2751

Proposal: Proposed change of use of treatment rooms to residential care plus single storey extensions to care home

Site Address: 6 Crescent Road, Wokingham

Applicant: Mr I Tappin C/O The Lodge Design Group

Your observations are required in respect of this application by **09/12/2000**

No objection

SIGNED: _____ **DATE:** 13/12/2000

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 15 November 2000

Application Number: F/2000/2751

Proposal: Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

Parish: WOKINGHAM TOWN

Site Address:
6, Crescent Road, , Wokingham.

Applicant:
Mr I Tappin C/O The Lodge Design Group.

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

The highway authority has concerns that the loss of space available for parking could result in additional on street parking, which would be detrimental to highway safety and the convenience of road users.

Signed: _____ **Print name:** Adam Coggins 6/12/00

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 5 December 2000

Location:	6 Crescent Road, Wokingham
Proposal:	Proposed change of use of treatment rooms to residential care plus single storey extension to care home
Application Number:	F/2000/2751

In response to your consultation dated 15 November 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals. The site plan, drawing no. 9867/11E does not show any of the existing vegetation to the front of the building which should be retained, as it is visually important within the street scene.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
[illegible]	ENF
APP	
CS	
22 NOV 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Emy Circuit
Planning

Your Ref: F/2000/2751

Date: 20 November, 2000

PROPOSED: CHANGE OF USE OF TREATMENT ROOMS TO CARE PLUS EXTENSION.

LOCATION: LOVAT HOUSE, 6 CRESCENT ROAD, WOKINGHAM

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

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Received by Wokingham District Council

Application No: F/2000/2751

Proposal:
Proposed change of use of treatment rooms to residential care plus single storey extensions to care home.

Location:
6, Crescent Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2000. 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

15 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date:	06 NOV 2000
Officer: EXC	Application No. F/2000/2751

Map No. 75B Site 012
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF TREATMENT ROOMS TO RESIDENTIAL CARE, PLUS SINGLE STOREY EXTENSIONS TO CARE HOME

Location: 6 CRESCENT ROAD

Parish: WOKINGHAM Ward: Wescott 15.11.2000 FJ

Applicant: MR I TAPPIN

Fee Received 380-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 15.11.2000 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N+ 8, 11c Crescent Road
15, 17, 19, 21 Sturges Road ✓
13, 15, 17 Crescent Road



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Development Control Section, Environmental Services, Wokingham District Council.

10 November 2000

Scale: 1 : 1250

N W E S

THE LODGE DESIGN GROUP

ARCHITECTURAL CONSULTANTS

CROHAM LODGE, CROHAM ROAD, CROWBOROUGH, EAST SUSSEX, TN6 2RH TEL:01892 663665 FAX:01892 668801

06.NOV.2000* 2751

District Planning Officer,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

3rd November 2000

cc Mr I. Tappin

Dear Sir,

RE PROPOSED ALTERATIONS AND EXTENSIONS AT LOVAT HOUSE, 6 CRESCENT ROAD, WOKINGHAM.

I have pleasure in enclosing, on behalf of my client, my Detail Planning Application for the extension and alteration of the ground floor of the above residential care home. The application also includes the change of use of the small outbuilding that is within the grounds of the property. In support of the application I enclose six copies each of drawings numbered 9867/1, /2, /3 and /4 being the existing plans and elevations and 9867/10F, /11E and /12D being the proposal drawings.

The scheme now submitted for your consideration has been considerably reduced from the scheme indicated on the previous application that was refused permission by your Council, ref. no. 99/69906/F. The proposal now, is to maintain the existing number of residents, registered for 22, but provide the necessary sitting and dining space, together with staff facilities, that is required by Social Services. The building at present has a considerable shortfall in the required space for residents and staff and this problem has to be addressed if the home is to meet current standards.

I trust that you will find this new application to be satisfactory and that you will be able to recommend its approval to your Planning Committee. Should you have any queries please do not hesitate to contact me.

Yours faithfully,

Brian D. Walker
The Lodge Design Group

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.

(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 . . . MR. I. TAPPIN . . . . . .

Date . . . 3rd NOVEMBER 2000 . . . . . .

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

LOWAT HOUSE

6, CRESCENT ROAD PLEASE INFORM DR SALOMON(RE) OF ALL APPS. MDH 14/8/95 T.E. WARR

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
B/C/61			CONVERT TO 2 SEMI-DETACHED FLATS (JOHNSON)	9.2.61 G/A			
B/R/103/73		27.3.73	Proposed alteration of use to that of Rest Home.	6.6.73C			
R/220/73		3.8.73	Conversion of house into residence for Retired people, and addition to provide staff quarters.	16.8.73D			
R/280/73	9580M		Alterations and extensions (Mr. T.C. Warr)	18.10.73 G/A	14.9.73		
	9657M	8.10.73	" " to form 2 Bedsits, Bathrm + W/C		29.11.73.		
05557			ROOF TO FLAT (MR. T.E. WARR)	28.10.76 G/A			
	BR 5552		ROOF CONVERSION (")		1.11.76 APP.		
	BR8296		CANVAS TO TREATMENT ROOM (")		13.4.77 APP.		
08267			" " "	11.5.78 G/A.			
13799			WARDENS ACC. TO RESIDENTS (MR & MRS BARBER)	31.7.80 G/A			
	BR16578		S/S extn. "		21.4.81.		
15307			" TO PHYSIOTHERAPY CLINIC (MR. T. WARR)	8.5.81 G/A			
15415			" : ALTS TO FORM BEDSITS + OFFICE (MR BARBER)	5.5.81 G/A			
	BR16998		ALT. TO RE. CLINIC (MR. T. WARR)		9.6.81 APP		
	BR4978		INT. ALTS. (MRS. M. BLACKMAN)		16.6.86 APP		
26260	PTO		REVISED ACCESS & WINDOWS ON E. ELEV. (")	10.10.86 G/A		PTD	

(2)

6 CRESCENT ROAD (PLEASE NOTIFY MR. T. E. WARR (RE: 6a THE CLINIC) NORTHBROOK HOUSE 66 FINCHAMPSTEAD RD. WOKINGHAM)

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	BRA7946		LIFT (MRS M MIFFLING)		22.9.84 APP		
38202			REMOVAL COND. 3 ON 08207 (MR. T. WARR)	25.9.91 APP			
43024			S/ST. EXT. TO FORM 2 BEDROOMS (MR & MRS MIFFLING)	2.8.94 REF			
43417			+ NEW ACCESS + PARKING AREA "	4.11.94 C/A			
	BP94/2951		S/ST. EXT. TO NURSING HOME "		6.10.94 APP		
44418			(RETRO) CONSERVATORY "	9.6.95 C/A			
~~95/60507/F~~							
	BP95/3993		GLAZED ROOF OVER COURTYARD "		15.11.95 APP		
99/69906/F			Mr. I Tappin - S/St to Care home + C. of U. of Treatment rooms to Bedrooms	6.10.99 Ref.			

PD Eng - Alto - Tappin - 26/6/00

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.'

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
06.NOV.1990* 2751

1.	APPLICANT'S NAME	MR I. TAPPIN
	ADDRESS	LOVAT HOUSE, 6 CRESCENT ROAD, WOKINGHAM
	POST CODE	RG40 2DB PHONE 01189 786750
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE LODGE DESIGN GROUP
	ADDRESS	CROHAM LODGE, CROHAM ROAD, CROWBOROUGH, EAST SUSSEX
	POST CODE	TN6 2RH PHONE 01892 663665
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	LOVAT HOUSE, 6 CRESCENT ROAD, WOKINGHAM, BERKS, RG40 2DB
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF TREATMENT ROOMS TO RESIDENTIAL CARE AND EXTENSION TO LINK SAME TO MAIN BUILDING, EXTENSIONS AND ALTERATIONS TO GROUND FLOOR
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.12 ha.
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	9867/10F, 9867/11E, 9867/12D EXISTING PLANS 9867/1, 9867/2, 9867/3 AND 9867/4

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

CHANGE OF USE	☑	REDEVELOPMENT	☐	
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑	

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

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

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

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.

RESIDENTIAL CARE HOME

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TO MATCH EXISTING

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

EXISTING BOUNDARIES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING S.W. DRAINS AND/OR SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

YES.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£380.00

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 MR I. TAPPIN DATE 3rd NOVEMBER 2000

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	N/A			
B1 (b)	RESEARCH AND DEVELOPMENT	N/A			
B1 (c)	LIGHT INDUSTRIAL	N/A			
	GENERAL INDUSTRIAL	N/A			
B3-7	SPECIAL INDUSTRIAL	N/A			
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS	N/A			
C2	RESIDENTIAL INSTITUTIONS	523 sqm	TREATMENT ROOMS 64 sqm	130 sqm	RESIDENTIAL CARE 64 sqm.
D1	NON-RESIDENTIAL INSTITUTIONS	N/A			
D2	ASSEMBLY AND LEISURE	N/A			
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	523	64	130	64

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

EXISTING 22 BEDS — NO INCREASE

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	—
Proposed	—	—

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

N/A

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

N/A

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

Existing Staff	Transferred Staff	New Staff	Total
20 FULL/PART	—	—	20

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".