APPROVED

APPLICATION NO:
F/2001/5201

LOCATION:
Woodley C Of E Primary School Hurricane Way, Woodley Reading.

APPLICANT:
W D C Property Services C/O Donaldson And Associates Ltd

PROPOSAL:
Proposed single storey extension to school to form additional classroom with secure play area.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Andrew Thorley**

Tamsin Davies

TD rec'd 17.1.02.

J09

100

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W D C Property Services
C/O Donaldson and Associates Ltd
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

Application Number: F/2001/5201

Parish: **WOODLEY**

Location: **Woodley C of E Primary School, Hurricane Way, Woodley, Reading.**

Proposal: **Proposed single storey extension to school to form additional classroom with secure play area.**

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. Within 6 months of development commencing a scheme of landscaping for a 25 metres stretch along the western boundary (to the rear of properties 4, 6, 8 Lysander Close) shall be submitted to the Local Planning Authority for approval in writing. This scheme shall include indications of all existing trees and shrubs; the approved landscaping scheme shall be implemented during the first growing season after development commences. Any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
4. Prior to the occupation of the classroom hereby approved the applicant shall prepare and submit for approval a School Travel Plan which shall include measures to minimise the need to travel to and from the site by private car. The approved School Travel Plan shall be implemented and maintained thereafter.

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

Reason
2. In the interests of visual amenity.

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

Reason
4. In the interests of highway safety.

Informative
1. Attention is drawn to the Access Officer's comments in his letter dated 20 November 2001.

Informative
2. 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 OS1, EN1, EN3 & EN4.
Loddon Area Local Plan Policy LBE1, LPS2 & LPS3.
Wokingham District Local Plan Policy WBE1, WOS2, WOS3 & WIC16.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

Notice checked by: _____

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174.(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

205. APPLICATION NO: 2001/5201, PROPOSED SINGLE STOREY CLASSROOM EXTENSION AND THE PROVISION OF A SECURE PLAY AREA, WOODLEY C OF E PRIMARY SCHOOL HURRICANE WAY WOODLEY READING, FOR: WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES

The Committee considered a report about this application set out on Agenda pages 2527 to 2534.

In explaining the report, officers informed Members that since the dispatch of the Agenda an additional letter of objection had been received raising concerns that work had commenced.

RESOLVED: That Application No: 2001/5201 be approved subject to the conditions set out on Agenda pages 2529 to 2530 with the addition of the following informatives

Informative 2

The applicant should prepare and submit for approval a 'School Travel Plan', which shall include measures to minimize the need to travel to and from the site by private car. The approved 'School Travel Plan' shall be implemented and maintained thereafter.

Informative 3

That the applicant gives regard to appropriate access arrangements for people with disabilities.

Development Control Ref No:	Received	Parish
F/2001/5201	8/12/2001	Woodley

Applicant: Wokingham District Council Property Services
Location: Woodley CE Primary School, Hurricane Way, Woodley, Reading.
Proposal: Proposed single storey classroom extension and the provision of a secure play area.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Woodley CE Primary School is located within the identified settlement of Woodley. Planning permission for the School was granted in the late 1980s, since this time there have been various planning applications for extensions and additional facilities.

2. **Proposal** –It is proposed to extend the school to the south to create an additional classroom. This classroom will be single storey with a pitched roof (approximately 5.5m high) to match the existing and will provide 83.4m^2 of additional teaching accommodation. The classroom will be formed partly by infilling a small porch area and by constructing a square shaped extension that will project approximately 7.5 m from the existing building. The school will not be increasing its intake as a result of the proposal. The additional classroom is required to ensure that the school continues to meet legislative requirements regarding class sizes.

   It is also proposed to create a secure play area adjacent to the new classroom. This area would be enclosed by a 1.1m high fence.

This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Woodley Town Council:*** express concerns about the proposal in light of its close proximity to properties in Lysander Close and request that if the application is approved, that sensitive boundary treatment is used to reduce the impact of the extension on its neighbours.
- ***Highways:*** no objection.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage through Building Regulations).
- ***Environmental Health:*** no objections.
- ***Neighbour Consultation:*** two letters of objection have been received from residents in Lysander Close whose rear gardens abut the western boundary of the site. The issues raised are as follows:
  - Loss of privacy;
  - Loss of openness;
  - The school has already been extended on this elevation;
  - Concern about further extensions in the future;
  - Consideration should be given to extending elsewhere on the school site;
  - Concern about impact on property values.

4. **Appraisal** - The main issues are:

A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area

Woodley CE Primary School is propeller shaped (as shown on the attached plan). The current application proposes to construct an additional classroom to the south of the main school building. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof. There will be limited views of the extension from Hurricane Way, but it will be seen from the rear of properties in Lysander Close to the west. The extension will be viewed against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The new building will be located approximately 10m from the school's western boundary. This boundary is shared with the rear gardens of houses in Lysander Close (the nearest residential dwellings). As these houses have 10m long rear gardens, the distance between the proposed extension and the rear of the houses is approximately 20 m. The school boundary is delineated by a 1.75m high close board timber fence. This fence and a semi mature tree will screen some views of the proposed classroom, however it would still be appropriate to the plant some additional shrubs along this boundary. This can be achieved by means of a condition. In response to the issue raised about locating the classroom extension elsewhere on site, this position has been chosen as it best serves the internal organisation and management of the school and does not encroach on to the school playing field.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The proposed development is in keeping with the existing building and the surrounding area and will not, have a detrimental impact on either the adjacent properties or the character of the area.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Within 6 months of development commencing a scheme of landscaping for a 25m stretch along the western boundary (to the rear of properties 4, 6, 8 Lysander Close) shall be submitted to the Local Planning Authority for approval in writing. This scheme shall include indications of all existing trees and shrubs, the approved landscaping scheme shall be implemented during the first growing season after development commences. Any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reasons
1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. In the interests of visual amenity.

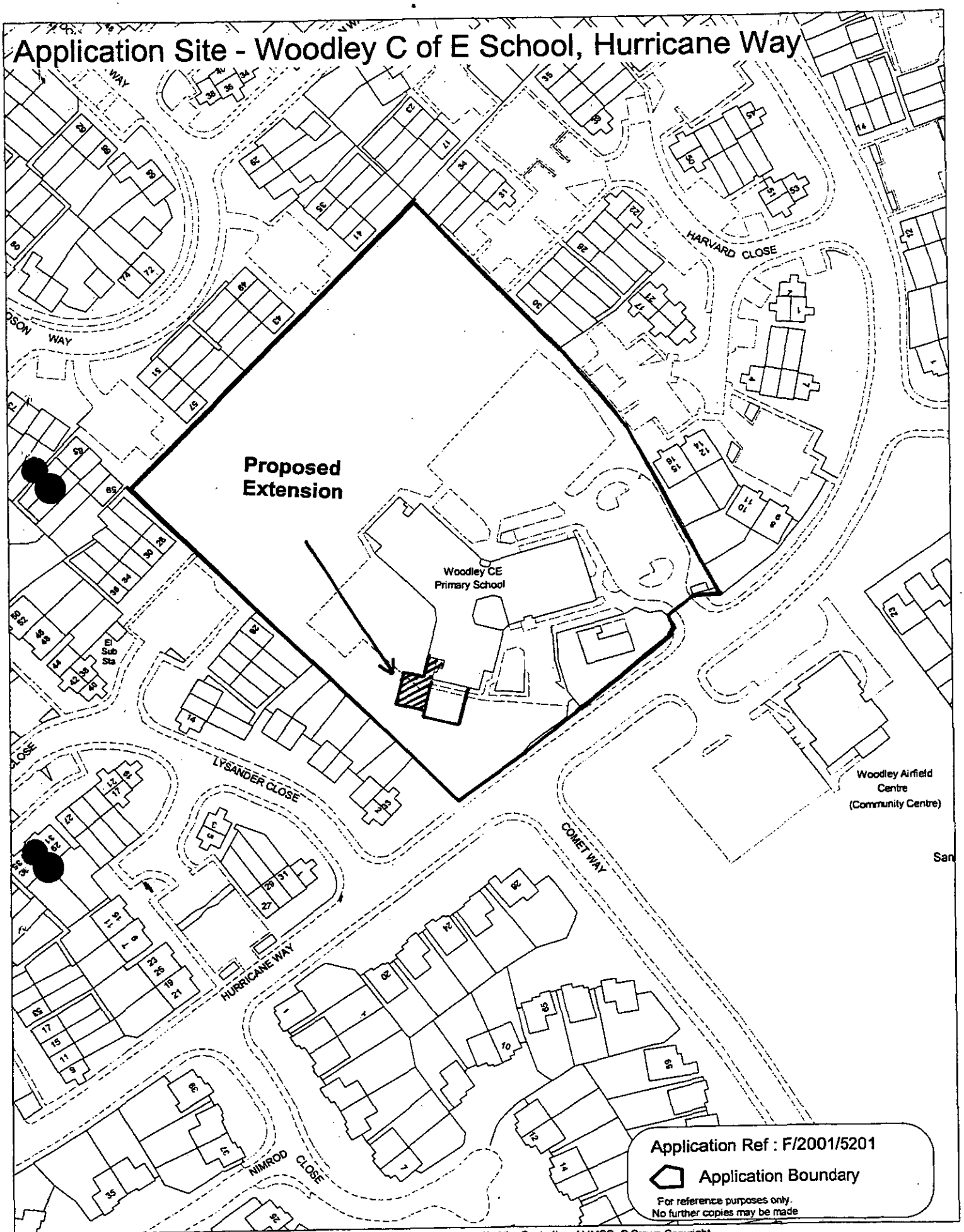
3. To ensure that the external appearance of the building is satisfactory.

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

Application Site - Woodley C of E School, Hurricane Way



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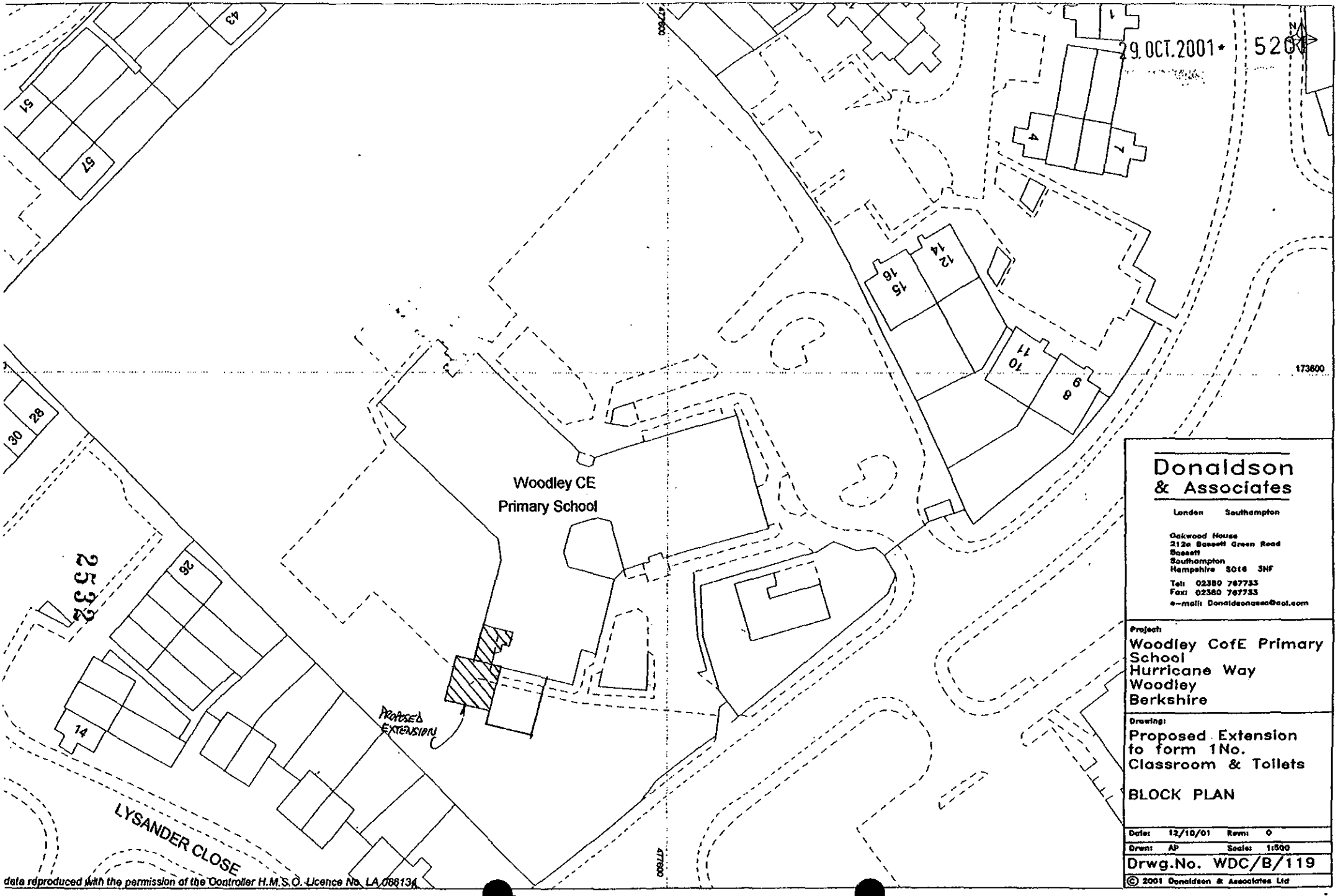
Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002

Scale: 1 : 1250

N W E S


29.OCT.2001*
520
N
Woodley CE
Primary School
PROPOSED EXTENSION
LYSANDER CLOSE
173600
477600
2532
Donaldson
& Associates
London Southampton
Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF
Tel: 02380 767733
Fax: 02380 767733
e-mail: Donaldsonassc@aol.com
Project:
Woodley CofE Primary School
Hurricane Way
Woodley
Berkshire
Drawing:
Proposed Extension to form 1No. Classroom & Toilets
BLOCK PLAN
Date: 12/10/01 Revn: 0
Drwn: AP Scale: 1:500
Drwg.No. WDC/B/119
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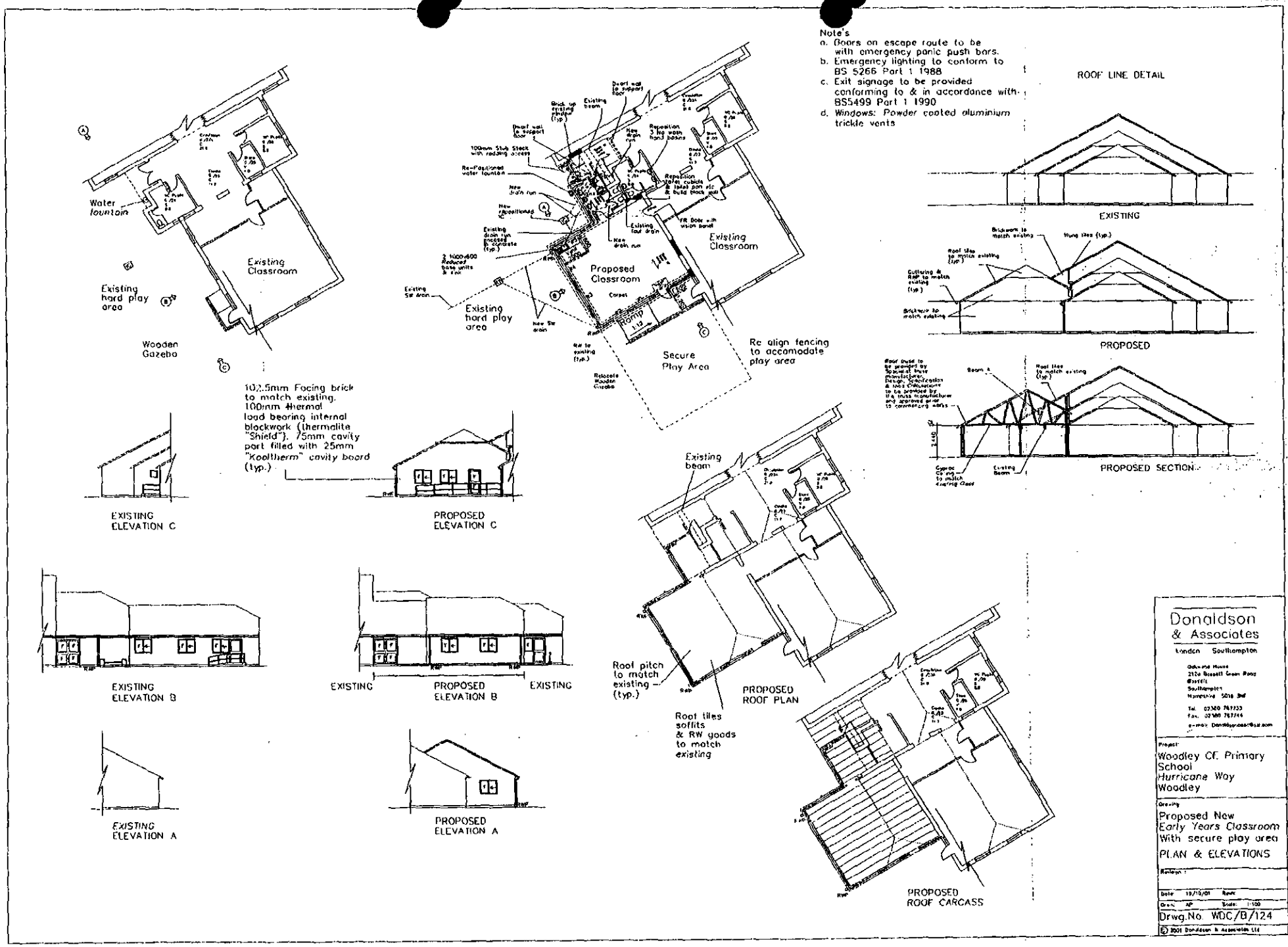
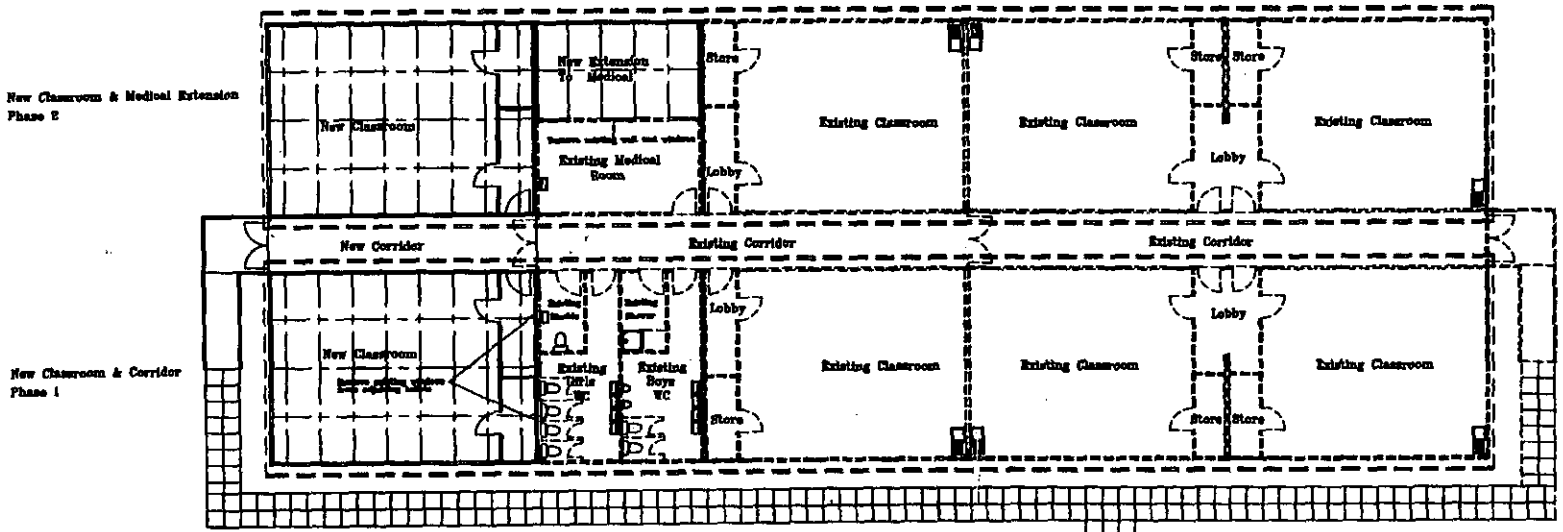

Note's
a. Doors on escape route to be with emergency panic push bars.
b. Emergency lighting to conform to BS 5266 Part 1 1988
c. Exit signage to be provided conforming to & in accordance with BS5499 Part 1 1990
d. Windows: Powder coated aluminium trickle vents
ROOF LINE DETAIL
EXISTING
PROPOSED
PROPOSED SECTION
Water fountain
Existing Classroom
Existing hard play area
Wooden Gazebo
Proposed Classroom
Existing Classroom
Existing hard play area
Secure Play Area
Re align fencing to accomodate play area
102.5mm Facing brick to match existing. 100mm thermal load bearing internal blockwork (thermalite "Shield"). 75mm cavity part filled with 25mm "Kooltherm" cavity board (typ.)
EXISTING ELEVATION C
PROPOSED ELEVATION C
EXISTING ELEVATION B
EXISTING
PROPOSED ELEVATION B
EXISTING
EXISTING ELEVATION A
PROPOSED ELEVATION A
Existing beam
Roof pitch to match existing (typ.)
Roof tiles soffits & RW goods to match existing
PROPOSED ROOF PLAN
PROPOSED ROOF CARCASS
Donaldson & Associates
London Southampton
Project
Woodley CE Primary School
Hurricane Way
Woodley
Drawing
Proposed New Early Years Classroom With secure play area
PLAN & ELEVATIONS
Date 19/10/01
Drwg.No. WDC/B/124
© 2001 Donaldson & Associates Ltd

2533

21.DEC.2001



Swimming Pool

2534

ROLLALONG LIMITED	
Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset BH21 6SF Tel: 01202 824541 Fax: 01202 826525	
TITLE	Plan Layout
	Proposed Extension To Modular Building
LOCATION	Whiteknight Primary School
SCALE 1:200	ISSUE A
DRAWN M. Watts	DATE 29.11.01
DRAWING NUMBER	210289-A

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

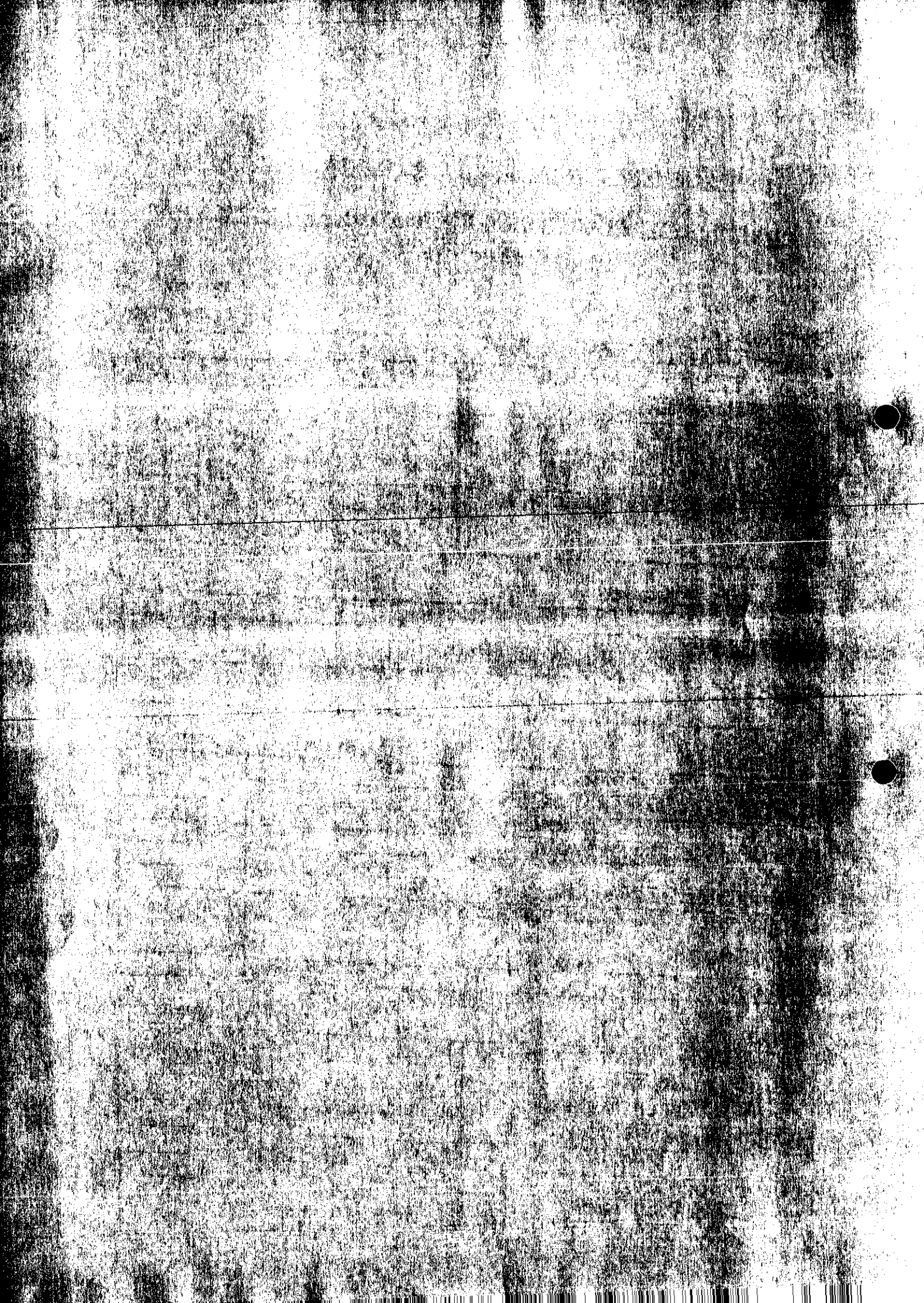
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5201	Tanya Davies
BUILDING CONTROL NUMBER	FX 2001/2402 North	
APPLICANT/AGENT	Donaldson + Assoc	
ADDRESS OF SITE	Woodley Primary School Hurricane Lane WOODLEY	
DESCRIPTION OF PROPOSED WORK	school ext to form early years classroom + toilets	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	WDC/B/124	WDC/B/124 (plan reduced in size)
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	20/2/02	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	22/5/02	

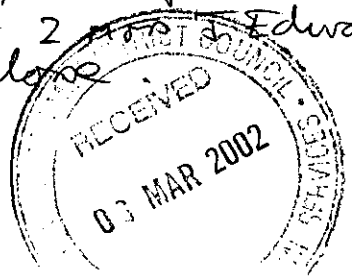
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	5/2/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	



FAO Tanya Davies, ~~Property Services~~ PLANNING

NB- Same letter also sent 2 Mrs T Edwards of 6 Lysander close



Tel: (0118) 974 6156 (Direct Line)
Fax: (0118) 974 6259
Email: Helen.Rowlay@wokingham.gov.uk
Date: 5 March, 2002
Our ref:

WOKINGHAM UNITARY
Aiming for Excellence

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Miss Ledger
6 Lysander Close
Woodley
Reading

Dear Miss Ledger

CLASSROOM EXTENSION – WOODLEY PRIMARY SCHOOL

I have been asked to contact you to outline from an education perspective, the reason for the current building programme at Woodley Primary School.

I understand that you have already spoken to Tanya Davies, Planning, regarding the planning application and your concerns regarding this development. Whilst I am not aware of your specific concerns with the application, these will be reviewed and addressed at the respective committee.

The need for the additional classroom was identified in Spring 2001, following consultation between the school and the Council. Following a change to the admission arrangements to primary schools with effect from September 2001, whereby pupils are admitted to the school 1 term earlier than previous arrangements, there was an identified need to provide additional space at the school from the summer 2002 term.

The expected intake to the school for the summer 2002 term is 25 pupils. This is slightly higher than previous estimates. Had the intake been smaller it may have been possible to accommodate the additional pupils either elsewhere in the building or within another class as a short-term measure. Due to a larger summer term intake, this cannot be achieved without severe organisational disruption to the school with the possibility that the school would not be able to meet curriculum requirements.

The new accommodation is therefore required by April 2002 for the summer term. If you have any queries about the works on site please contact Brian McKay, Property Services 0118 974 6725.

Yours sincerely

Helen Rowlay
School Planning and Assets Manager

C.c. – B McKay, Property Services

Tanya

Can you send this across to Education and Property & ask them to respond.

(I don't see why we should refer to explain the actions of other departments!)

Can I suggest you write to the lady and advise her of the outcome and that you have passed the letter on for reply.

Can you let Sandra know when you have replied please so that it can be logged off on the post system. Thanks Trev

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

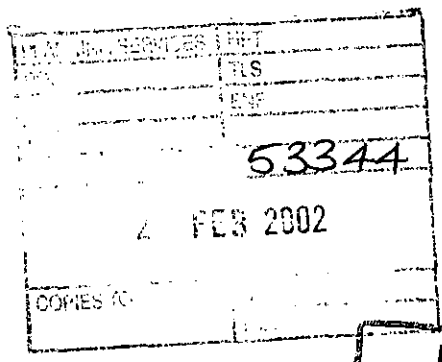
_____

_____

_____

_____

Signed _____



4 Lysander Close
Woodley
Reading
RG5 4ND

19 February 2002



Mr T Watson
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Watson

Your ref: F/2001/5201

Single Storey Extension, Woodley CE Primary School, Hurricane Way, Woodley

Further to your letter of 14 February with regard the above planning application, you state that the application will be determined on 20 February. Would you please explain why therefore the building work is already going ahead and was started even before the date you wrote the letter. Whatever is the point of holding a meeting giving objectors the chance to speak when the work has already commenced? It seems that you are following procedures just for show but what an insult to our intelligence.

'Wokingham Unitary Aiming for Excellence' – 'Aiming for Honesty' would be a better objective.

Yours sincerely

J. M. Edwards

JM Edwards (Mrs)

Applicationo	Name & Address
F/2001/5201	Miss. K. Ledger 6 Lysander Close WOODLEY RG5 4ND
F/2001/5201	Mrs J M Edwards 4 Lysander Clsoe WOODLEY RG5 4ND
Committee letters sent 14/02/02	
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES
POL
DC TB
APP
CS
01 MAR 2002
COPIES TO
PROPERTY

6 Lysander Close
Woodley
Reading
RG5 4ND

27 February 2002

Dear Sir/Madam

Plan No F/2001/5201: Proposed single storey extension to school
Site address: Woodley CE Primary School, Hurricane Way

I refer to your letter of 14 February 2002 regarding the above application which was to be determined at the Development Control Committee meeting on the 20 February 2002. As the building work had already started approximately three weeks prior to this date, I telephoned your office on the 16 February 2002 and left a message for Kevin Jacob. I then had some lady leave a message on my answerphone saying I needed to speak to the planning department. Why she could not pass the message on is beyond me. Do your departments not communicate with one another? I then contacted the case officer on the 19 February 2002 to find out why the building work had already started when the application was still to be determined. I was told that the Property Services department had gone ahead with the building work as they were on a tight schedule, without making the planning department aware of this. Tight schedule or not, this work should not have started. I had not received any correspondence regarding the approval and I had not received any reply to my reasons for not having this extension. Its all very well saying that a copy of the committee report can be viewed at your office but some of us work you know and are not able to do this.

During my conversation, I asked why the roof pitch had to be so high for a single storey building but the lady did know the answer. I suppose the council figured that if they got on with the building work then the residents could not do anything about it. I take a very dim view of this backhanded approach and a copy of this letter is being sent to my local town councillor. It's the same old story, unless it affects you directly, you don't give a damn. This extension is going to overlook my property, ruin my outlook, cut down on general light and could even lower the value of my property.

I've been told that there's going to be some proposed planting along the backs of our fences and that I will be kept informed. I shall wait to hear from you in due course. I hope you pass this complaint on to your Property Services department as the least they can do is apologise.

Yours faithfully

Miss K Ledger

TANYA,
PROPERTY NEED TO DEAL WITH THIS BUT IT WILL BE REGISTERED AS AN OBJ TO THE APPLICATION

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 7 March 2002
My ref: TD/2001/5201

Miss K Ledger
4 Lysander Close
Woodley
Reading
RG5 4ND

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

Dear Miss Ledger

Re: Single Storey Extension at Woodley School.

Thankyou for your letter dated 27 February 2002.

Members approved the single storey extension at committee on 20 February. This was subject to various conditions including a planting scheme for the boundary with the rear of your property. However I can understand your frustration that works commenced prior to the application being reported to Committee and have passed a copy of your letter to the Education and Property Services Department asking them to provide you with an explanation.

Yours faithfully

Tanya Davies
Senior Minerals & Waste Planning Officer

Development Control Ref No:	Received	Parish
F/2001/5201	8/12/2001	Woodley

Applicant: Wokingham District Council Property Services
Location: Woodley CE Primary School, Hurricane Way, Woodley, Reading.
Proposal: Proposed single storey classroom extension and the provision of a secure play area.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Woodley CE Primary School is located within the identified settlement of Woodley. Planning permission for the School was granted in the late 1980s, since this time there have been various planning applications for extensions and additional facilities.

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   It is also proposed to create a secure play area adjacent to the new classroom. This area would be enclosed by a 1.1m high fence.

This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

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- ***Highways:*** no objection.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage through Building Regulations).
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  - Loss of openness;
  - The school has already been extended on this elevation;
  - Concern about further extensions in the future;
  - Consideration should be given to extending elsewhere on the school site;
  - Concern about impact on property values.

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B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area

Woodley CE Primary School is propeller shaped (as shown on the attached plan). The current application proposes to construct an additional classroom to the south of the main school building. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof. There will be limited views of the extension from Hurricane Way, but it will be seen from the rear of properties in Lysander Close to the west. The extension will be viewed against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The new building will be located approximately 10m from the school's western boundary. This boundary is shared with the rear gardens of houses in Lysander Close (the nearest residential dwellings). As these houses have 10m long rear gardens, the distance between the proposed extension and the rear of the houses is approximately 20 m. The school boundary is delineated by a 1.75m high close board timber fence. This fence and a semi mature tree will screen some views of the proposed classroom, however it would still be appropriate to the plant some additional shrubs along this boundary. This can be achieved by means of a condition. In response to the issue raised about locating the classroom extension elsewhere on site, this position has been chosen as it best serves the internal organisation and management of the school and does not encroach on to the school playing field.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The proposed development is in keeping with the existing building and the surrounding area and will not, have a detrimental impact on either the adjacent properties or the character of the area.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Within 6 months of development commencing a scheme of landscaping for a 25m stretch along the western boundary (to the rear of properties 4, 6, 8 Lysander Close) shall be submitted to the Local Planning Authority for approval in writing. This scheme shall include indications of all existing trees and shrubs, the approved landscaping scheme shall be implemented during the first growing season after development commences. Any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reasons
1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. In the interests of visual amenity.

3. To ensure that the external appearance of the building is satisfactory.

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 28 February 2002
My ref: TD/2001/5201

Mrs J Edwards
4 Lysander Close
Woodley
Reading
RG5 4ND

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

Dear Mrs Edwards

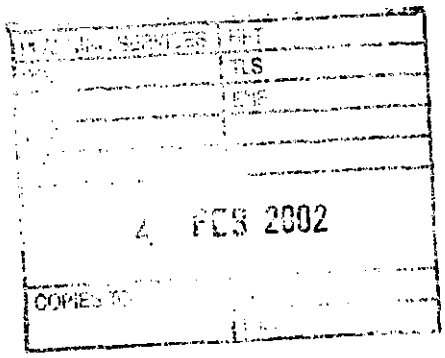
Re: Single Storey Extension at Woodley School.

Thankyou for your letter dated 19 February 2002 addressed to Trevor Watson.

Members approved the single storey extension at committee on 20 February. This was subject to various conditions including a planting scheme for the boundary with the rear of your property. However I can understand your frustration that works commenced prior to the application being reported to Committee and have passed a copy of your letter to the Education and Property Services Department asking them to provide you with an explanation.

Yours faithfully

Tanya Davies
Senior Minerals & Waste Planning Officer



4 Lysander Close
Woodley
Reading
RG5 4ND

19 February 2002

Mr T Watson
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Watson

Your ref: F/2001/5201

Single Storey Extension, Woodley CE Primary School, Hurricane Way, Woodley

Further to your letter of 14 February with regard the above planning application, you state that the application will be determined on 20 February. Would you please explain why therefore the building work is already going ahead and was started even before the date you wrote the letter. Whatever is the point of holding a meeting giving objectors the chance to speak when the work has already commenced? It seems that you are following procedures just for show but what an insult to our intelligence.

'Wokingham Unitary Aiming for Excellence' – 'Aiming for Honesty' would be a better objective.

Yours sincerely

J. M. Edwards

JM Edwards (Mrs)

Tanya Davies

From: Tanya Davies
Sent: Tuesday, February 19, 2002 4:19 PM
To: Head.Woodley Primary; Bob Wilson
Cc: Mike Thorp
Subject: Woodley C Of E School, single storey extension

Importance: High

I have just had a telephone call from a very cross local resident, who lives next to Woodley School.

She was phoning to complain that the building works had commenced prior to the application being reported to committee. She has written to object and felt very strongly that her concerns had not been given consideration. I explained that the application was being reported to committee late due to staff shortages at this end but also that the school need the classroom for April 2002.

I would be grateful if someone (either from Property Services or the school) could drop her a line just explain/confirm why it was imperative to start building.

Her name is Miss Ledger and she lives at 6 Lysander Close, Woodley, Reading.

many thanks

Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Telephone Conversation 19/2/02
TD & Miss Ledger (Lysander Close)

- Basically Miss Ledger cross because work has started without p/g permission. She has written in to object + does not feel her concerns have been taken on board.

- I explained delay getting app to comm. due to staff shortages, also that need classroom for April.

- She accepts all this but would like some form of explanation/apology.

- I said we would consult her on the planting proposal.

- I have emailed school/Property to pass on her concerns/suggest someone drops her a line.

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5201	8/12/2001		Woodley

Applicant: Wokingham District Council Property Services
Location: Woodley CE Primary School, Hurricane Way, Woodley, Reading.
Proposal: Proposed single storey classroom extension and the provision of a secure play area.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Woodley CE Primary School is located within the identified settlement of Woodley. Planning permission for the School was granted in the late 1980s, since this time there have been various planning applications for extensions and additional facilities.

2. **Proposal** –It is proposed to extend the school to the south to create an additional classroom. This classroom will be single storey with a pitched roof (approximately 5.5m high) to match the existing and will provide 83.4m^2 of additional teaching accommodation. The classroom will be formed partly by infilling a small porch area and by constructing a square shaped extension that will project approximately 7.5 m from the existing building. The school will not be increasing its intake as a result of the proposal. The additional classroom is required to ensure that the school continues to meet legislative requirements regarding class sizes.

   It is also proposed to create a secure play area adjacent to the new classroom. This area would be enclosed by a 1.1m high fence.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Just awaiting
Highway comments.

DRAFT

Development Control Ref No:	Received	Parish
F/2001/5201	8/12/2001	Woodley

Applicant: Wokingham District Council Property Services
Location: Woodley CE Primary School, Hurricane Way, Woodley, Reading.
Proposal: Proposed single storey classroom extension and the provision of a secure play area.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Woodley CE Primary School is located within the identified settlement of Woodley. Planning permission for the School was granted in the late 1980s, since this time there have been various planning applications for extensions and additional facilities.

2. **Proposal** –It is proposed to extend the school to the south to create an additional classroom. This classroom will be single storey with a pitched roof (approximately 5.5m high) to match the existing and will provide 83.4m^2 of additional teaching accommodation. The classroom will be formed partly by infilling a small porch area and by constructing a square shaped extension that will project approximately 7.5 m from the existing building. The school will not be increasing its intake as a result of the proposal. The additional classroom is required to ensure that the school continues to meet legislative requirements regarding class sizes.

   It is also proposed to create a secure play area adjacent to the new classroom. This area would be enclosed by a 1.1m high fence.

Why the ?

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Woodley Town Council:*** express concerns about the proposal in light of its close proximity to properties in Lysander Close and request that if the application is approved, that sensitive boundary treatment is used to reduce the impact of the extension on its neighbours.
- ***Highways:*** comments awaited.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. These items will be addressed at a later stage though Building Regulations.
- ***Environmental Health:*** no objections.
- ~~***Education:*** support the planning application.~~
- Neighbour Consultations

Letters

Two letters of objection have been received from residents in Lysander Close whose rear gardens abut the western boundary of the site. The issues raised are as follows:

- Loss of privacy;
- Loss of openness;
- The school has already been extended on this elevation;
- Concern about further extensions in the future;
- Consideration should be given to extending elsewhere on the school site; and
- Concern about impact on property values.

4. **Appraisal** - The main issues are:

A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. <u>The impact on the character of the surrounding area</u>

Woodley CE Primary School is propeller shaped (as shown on the ~~enclosed~~ attached plan). The current application proposes to construct an additional classroom to the south of the main school building. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof. There will be limited views of the extension from Hurricane Way, but it will be seen from the rear of properties in Lysander Close to the west. The extension will be viewed against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The new building will be located approximately 10m from the school's western boundary. This boundary is shared with the rear gardens of houses in Lysander Close (the nearest residential dwellings). As these houses have 10m long rear gardens, the distance between the proposed extension and the rear of the houses is approximately 20 m. The school boundary is delineated by a 1.75m high close board timber fence. This fence and a semi mature tree will screen some views of the proposed classroom, however it would still be appropriate to the plant some shrubs along this boundary. This can be achieved by means of a planning condition. In response to issue raised about locating the classroom extension elsewhere on site, this position has been chosen as it best serves the internal organisation and management of the school and does not encroach on the school playing field.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The proposed development is in keeping with the existing building and the surrounding area and will not, have a detrimental impact on either the adjacent properties or the character of the area.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Works related to the construction of the development hereby granted, including works of preparation prior to building operations, shall not take place other than between the hours of 8am and 6pm Monday to Friday and 8am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

3. Within 6 months of development commencing, a scheme of landscaping for a 20m stretch along the western boundary shall be submitted to the Local Planning Authority for approval in writing. This scheme shall include indications of all existing trees and shrubs, the approved landscaping scheme shall be implemented during the first growing season after development commences. Any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

4. Facing materials

Reasons
1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

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

3. In the interests of visual amenity.

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 OS1, EN1, EN3 & EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

See Part One full plans
Urgent.

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 04 February 2002

Application Number: F/2001/5201

Proposal: Proposed single storey extension to school to form additional classroom with secure play area.

Parish: WOODLEY TOWN

Site Address:
Woodley C Of E Primary School, Hurricane Way, Woodley, Reading.

Applicant:
W D C Property Services C/O Donaldson And Associates Ltd.

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.

If the proposals will result in an increase in pupil numbers then the School must sign up to, support + develop a safe routes to school strategy.

* No increase in pupil numbers. See Helen Rowlays e-mail dated 22 Nov 01.
L.

Signed: _____ **Print name:** ADAM 6/2/02.

Tanya Davies

From: Tanya Davies
Sent: Monday, January 28, 2002 11:06 AM
To: Bob Wilson
Subject: Woodley Primary School

Importance: High

I am currently writing the committee report for the extension at Woodley Primary School.

I have got objections from 2 neighbours who raise various issues, including if consideration was given to locating the extension at the 'other end' of the school? I imagine that this location was chosen as it was best for the internal organisation/ needs of the school and because of a reluctance to build on playing fields. Any other comments you might have would be appreciated!

The Town agree with the views of the local residents and feel that if the extension is approved as proposed there should be some sensitive boundary treatment. I agree with this and feel that there is the potential to plant some shrubs along the boundary to screen views above the fence, however if the local residents are concerned about feeling 'closed in' then this might make things worse. It is likely that this would be a condition on any consent.

Any comments you might have would be appreciated.

Best wishes

Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5201
From:	Tom Payne Environmental Heath	My Ref:	20015346
		Date.	27 November 2001

PROPOSED SINGLE STOREY EXTENSION TO SCHOOL TO FORM ADDITIONAL CLASSROOM WITH SECURE PLAY AREA.

WOODLEY PRIMARY SCHOOL, HURRICANE WAY,WOODLEY.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Conversation with Bob Wilson 23·1·02
6713.

- Basically need classroom on site for April 2002.

- I advised can't start without planning permission, have received objections from locals + p.c. will need to be reported to committee.

- If they do start I advised they contacted local Cllr / to inform + ! Cllrs don't like them to pre-empt plg.

- He said he would contact Colin Lawley.

Tanya Davies.

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

FROM: Andrew Thorley

DATE: 14 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5201

Proposal: Proposed single storey extension to school to form additional classroom with secure play area..

Site Address: Woodley C Of E Primary School, Hurricane Way, Woodley, Reading.

Applicant: W D C Property Services C/O Donaldson And Associates Ltd.

Your observations are required in respect of this application **by 08/12/2001** .

On noting the letter received from a neighbour in Lysander Close, the committee shared her concerns that the extension would bring the school buildings unacceptably close to residential properties, and her home in particular.

Members considered that it would be more neighbourly to site the extension in an area away from Lysander Close; however, if this was not possible, sensitive boundary treatment should be used to reduce the impact of the extension on neighbouring properties.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 DEC 2001	
COPIES TO:	

SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

0118-9568043
PLANNING SERVICES
POL
DC
APT
CS
HPT
TLS
ENF
07 DEC 2001
COPIES TO:
PCK

BY FAX (No. 0118 974 6484)

4 Lysander Close
Woodley
Reading
RG5 4ND

8 December 2001

Mr A Thorley
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Application No. F/2001/5201
Woodley C of E Primary School, Hurricane Way, Woodley

I wish to lodge my objection to the above application to build a further single storey extension to this school.

My back garden adjoins the school and will be affected by this construction. I have already suffered the imposition of the extension which was built last year adversely affecting my outlook (I objected to this application).

My garden is barely 10 metres in length and to have a further extension built alongside the existing one I feel is further encroaching on my privacy and will make the garden feel more enclosed.

I purchased my house expecting that my back garden would keep its open outlook This is now the second planning application for an extension in 2 years which I expect will be approved as there are only very few households which will be affected by its construction. My question now is will there be more applications to come.

Yours faithfully

J.M. Edwards

J.M. Edwards (Mrs.)

PLANNING SERVICES 50353
POL
DC
ARP
CS
27 NOV 2001
COPIES TO:

Donaldson & Associates

LONDON • SOUTHAMPTON

Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF

Tel : 02380 767733
Fax : 02380 767744
E-Mail: Donaldsonassc@aol.com

To : Environmental Services Department, Planning Services

Attention : Andrew Thorley CC: Bob Wilson (WDC)

Fax No. : 0118 974 6484

From : Colin Donaldson

Date : 26 November 2001

Your Ref : Andrew Thorley – F/2001/5201

No. of Pages (incl. Cover) 2

Facsimile

SUBJECT: **WOODLEY PRIMARY - PROPOSED SINGLE STOREY EXTENSION TO FORM NEW CLASSROOM WITH SECURE PLAY AREA**

Dear Andrew,

We confirm the proposed fencing / gate entry to the proposed secure play area for the above, will match the existing fencing / gate to the existing adjacent classroom i.e. 1100mm high black mesh / posts.

Should you wish to discuss, please do not hesitate to give me a call.

Best Regards

Colin Donaldson

CC: Bob Wilson – Project Manager, WDC Property Services

Andrew Thorley

From: Helen Rowlay
Sent: 22 November 2001 17:48
To: Andrew Thorley
Subject: F/2001/5201 - Woodley Primary School

Andrew,

With reference to the above planning application I can confirm that this is supported by the Education Planning Team.

The extension is required to enable the school to admit pupils in line with the change in admission policy effective from September 2001 whilst ensuring the school continues to meet legislative requirements regarding the class size initiative. The classroom will ensure the school can meet curriculum requirements. The school will not be increasing the intake as a result of this proposal. Details regarding staffing can be obtained direct from the school.

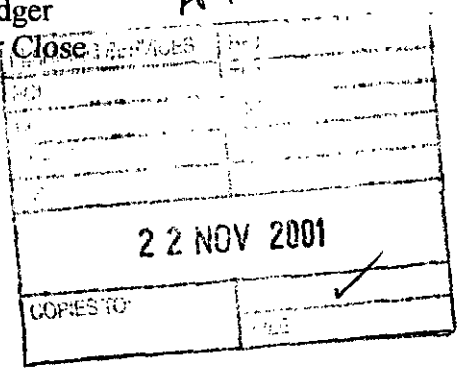
The funding for the extension was approved by Education Committee at the start of the financial year, and allows for the creation of a classroom extension only. Any adaptations required to the play area will need to be funded by the school.

If you need any further information please let me know.

Helen

Miss K Ledger
6 Lysander Close
Woodley
Reading
RG5 4ND

AT OBS



19 November 2001

Your Ref: Andrew Thorley
F/2001/5201

Dear Sir

Application Number: F/2001/5201
Site Address: Woodley C of E Primary School, Hurricane Way, Woodley, Reading
Proposal: Proposed single storey extension to school to form additional classroom with secure play area.

I refer to your letter dated 14 November 2001.

I have now viewed the plans for this application and once again, I must object to this proposal. As there were no measurements given for this extension, (apart from the floorspace) one can only assume from the diagrams that it is slightly smaller than the last extension done to this end of the school building. It did mention that the roof pitch was the same as the other extension and I know how high that is!

Once again, I am amazed that they are looking at extending at the back of our houses. The last extension is already an eyesore as far as we are concerned and I feel that building a further extension onto the new extension will be even more of an intrusion on my privacy. It already feels like it is closing in on you. I think it's about time that they start to look at the other end and use some of the field area that is hardly ever used. I find it strange that they now decide to add onto a new extension, which was only done last year or was this what they had planned all along?

reluctant to build on PS.

I feel that this further extension will lower the value of my property. I have spoken to my neighbour at number 4 and from the back of her garden, you feel like you're practically next to the school building.

I hope this time, that my comments will be taken seriously and not dismissed like the last time.

I am sending a copy of this letter to the Woodley Town Council at their request.

Please acknowledge receipt of this letter.

Yours faithfully

Miss K Ledger

☎ 0118 974 6379 (Direct Line)

Tuesday, 20 November 2001

Donaldson & Associates Ltd
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5201

Address: Woodley Primary School, Hurricane Way, Woodley.

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To include the provision of an accessible WC within the planned sanitary provision where there is no alternative accessible WC within a travel radius of 40m from planned conveniences.

2. That any ramped approach includes an integral stepped approach that complies with the requirements of Part M2 (where tactile warning paving is used it should not encroach wheelchair circulation space.

3. That external doors provide a minimum clear opening width of 800mm and internal doors a minimum clear opening width of 750mm.

4. That doorways across an accessible corridor or passageway provide a glazed panel, giving a zone of visibility from 900mm to 1500mm from finished floor level.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. Where an accessible WC is fitted, that a pull cord alarm and externally accessible emergency door lock is fitted (pull cord alarm reset switch should be accessible from WC).

2. To consider the design and location of door furniture with regard to reach and grip.

3. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility for all users.

4. To ensure that the force required to open doors does not exceed 20 Newtons.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Andrew Thorley - WDC Planning Dept.**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 OCT 2001

Officer: AT | Application No. F/2001/5201

Map No. Hk. Site 1:23

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

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

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY EXTENSION TO SCHOOL TO FORM ADDITIONAL CLASSROOM WITH SECURE PLAY AREA

Location: WOODLEY PRIMARY SCHOOL, HURRICANE WAY

Parish: WOODLEY Ward: Loddon

Applicant: WDC PROPERTY SERVICES

Internal transfer.

Fee Received 380-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	[illegible]		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Elevs of fencing for secure play area?	required with SW	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m landfill consultation
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 .....
Disabled Access officer

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency → 250m landfill consultation .....

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
pls include names + addresses on attached list.

29.OCT.2001 5201

Applicationo	Name & Address
F/2000/1423	Mrs J Edwards 4 Lysander Close Woodley RG5 4ND
F/2000/1423	Miss K Ledger 6 Lysander close Woodley Reading RG5 4ND

App approved
Letter sent 04/07/00

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.

29.OCT.2001* 5201

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

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.

(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).

● 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) . . . . . N/A . . . . . .

. . . . . .

(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 . . . . . WOKINGHAM DISTRICT COUNCIL

Date . . . . . 25/10/01 . . . . . .

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

Recd 8.00AM 29.10.01

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
29.OCT.2001 * 5201

1. APPLICANT'S NAME: WOKINGHAM DISTRICT COUNCIL
ADDRESS: THE BUILDINGS UNIT, PO BOX 151, SHUTE END
POST CODE: RG40 1WH PHONE: 0118 974 6713

AGENT'S NAME: DONALDSON & ASSOCIATES LTD
If the applicant has an agent, all correspondence will be sent to the agent
ADDRESS: OAKWOOD HOUSE, 212A BASSETT GREEN ROAD, BASSETT, SOUTHAMPTON
POST CODE: SO16 3NF PHONE: 02380 767733

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: WOODLEY PRIMARY SCHOOL, HURRICANE WAY, WOODLEY, BERKSHIRE.

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

5. Give the area in hectares or part of a hectare
AREA OF SITE: 12,205 m2

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: WDC/B/124, WDC/B/118, WDC/B/119

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 ?

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

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

SCHOOL

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.

FACING BRICK TO MATCH EXISTING WITH POWDER COATED WINDOWS - 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.

BY EXISTING BOUNDRY ELEMENTS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/

If no, please give details

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

ACCESS ARRANGEMENTS REMAIN AS EXSTING.

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

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		N/A	
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.

WDC INTERNAL TRANSFER

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 WOKINGHAM DISTRICT COUNCIL DATE 25/10/01

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	1305 m2	0	83.40 m2	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A - EXISTING	
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total
15	0	0	15

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

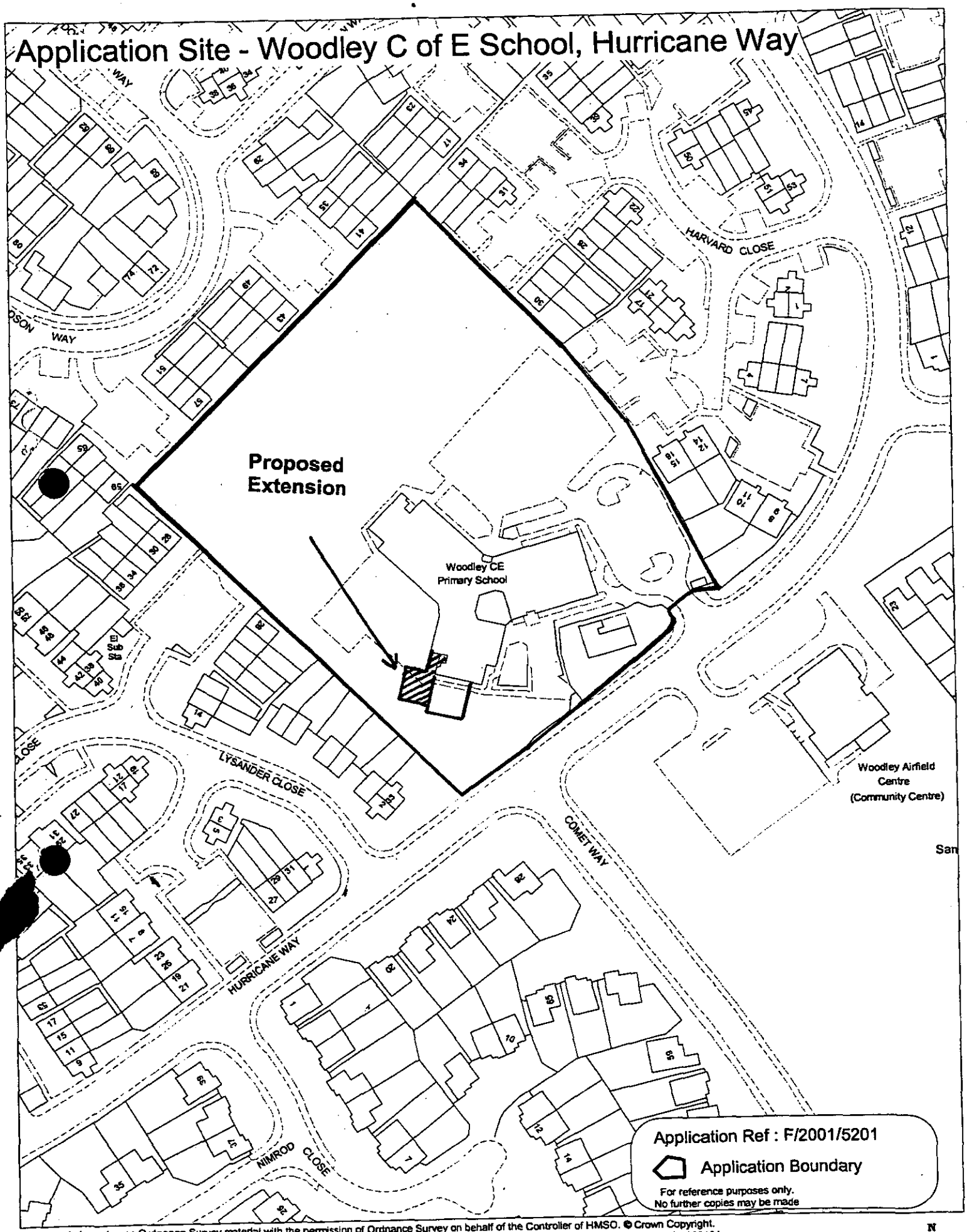
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



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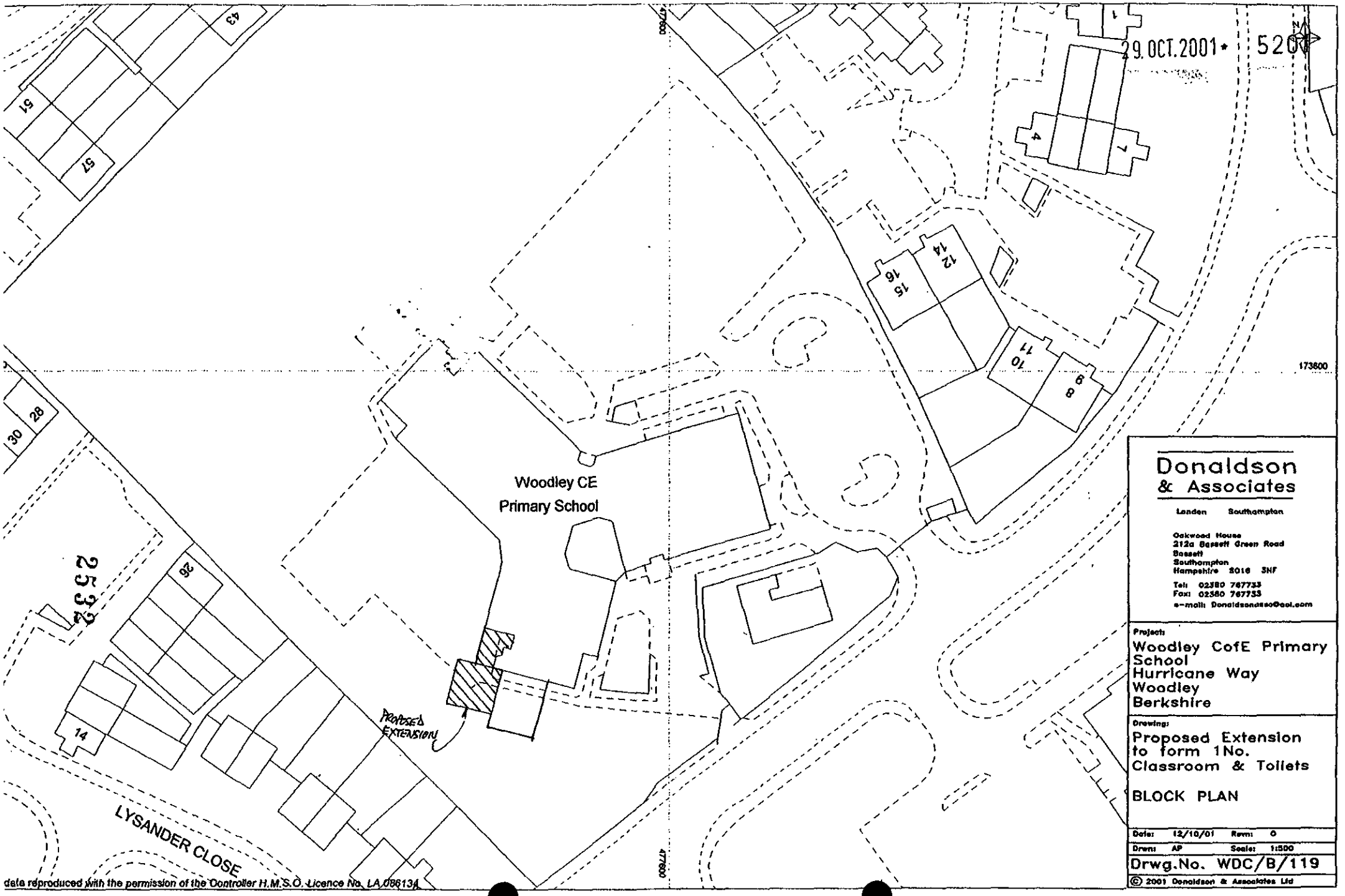
Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002

Scale: 1 : 1250



Donaldson
& Associates

London Southampton

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212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF

Tel: 02380 767733
Fax: 02380 767733
e-mail: Donaldsonassoc@aol.com

Project:
Woodley CofE Primary School
Hurricane Way
Woodley
Berkshire

Drawing:
Proposed Extension to form 1No. Classroom & Toilets

BLOCK PLAN

Date:	12/10/01	Rev:	C
Drwn:	AP	Scale:	1:500

Drwg.No. WDC/B/119

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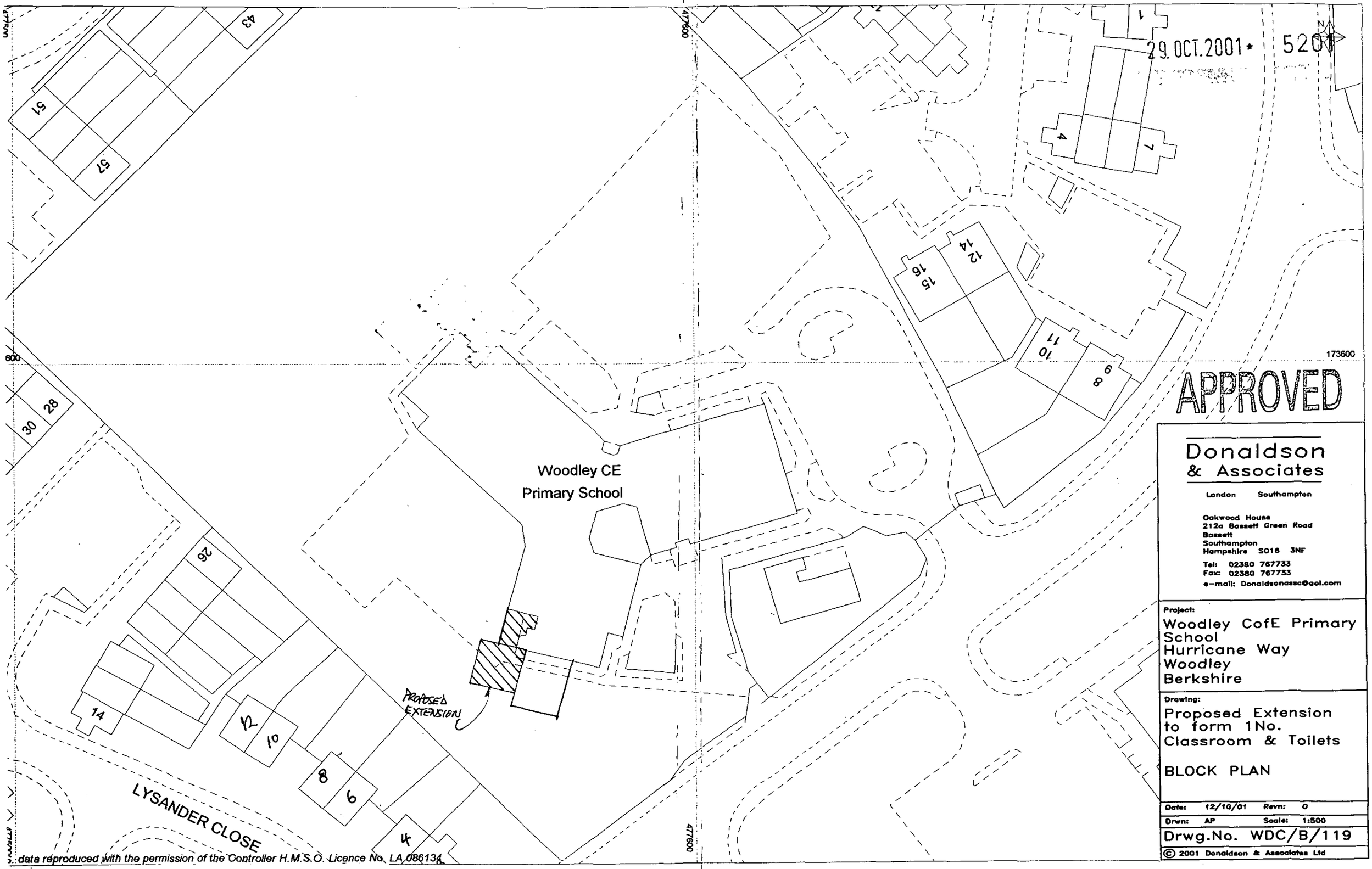

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Project:
Woodley CofE Primary School
Hurricane Way
Woodley
Berkshire

Drawing:
Proposed Extension to form 1No. Classroom & Toilets

BLOCK PLAN

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	1:500

Drwg.No. WDC/B/119

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29. OCT. 2001 5201

APPROVED

1 : 1250

BUCCANEER CLOSE
PEEL CLOSE
BLANCHARD CLOSE
HURRICANE WAY
HARVARD CLOSE
COMET WAY
ROSE CLOSE
DONALDSON WAY
MANNOCK WAY
LYSANDER CLOSE
Sandford Park
Woodley Airfield Centre (Community Centre)
Woodley CE Primary School
El Sub Sta
Play Area
Playground
173800
173700
173600
173500
173400
477700
477600
477500

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e-mail: Donaldsonassc@aol.com

Project:

Woodley CofE Primary School
Hurricane Way
Woodley
Berkshire

Drawing:

Proposed Extension to form 1No. Classroom & Toilets

SITE LOCATION PLAN

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	1:250

Drwg.No. WDC/B/118

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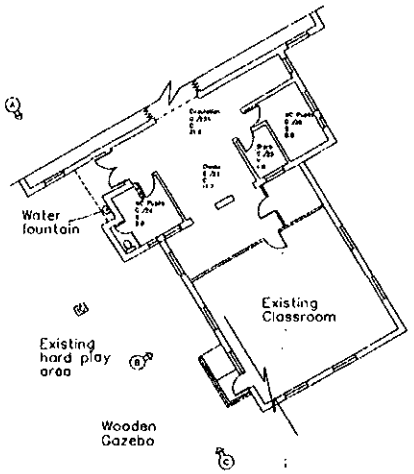
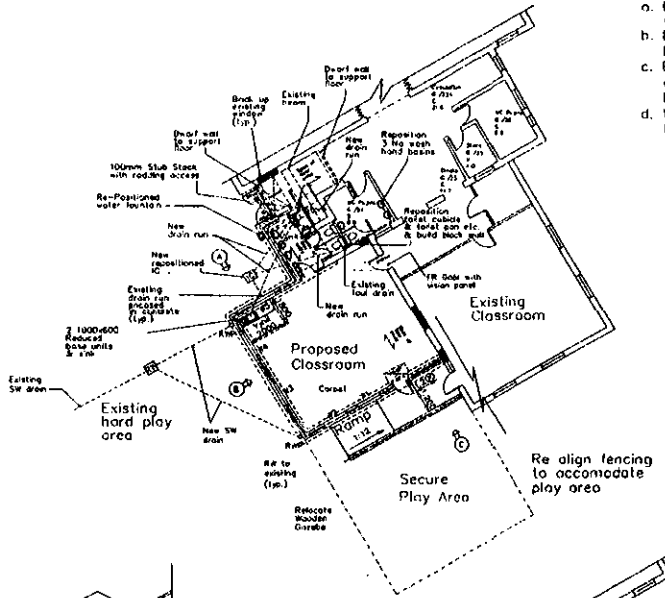
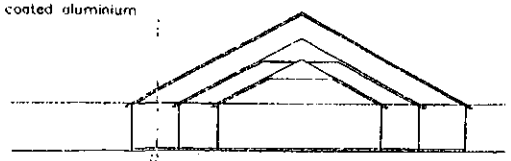
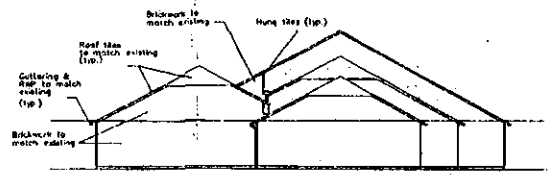
2533

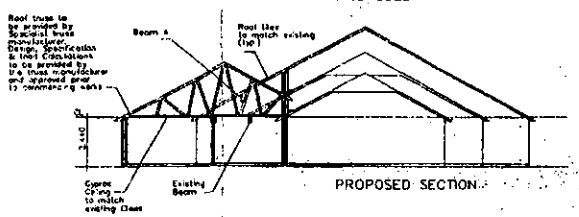
Note's
a. Doors on escape route to be with emergency panic push bars.
b. Emergency lighting to conform to BS 5266 Part 1 1988
c. Exit signage to be provided conforming to & in accordance with BS5499 Part 1 1990
d. Windows: Powder coated aluminium trickle vents



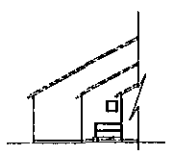




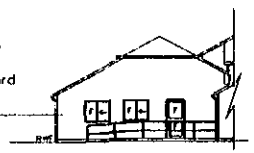




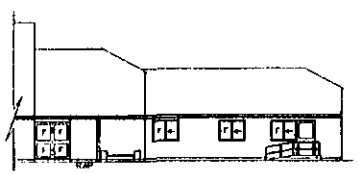
102.5mm Facing brick to match existing. 100mm thermal load bearing internal blockwork (thermalite "Shield"). 75mm cavity part filled with 25mm "Kooltherm" cavity board (typ.)



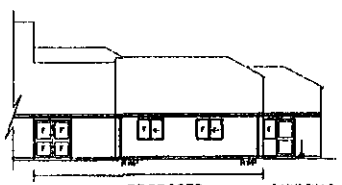
EXISTING ELEVATION C



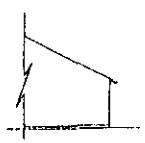
PROPOSED ELEVATION C



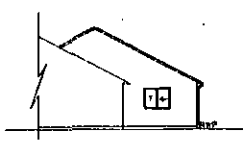
EXISTING ELEVATION B



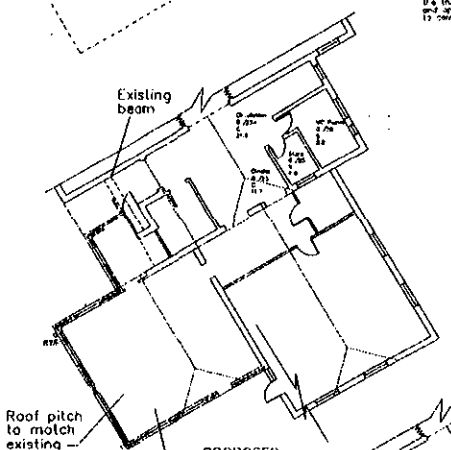
EXISTING PROPOSED ELEVATION B EXISTING

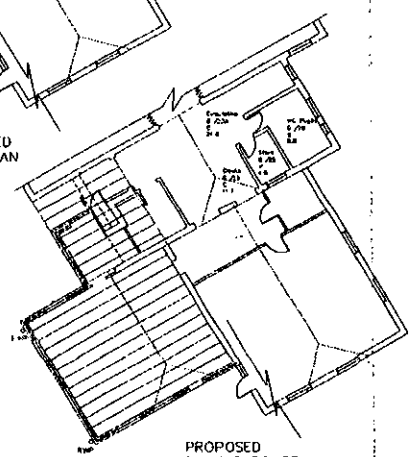


EXISTING ELEVATION A



PROPOSED ELEVATION A





PROPOSED ROOF CARCASS

Donaldson & Associates
London Southampton
Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF
Tel. 02380 767733
Fax. 02380 767744
e-mail: Donaldsonassoc@aol.com

Project:
Woodley CE Primary School
Hurricane Way
Woodley

Drawing
Proposed New Early Years Classroom With secure play area
PLAN & ELEVATIONS

Revision :

Date 19/10/01 Rev:
Drn. AP Scale 1:100
Drwg.No. WDC/B/124

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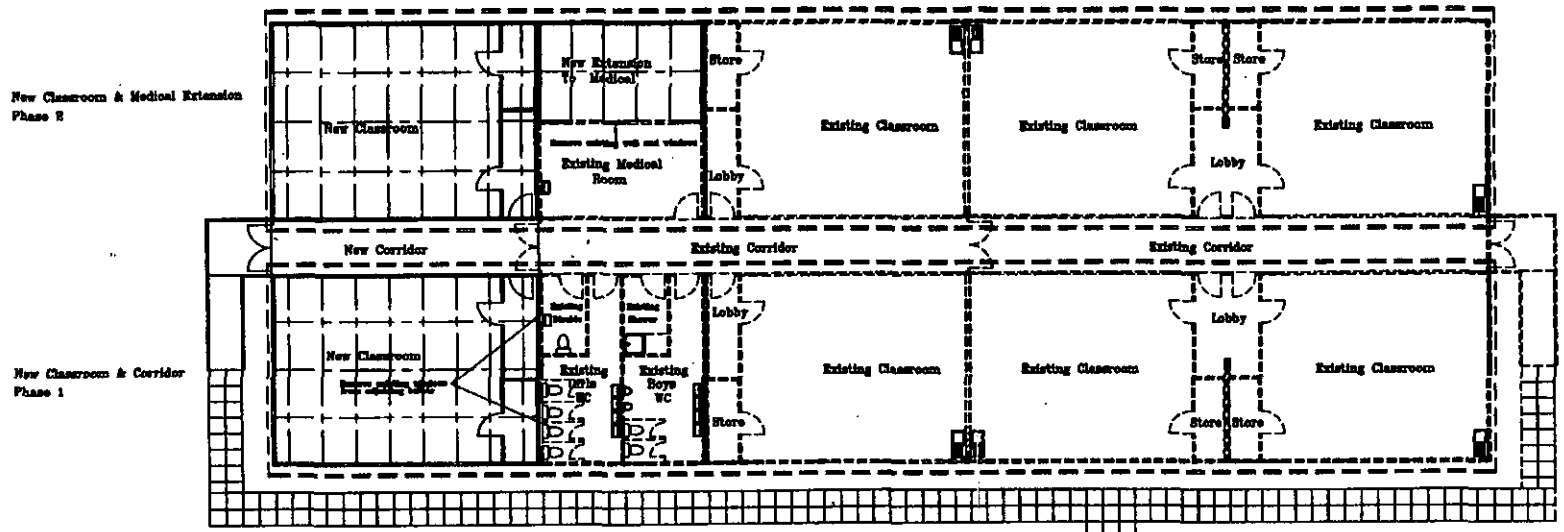
22/5/02

21.DEC.2001



Swimming Pool

25234

ROLLALONG LIMITED	
Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset BH21 6SF Tel: 01202 824041 Fax: 01202 826525	
TITLE	Plan Layout
	Proposed Extension To Modular Building
LOCATION	Whiteknight Primary School
SCALE 1:200	ISSUE A
DRAWN M. Watts	DATE 29.11.01
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