APPLICATION NO:
F/2001/5290

LOCATION:
Denhams 68a High Street, Wargrave Reading.

APPLICANT:
Mr L W J Watson C/O Denham & Co

PROPOSAL:
Proposed change of use of offices (B1) to residential.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Andrew Thorley**

APPROVED

403

Do

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr L W J Watson
C/O Denham & Co
68a High Street
Wargrave
Berkshire
RG10 8BY

Application Number: F/2001/5290

Parish: **WARGRAVE**

Location: **Denhams, 68a High Street, Wargrave, Reading.**

Proposal: **Proposed change of use of offices (B1) to residential.**

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 condition, the reason for which is specified hereunder.

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

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

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

Berkshire Structure Plan Policies EN1/EN5 and LD3.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WHE5, WBE1, WH5 and WSH17.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5290

Applicant : Mr L W J Watson C/O Denham & Co.

Location : Denhams 68a, High Street, Wargrave, Reading.
Proposal : Proposed change of use of offices (B1) to residential.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01

Date Registered : 12/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 07/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : No Objection
Conservation officer : No Objection
Wargrave PC: "No Comments to make"
Neighbours: No comments received

Planning Issues : (Conservation Area.)

1) neighbours
2) conservation area
3) wargrave high Street
4) highways

Application Number: F/2001/5290
Appraisal :

The proposal is for a change of use from offices to residential use (a two bedroom flat). No 68a, High Street, Wargrave comprises two floors, a first and second floor above two ground floor shops, a hairdressers and an antique shop. The property is accessed via a door and staircase located between the two shops.

1) Impact on neighbouring properties
It is considered that the change of use from offices to residential use will have minimal impact on the neighbouring properties therefore considered acceptable.

2) Impact on conservation area /visual impact.
This site is located within the identified settlement of Wargrave and within the Conservation Area. It is not a listed building so therefore our Conservation Architect has no objections to the proposed minor alterations to the internal partitioning there will be no external alterations to the property. Therefore it is considered acceptable with no impact on the conservation area.

3) Impact on Wargrave High Street
Policy: WH5 of the WDLPDD encourages proposals for the development of self-contained residential units in vacant or under-used floor space above shops or offices. According to the applicant the current offices are under used and the premises will be vacant from the 1st January 2002 when the lease expires. Therefore considered acceptable.

4) Highways
There is no car parking on the premises, but this is common with the majority of residential properties in Wargrave High Street. Our Highways Section have no objections therefore it is considered acceptable.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F//2001/5290
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission

RECORD OF SITE VISIT

SITE ADDRESS: Denhams 68a High Street Wargrave Reading.

APPLICATION NUMBER: F/2001/5290

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 19/12/05

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front door

2. DESCRIPTION OF SURROUNDINGS

Retail / shops Conservation Area

3. DESCRIPTION OF SITE/BUILDING

3 storey ~~terrace~~ building in terrace facing High St shopping frontage, grd floor hairdressers + antique shop below Existing offices on first floor + 2nd floor

4. RELATIONSHIP TO ADJOINING PROPERTIES

in group / terrace block refer to site plan

5. SITE CONSTRAINTS

TREES — N/A

ACCESS/PARKING — pedestrian access via front door located on ground floor facing high street between grd floor shops. — No car parking.

LEVELS — N/A

BOUNDARY TREATMENT — N/A

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5290
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5290

Proposal:
Proposed change of use of offices (B1) to residential.

Location:
Denhams 68a, High Street, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5290 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 November 2001

Tel: 0118 974 6441

Date: 23 January 2002

My ref: F/2001/5290

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/5290
Denhams 68a, High Street, Wargrave, Reading.
Proposed change of use of offices (B1) to residential.

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 **Andrew Thorley** on **0118 974 6441**. 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 1st February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/5290**
Denhams 68a, High Street, Wargrave, Reading.
Proposed change of use of offices (B1) to residential.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6441

Date: 23 January 2002

My ref: F/2001/5290

WOKINGHAM DISTRICT COUNCIL

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 Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

Dear Councillor

Application Number: F/2001/5290
Denhams 68a, High Street, Wargrave, Reading.
Proposed change of use of offices (B1) to residential..

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 **Andrew Thorley** on **0118 974 6441**. 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

Principal Development Control Officer

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley

Date: 26 November 2001 28 NOV 2001

Application Number: F/2001/5290

Proposal: Proposed change of use of offices (B1) to residential..

Site Address:
Denhams 68a, High Street, Wargrave, Reading.

Applicant:
Mr L W J Watson C/O Denham & Co.

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

NO 68A IS NOT A LISTED BUILDING

THE ALTERATION TO THE INTERNAL PARTITIONING IS MINOR BUT WOULD NOT REQUIRE PLANNING CONSENT.

I DO NOT OBJECT TO THIS PROPOSED CHANGE OF USE.

Harold Sanders

29. NOV. 01.

CC

FROM: Andrew Thorley

DATE: 26 November 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 3 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5290

Proposal: Proposed change of use of offices (B1) to residential.

Site Address: Denhams 68a, High Street, Wargrave, Reading.

Applicant: Mr L W J Watson C/O Denham & Co.

Your observations are required in respect of this application **by 17/12/2001** .

No comment.

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 26 November 2001

Application Number: F/2001/5290

Proposal: Proposed change of use of offices (B1) to residential.

Parish: WARGRAVE PARISH

Site Address:
Denhams 68a, High Street, Wargrave, Reading.

Applicant:
Mr L W J Watson C/O Denham & Co.

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).

Signed: _____ **Print name:** AC 28/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 NOV 2001	Map No. 21 Site 0.01
Officer: RT | Application No. F/2001/5290	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☒ ~~Invalid~~ ☐ PD

Description:
(F.) PROPOSED CHANGE OF USE OF OFFICES (B1) TO RESIDENTIAL

Location: 68A HIGH STREET

Parish: WARGRAVE Ward: WARGRAVE

Applicant: MR WATSON

Fee (10) Received 190-00 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			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Page 2 Form - State Floorspace of existing office use.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wargrave .....

Listed Building 1 2 2*

Advertisement Required ..... Conservation Area ✓ .....

Date Site Notice Sent : 26/11 ..... Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....
S/N + See map ✓ .....
.....
+ 68 & 70 High Street, Wargrave (address points inside red line) .....
.....
.....
.....
.....
.....

Denham & Co

CHARTERED SURVEYORS
CHARTERED TOWN PLANNERS
ARCHITECTURAL DESIGNERS

David J Denham Bsc FRICS Dip TP MRTPI

12.NOV.2001 * 5290

68A High Street
Wargrave
Berks RG10 8BY

Tel: (0118) 9404363
Fax: (0118) 9404930
e-mail: denhamandco@waitrose.com

9th November 2001

District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir

Change of Use - 68A High Street, Wargrave

I am enclosing herewith an application on behalf of the owner of the above-mentioned property, Mr. Watson.

We currently occupy the premises as offices, but our lease will terminate on the 1st January next year.

The property comprises two floors above two existing shops in High Street, Wargrave (an antique shop and a hairdressers). The door to the unit is located between the two shops. Historically the building was originally a large shop with living accommodation above. It remained as such until about 15 years ago. At that time it became occupied as offices. We have occupied the offices for about 13 years.

The premises are not really suitable for offices as they were originally domestic accommodation and apart from the bathroom being converted into two toilets, no other alterations have been made to the property.

There is a low ratio of usable floorspace to the total gross area due to staircases, corridors, toilets etc., and the premises are not adaptable for modern office use.

continued.....

12.NOV.2001 * 5290

The more appropriate use is clearly residential.

The owner of the property wishes to return the upper floors above the shops to residential use. This will comply with Policy WH5 in your new Draft Local Plan which has already been considered at a Local Plan Inquiry.

This states that the Council will encourage proposals for the development of self-contained residential units in vacant or under-used floorspace above shops or offices.

The proposals will therefore be in compliance with the Council's current policy for such premises. These premises are currently under-used (the second floor is virtually vacant and has been for many years), and the premises will be vacant from the 1st January.

On the question of car parking, there is no parking on the premises, but this is common with the majority of residential properties in Wargrave High Street. For a two-bedroom unit such as this, one would expect no more than about two parking spaces being required, and there is a car park in School Road, just around the corner from the premises.

For full office use, one would expect that there would be a demand for about six parking spaces and therefore a residential use would be less demanding upon the parking provision in the area.

We hope therefore that you will find this application acceptable, but if you require further information or wish to discuss the matter, please contact myself.

Yours sincerely

David Denham

David Denham

Enc.

1769a

12.NOV.2001 * 5290

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

1.	APPLICANT'S NAME	MR. L.W.J. WATSON
	ADDRESS	WHITE FAWN, HIGHLAND ROAD, BEARE GREEN
		DORKING, SURREY
	POST CODE	RH5 4RL PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DENHAM & CO
	ADDRESS	68A HIGH STREET, WARGRAVE,
		BERKS
	POST CODE	RG10 8BY PHONE 0118 9404363
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	68A HIGH STREET, WARGRAVE, BERKS RG10 8BY
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 FROM OFFICES BACK TO RESIDENTIAL
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.008 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	LOCATION PLAN LW/W1, 2, 3, 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 ?

N/A

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.

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.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

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

PEDESTRIAN ACCESS - NO CHANGE

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	1 / 4 *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£190

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 L.W. WATSON DATE 9/11/01

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				
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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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.

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 12.NOV.2001* 5290

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 . . Dewhurst Co. . . . . .

On behalf of . . . H. W. Watson . . . . . .

Date . . . . 9/11/01 . . . . . .

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

ADDRESS 68A HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00844	Mr L W J WATSON	Residential to offices	13 6 74	N/A Refuse
04140	Mr K Cogan	Change of use from part Res & part storage to office Accom	18 3 76	N/A C/A
~~04~~ BR 5078	" "	Change of use to offices	21 7 76	App N/A
23459	ARMOURITE CO. LTD.	WITHOUT COMPLIANCE TO 04140	22.5.85	N/A CIA
29959	MR. L. WATSON	RELAX CONDS. 4 & 5 ON 23459	13.4.85	CIA
SL98/0530	Collins Scaffolding		5 5.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.NOV.2001* 5290



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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2001 Scale: 1 : 1250

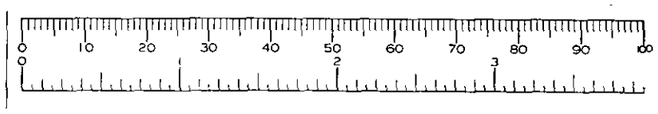
N W E S

12.NOV.2001* 5290

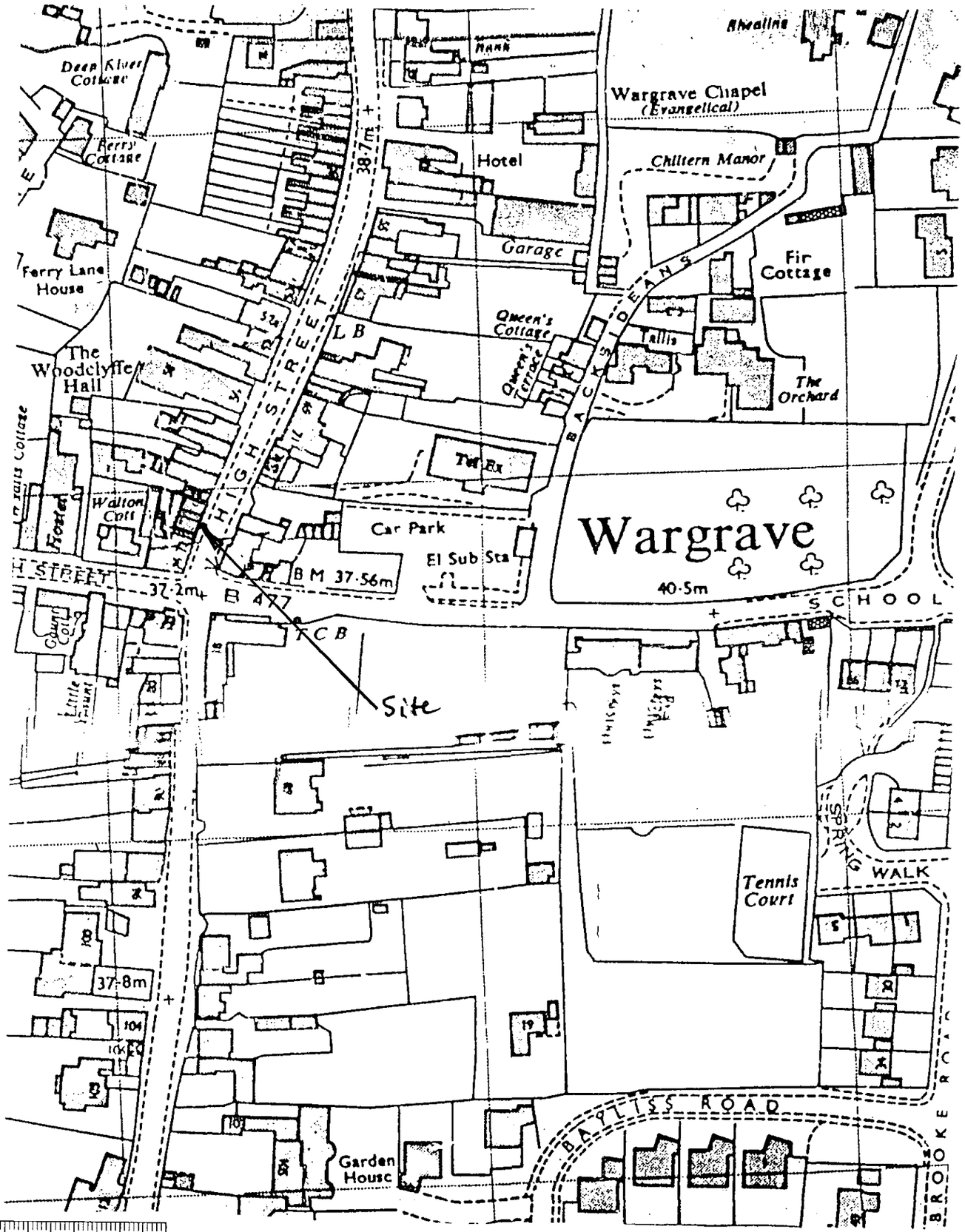
68a High Street Wargrave

Planning Proposals

APPROVED



12.NOV.2001* 5290



LOCATION PLAN

1:1250

12.NOV.2001* 5290

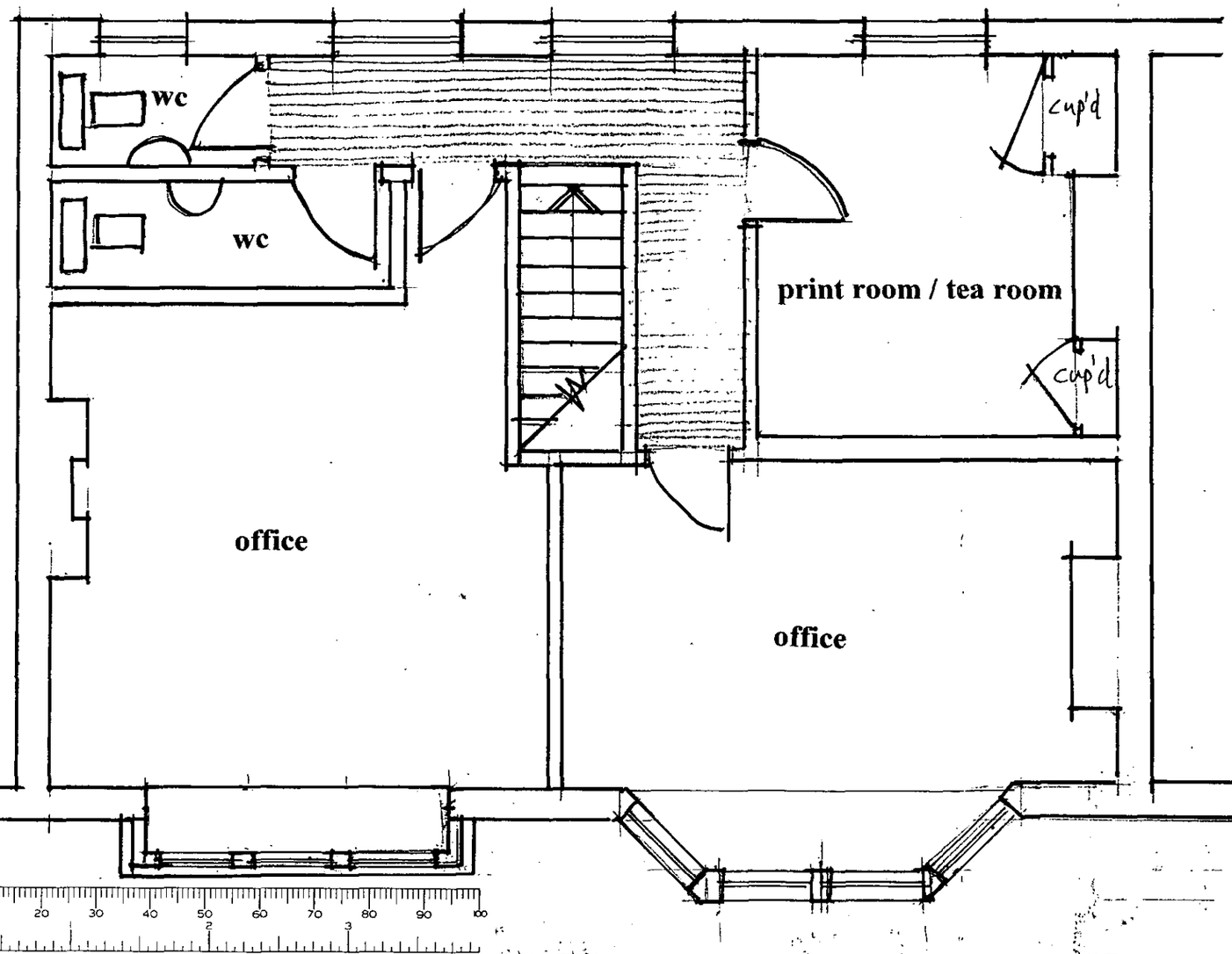
Drg. No. LW/W/ 1

Scale 1: 50

Denham & Co
Chartered Surveyors
Chartered Town Planners

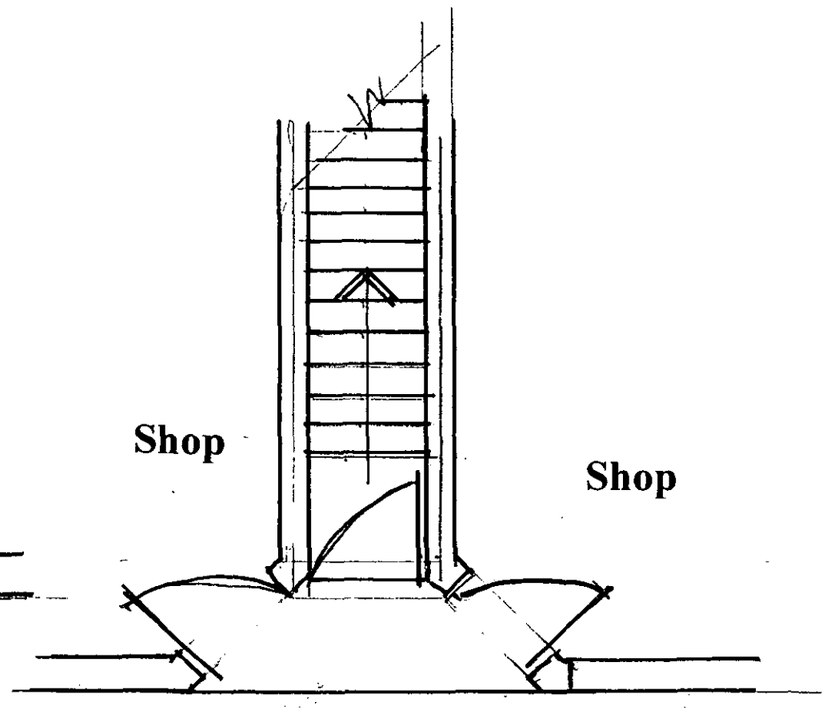
68a High Street Wargrave -- as Existing

First Floor



APPROVED

Ground floor entrance



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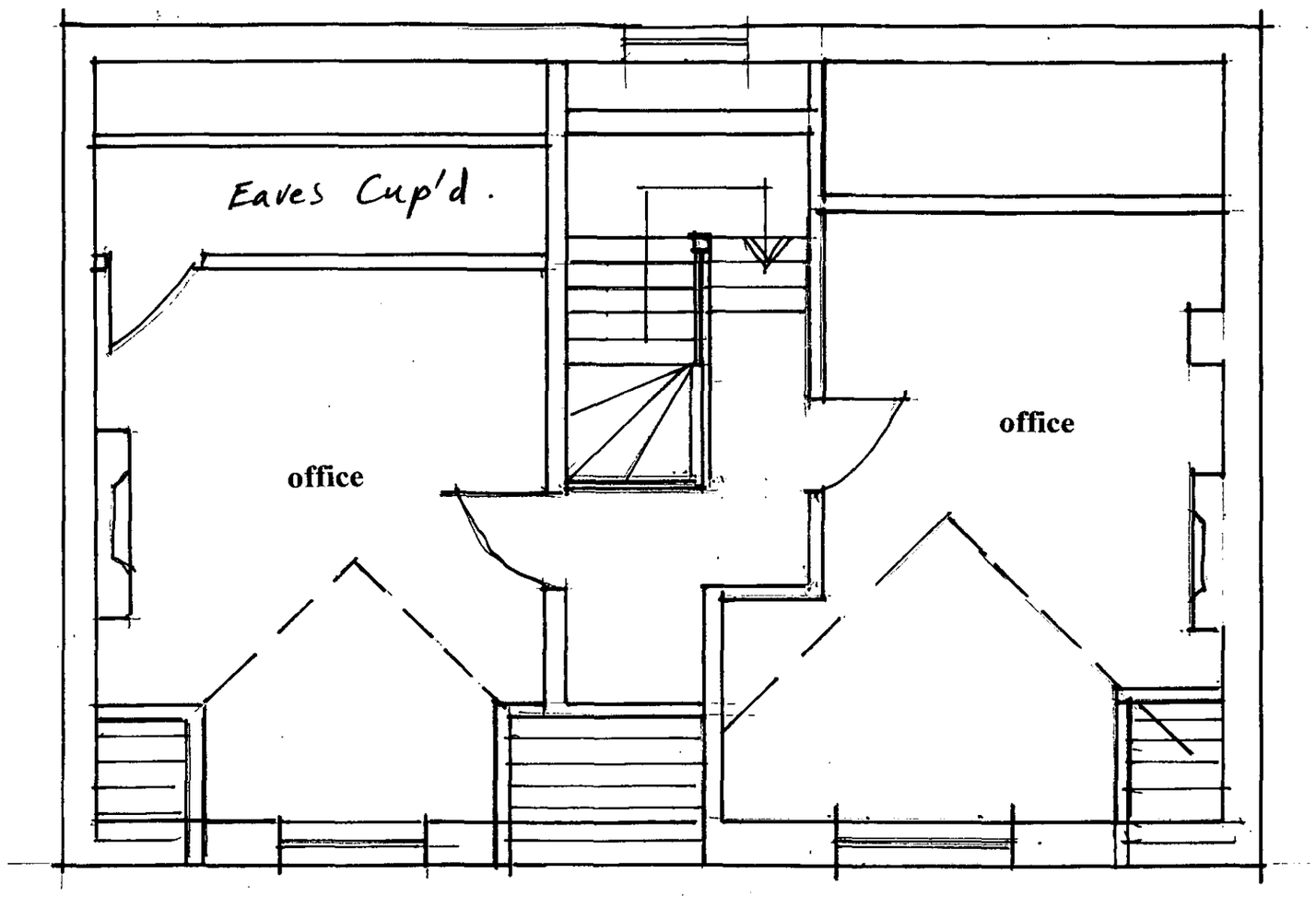
12.NOV.2001* 5290

Scale 1: 50

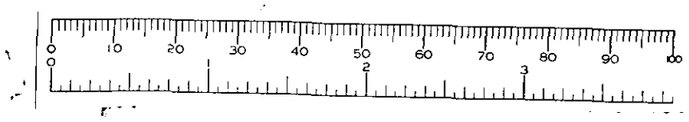
Drg.No. LW/W/2

68a High Street Wargrave -- as Existing



Second Floor

APPROVED



12.NOV.2001 5290

Drg. No LW/W/ 3

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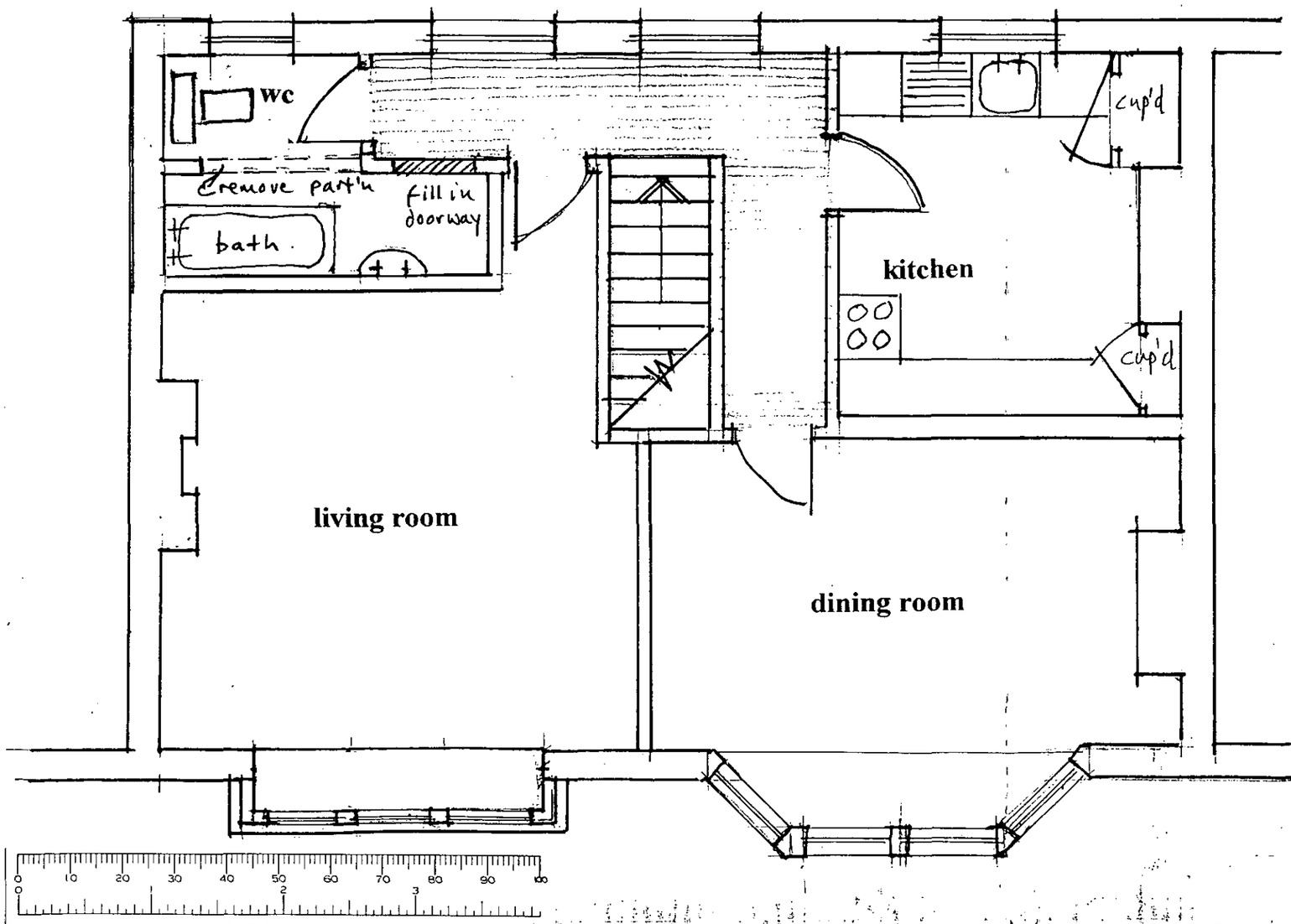
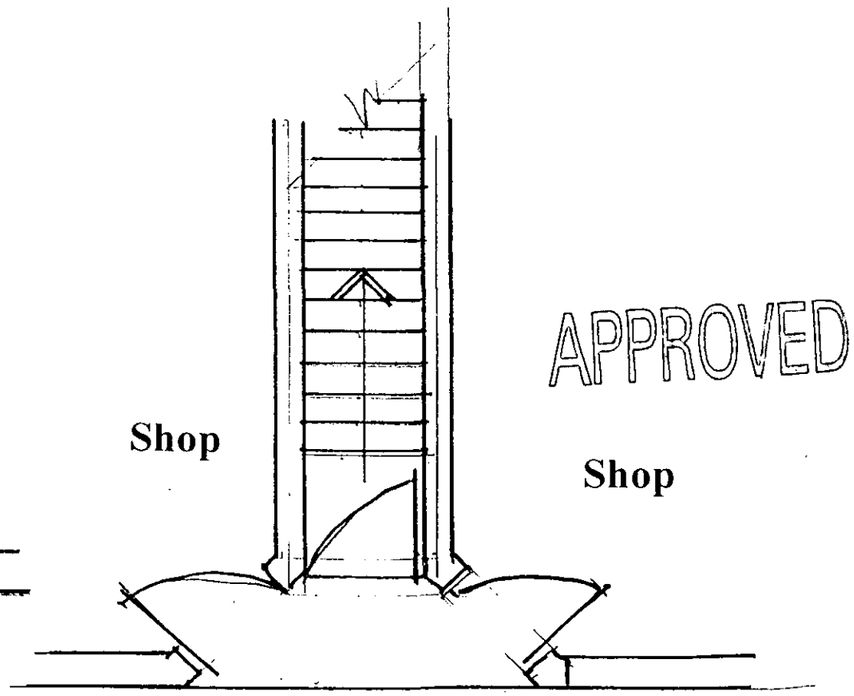
Scale 1: 50

68a High Street Wargrave -- as Proposed

First Floor



Ground floor entrance



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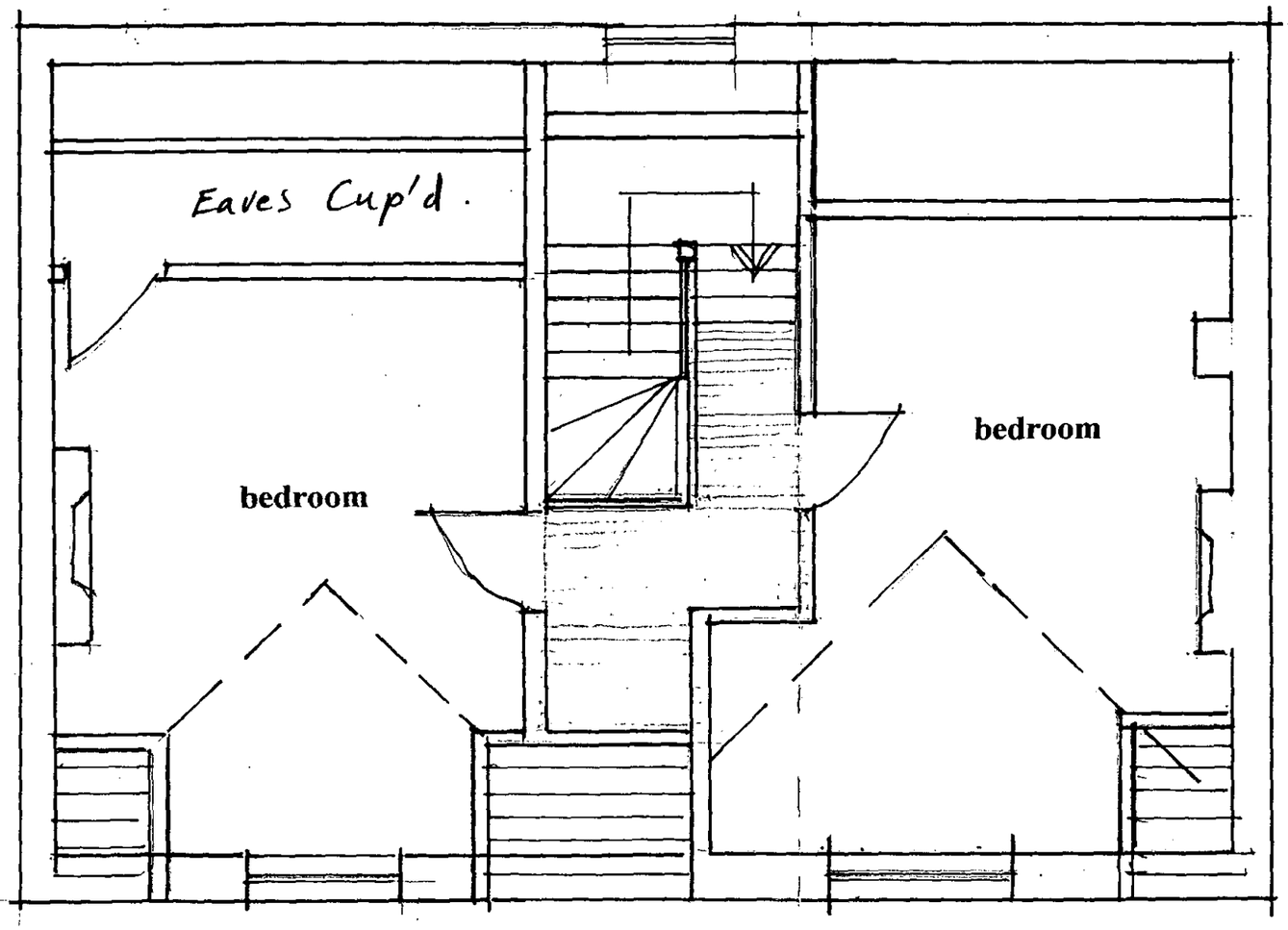
12.NOV.2001* 5290

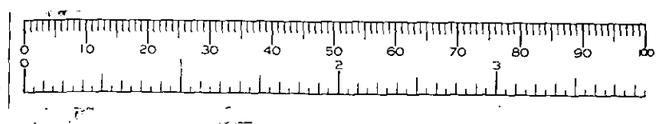
Scale 1: 50

Drg. No. LW/W/ 4

68a High Street Wargrave -- as Proposed



Second Floor



APPROVED