APPLICATION NO:
F/2001/5321

LOCATION:
Loddon Valley Business Centre Ltd 21 Crockhamwell Road, Woodley Reading.

APPLICANT:
Examine Ltd C/O Peter Holmes

PROPOSAL:
Proposed first floor extension to form additional office accommodation (B1A) plus alterations to ground floor.

EARLIEST DATE FOR DECISION: **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Andrew Thorley**

WITHDRAWN

436

00

RAILEX
Marbleboard

EASIFILE EP7

01753 620951

Peter Holmes.

T/A Harlson Fantasy,
24 Peel Close,
Windsor,
Berkshire. SL4 3NP.

Tel/Fax : + 44 (0) 1753 620951 Mobile : 07721 422554
E-mail : Pete@harlson-fantasy.freeserve.co.uk
Web Site : www.harlson-fantasy.co.uk

PLANNING SERVICES	HPT 53988
FOL	TLS
DC TD	ENF
CS	

08 MAR 2002

COPIES TO	ACTN
	FILE

Fax

To: Mz Tanya Davis **From:** Pete Holmes

Fax: **Date:** 08.03.02

Phone: **Pages:** 1 inc. cover sheet

Re: 21 Crockhamwell Road, Woodley **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Dear Tanya,

Thank you for your call regarding the issues we are currently trying to deal with at the above site.

We can confirm that we would like to withdraw the current planning application.

I have spoken with my client, and can confirm that they would also like to accept the offer of a free planning application.

Thank you for your assistance in this matter.

Regards,

Pete Holmes.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~05 NOV 2001~~ 26 NOV 2001	Map No. 47 Site 008
Officer: AT ~~JM~~ Application No. F/2001/5321	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ~~PROVISION OF~~ FIRST FLOOR EXTENSION TO FORM ADDITIONAL OFFICE ACCOMMODATION (Bla) PLUS ALTERATIONS TO GROUND FLOOR

Location: 21 CROCKHAMWELL ROAD

Parish: WOODLEY Ward: Loddon. 27.11.01 23.

Applicant: EXAMINE LTD

Fee (4) Received 175-00 Required 570-00 Additional 395-00 Refund .....

✓ requested 15/11

received 26/11

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	Scale?	15/11	✓ 26/11
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Front elevation – door shown on the right-hand side of elevation ~~but window is shown on floor plan (to wc?)~~	15/11	✓ 26/11
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.11.013 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:

.....

Disabled Access Officer .....
Ramblers Association — please attach copy of map for mr Bounds. No relevant pre-apps.

NEIGHBOURS:

S/N + See map.

Tel. 0118 9746429 (Direct Line)

26 NOV 2001

26.NOV.2001 *

Date 15/11/01

Your ref.

My ref.

Peter Holmes
24 Peel close
Windsor, Berks
SL4 3NP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted - 4~~ copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. What scale is block plan?	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

AMENDED DRGS ENCLOSED.

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. 570-00 (New floor space is ÷ 75 & then x £190 ☐

11) The following floor plans are required: ☐

ADDITIONAL CHEQUE ENCLOSED. ☑

12) The following elevational plans are required: ☑
On the front elevation - a door is shown on the front right hand side but a window is shown on the floor plan (WC?) which is correct?

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

DRAWING 02 AMENDED TO CLARIFY THE SITUATION

Thank you,

P. Hall

(1) ~~SURGERY~~, LODDON VALLEY BUSINESS CENTRE

ADDRESS 21 CROCKHAMWELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
515/48	Drs. Davis, Hammond & Hardy.	Surgery & Waiting Rooms.	14.12.48	App. App.
R/56/59	Drs. Hammond, Hardy & Bailey	Addition & Alterations	12.5.59	App. App.
R/58/61	Drs. Hammond, Hardy, Bailey & Thomas.	Addition	18.5.61	App. App.
R/246/66	Dr. Hammond & Partners	Additions	1.9.66	App. App.
R/68/69	Doctors Partnership	Extension	17.4.69	N/A C/A
"	"	"	15.5.69	App. —
838/73	Dr. M. A. Beale	Extensions	14.6.73	— Refuse
1524/73	"	additions, waiting, interview reception office & WC	25.10.73	— C/A
23943	ST. JOHNS AMBULANCE BRIGADE	HEALTH CENTRE TO ST. JOHNS AMBULANCE BRIGADE	11.9.85	N/A C/A
25160	GATERIDGE LTD	SURGERY TO DESIGN/ART STUDIO	26.3.86	C/A

DATE OF COMPLETION September 1949

MINISTRY DECISION

SPECIAL ORDERS TPO 537/90

DRAINAGE

1933 (2) LODDON VALLEY BUSINESS CENTRE

ADDRESS 21 CROCKHAMWELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30198	GATERIDGE LTD.	UNRESTRICTED B1 USE NON-COMPLIANCE COND 2 ON 25160	11.5.88	REF
35652	~~CREATIVE COMMS.~~	~~REBUILD OFFICES B1 CAR PARK~~	~~9.5.90~~	~~REF~~
36524	"	2/ST. OFFICE BLOCK WITH UNDERGROUND PARKING	17.10.90	REF

MINISTRY DECISION 30198 — APPEAL GRANTED — 2.12.88

SPECIAL ORDERS TPO 537/90

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

26.NOV.2001* 5521

1.	APPLICANT'S NAME	EXAMINE LTD
	ADDRESS	SYNERGIS HOUSE, 21 CROCKHAMWELL RD, WOODLEY, READING
	POST CODE	PHONE 01189 694422
	AGENT'S NAME	PETER HOLMES
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	24 PEEL CLOSE, WINDSOR, BERKSHIRE
	POST CODE	SL4 3NP PHONE 01753 620951
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	21 CROCKHAMWELL RD, WOODLEY, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW FIRST FLOOR OFFICE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.9
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	01, 02, 03, 04, 05, 06, 07, 08, SITE PLAN LOCATION PLAN, PHOTOS

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

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

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

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

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

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

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.

COMMERCIAL USE AS SERVICED INDIVIDUAL OFFICES

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.

NEW BRICK OUTER LEAF, WITH NEW FIRST FLOOR AREA TO BE A TILE HUNG FINISH, WITH LEAD COVERED DORMER WINDOWS.

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.

TIMBER FENCING - AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING FOUL WATER SYSTEM.

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

2 Nº VEHICULAR ACCESS POINTS & 1 Nº PEDESTRIAN ACCESS AS EXISTING (1 VEHICULAR CURRENTLY UN-USED), PROPOSED IS AS ABOVE, BUT TO RE-OPEN THE 2ND VEHICLE ACCESS.

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

YES

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

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

£175.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED PHOBS ON BEHALF OF EXAMINE LTD DATE 30.10.01

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	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	309.94	–	179.44	–
B1 (b)	RESEARCH AND DEVELOPMENT	N/A			
B1 (c)	LIGHT INDUSTRIAL	N/A			
B2	GENERAL INDUSTRIAL	N/A			
B[illegible]-7	SPECIAL INDUSTRIAL	N/A			
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS	N/A			
C2	RESIDENTIAL INSTITUTIONS	N/A			
D1	NON-RESIDENTIAL INSTITUTIONS	N/A			
D2	ASSEMBLY AND LEISURE	N/A			
OTHER	Please Specify	N/A			
OTHER	Please Specify	N/A			
	TOTAL	309.94	–	179.44	

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		—
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.

SERVICED INDIVIDUAL OFFICE UNITS

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

NO

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
8	0	8	16

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

26.NOV.2001* 5521

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

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

(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).

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

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . P.W. Hall . . . . . .

On behalf of . . . EXAMINE LTD . . . . . .

Date . . . . 10-10-01 . . . . . .

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

Received by Wokingham District Council

Application No: F/2001/5321

Proposal:
Proposed first floor extension to form additional office accommodation (B1A) plus alterations to ground floor.

Location:
Loddon Valley Business Centre Ltd 21, Crockhamwell Road, Woodley, 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/2001/5321 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 21/12/2001. 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

27 November 2001

FROM: Andrew Thorley

DATE: 27 November 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5321

Proposal: Proposed first floor extension to form additional office accommodation (B1A) plus alterations to ground floor..

Site Address: Loddon Valley Business Centre Ltd 21, Crockhamwell Road, Woodley, Reading.

Applicant: Examine Ltd C/O Peter Holmes.

Your observations are required in respect of this application **by 21/12/2001** .

A resident from No. 1 South Lake Crescent was present and the Chairman adjourned the meeting to allow her to express her concerns, which related to loss of light, overlooking, and additional on-street parking.

After the meeting was reconvened, the committee considered these concerns and the comments of the neighbours at No. 23 Crockhamwell Road who had no objection to the principle of the extension, provided that the first floor windows did not overlook their property. However, they did express concerns about the 18 telephone cables across their property to the business premises from the nearby telegraph pole and had asked whether anything could be done about them.

After a full discussion, the committee expressed the following concerns about the application:

- potential overlooking of No. 1 South Lake Crescent
- whether the proposed parking provision could be properly managed
- the increase in on-street parking (which is already a problem in South Lake Crescent)
- the extension to business premises in a residential area

Members were also concerned that the site layout plan was not up to date as it did not show the existing extension to the building.

SIGNED: [signature]

Clerk To Woodley Parish/Town Council.

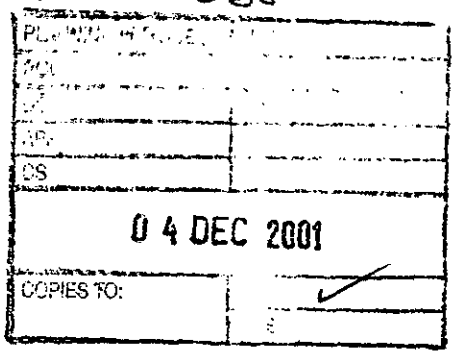
DATE: 6 12 01

PLANNING SERVICES

11 ... 2001

COPIES TO:

AT 068.



MR+MRS B. H. RIDDLE
(owner/occupiers of:-)
23 CROCKHAMWELL ROAD.
WOODLEY
BERKS
RG5 3LE.

Dear Sir.

APPLICATION No: F/2001/5321.

Having inspected the plans for the above mentioned proposed alterations, we do not object in principal to the plans as these can only improve the present somewhat delapidated look of the building.

However we note that there are 2No. windows planned on the South-West side to overlook our property. We would prefer these to be glazed with opaque glass to preserve our privacy.

We would also request that telephone lines at present approximately 15 in number (and which we assume will be increased with more offices) be re-routed, so that they do not cross immediately in front of our bungalow and over our front garden as happens at present.

We should be pleased to discuss any comments with your planning officers if deemed necessary. Our Ex Directory telephone number is READING 969225.

Yours faithfully
B.H. Riddle & M.A. Riddle.

B.H. RIDDLE. M.A. RIDDLE.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5321
From:	Tom Payne Environmental Heath	My Ref:	20015649
		Date.	7 December, 2001

PROPOSED FIRST FLOOR EXTENSION TO FORM ADDITIONAL OFFICE ACCOM. (B1a) PLUS ALTERATIONS TO GROUND FLOOR.

LODDON VALLEY BUSINESS CENTRE LTD., 21 CROCKHAMWELL ROAD, 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

19th December 2001

2 Southlake Crescent
Woodley
Reading
RG5 3QJ

AT OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Plan No: F/2001/5321
21 Crockhamwell Road
Woodley.

Dear Mr ~~Thorley~~ TD,

I would like to oppose the above Planning Permission request on the following grounds.

① The proposed extension will overlook my back-garden & face towards my bedroom window & seriously diminish the amount of privacy we enjoy at present.

② I have just received an offer of purchase on my property which I have accepted & I fear that when the search is undertaken by my purchasers' solicitors they may have concerns & may even withdraw their offer. I am of the belief that it may effect the market value of my property & those around me. This in turn would mean that I would be unable to move as I need to achieve a certain amount.

③ At present the parking facilities are in-adequate for the current size of the building and even though more spaces are planned in the car Park for employees this does not take into account vehicles belonging to their clients. I have experienced days in the past when cars have been parked nose to tail on both sides of the road and grass verges up to the fork in Southlake Crescent. The previous occupants received a number of verbal complaints from angry residents about the mess made of the grass verges and inconsiderate parking. I can only see that expanding the property will multiply this problem.

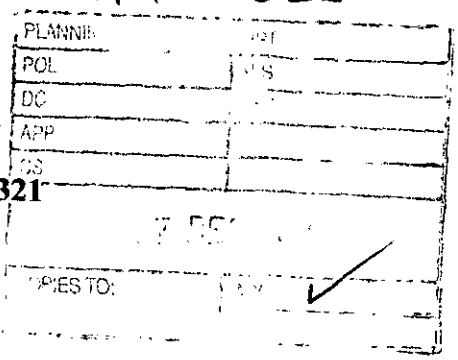
I believe it to be council policy to make sure that extensions/alterations are "in keeping" with the rest of the road and I cannot see how a two storey office building will not stick out "like a sore thumb" in a Residential Area.

I hope you will give serious consideration to the points I have raised here and look forward to you making a decision which does not compromise the life of this residential community.

Yours Sincerely

Mrs R L Cowan.

AT OBS



1 Southlake Crescent
Woodley
READING
RG5 3QW

10 December 2001

Plan No F/2001/5321

Andrew Thorley
Case Officer
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

It is to be noted that:-

a) colour photographs have been submitted of the properties opposite 21 Crockhamwell Road and the one to the right when facing the building, but no photograph of the property which is to the left when facing the building has been included. This is 1 Southlake Crescent and is my house.

b) the single storey extension on the back of 2 Southlake Crescent, 21 Crockhamwell Road and the 2 garages which are to the right when facing my house are not shown on some of the plans.

Observations regarding the above plan are:-

i) loss of privacy from several 1st floor windows overlooking my property and into my bedroom, particularly with a proposed extension and conservatory in the near future

ii) loss of light by this extra storey stretching half the length of my garden

iii) more noise in what should be primarily, a residential area

iv) inadequate parking for clients and visitors to the various businesses – this was the case previously and cars were frequently parked on both sides of Southlake Crescent making it difficult to get in & out of drive

v) consequent devaluation of my property.

Yours faithfully

JMoulton

MRS J MOULTON

The Ramblers' Association
Working for walkers

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

The Ramblers

Berkshire Area
Groups: Berkshire Walkers
East Berks · Great Earl
Loddon Valley · Mid Berks
Pang Valley · South East Berks
and West Berks

7 December 2001

Your ref: Andrew Thorley
F/2001/5321

Mr A Thorley
Development Control Officer
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Mr Thorley

Application No. F/2001/5321

Site address: Loddon Valley Business Centre, Ltd. 21, Crockhamwell Rd, Woodley, Reading

In response to your letter of 27 November, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
DAVID BOUNDS
Footpath Secretary
Loddon Valley RA Group

Applicationo	Name & Address
F/2001/5321	Mr & Mrs B H Riddle 23 Crockhamwell Road WOODLEY RG5 3LE
F/2001/5321	Mrs J Moulton 1 Southlake Crescent WOODLEY RG5 3QW
F/2001/5321	Mrs R L Cowan 2 Southlake Crescent WOODLEY RG5 3QW
Application Withdrawn	Letters sent 14.03.02

WOKINGHAM UNITARY
Aiming for Excellence

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 16 August 2002
My ref: TD/57563

Ms B Holland
Synegis
Synegis House
21 Crockhamwell Road
Woodley RG5 3LE

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 Ms Holland,

Proposed Extension At 21 Crockhamwell Road, Woodley.

I write in response to your letter dated 17 June and apologise for the delay in responding to you.

Your letter states that you are now considering deleting the creation of a new entrance from the proposal. I attach a copy of our Highway Officer original comments, as you can see in addition to the issues associated with the new access he was also concerned about the adequate provision on site for parking and turning.

I have spoken to him about your new proposal and they state that whilst 15 parking spaces seems adequate, each space will need to be a minimum size of 4.8m by 2.4m and the car park laid out in a way that will allow the site to be safely accessed. There will also need to be an area provided for turning vehicles. A plan of the parking area showing 15 car parking spaces (of the minimum standard) and a turning area will be required as part of any application.

I was pleased to see the area identified for cycle parking in your photo's. It is also likely that a travel plan will be requested as part of any planning application to increase the office floorspace.

In addition to the parking issues, I was also concerned about the design of the proposed extension. It was felt that the proposed extension would have made the building too big,

bulky and obtrusive. I was concerned about the impact of the building on the streetscape.

I am sorry that I have not been able to be more positive, but would be pleased to comment on any revised plans. May I remind you that this is only informal advice and is given without prejudice to the consideration of any future planning application.

Please contact me with any queries.

Yours faithfully

Tanya Davies

Senior Planning Officer

Tel. (0118) 974 6229 (Direct Line)
Fax. (0118) 974 6484
Email. @wokingham.gov.uk
Date June 17, 2002

My ref. TD/smv/Pre-app57563
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Britta Holland
Synegis
Synegis House
21 Crockhamwell Road
WOODLEY
Berkshire
RG5 3LE

Dear Sir / Madam

Letter I.D Number: **57563**

Details of Proposal: **Extension**

Address of Site: **21 Crockhamwell Road, Woodley.**

Your request for an informal officer opinion on the above proposal was received on June 17, 2002.

The Case Officer who will be dealing with your enquiry is Tanya Davies

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

Principal Development Control Officer

Synegis

Synegis House
21 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3LE

PRE-APP ENQ

PLANNING SERVICES	57563
FOL	
DC TD	
APP	
CS	

17 JUN 2002

COPIES TO AEK ✓ SV 17/6/02

Planning Department
Wokingham District Council
Planning Department
PO Box 157
Council Offices, Shute End
RG40 1WR

Previous APP 2001/5321

Dear Sir/Madam

Re: 21 Crockhamwell Road, Woodley, Reading, RG5 3LE

Our architect, Peter Holmes, submitted plans for an extension to the above office building for us on 26.11.01. He then withdrew the plans following comments from your Highway Department, who objected to the creation of a new entrance into the existing car park from Crockhamwell Road, in addition to the current entrance from Southlake Crescent.

From what we understand, this was the only problem with the plans as they stood. Therefore if we were to resubmit the plans with the car park entrance and layout as is, we would be grateful if you could confirm that this would be acceptable.

In addition, please note that we have only recently seen copies of the plans originally submitted and have realised that Peter Holmes, our architect, has shown less parking spaces in the car park on the plans submitted than we actually have. To this end we have provided photographic evidence showing the 15 spaces that are currently used and from what we understand, based on the ratio of 1 space per 25sqm for unrestricted office use, B1, this is ample parking for the building with the extension.

We would also be very grateful for your comments on the plans as a whole and your opinion as to whether they would be passed with a change to the car park layout, or whether we need to consider additional changes.

(Please note that Synegis Ltd has taken over Examine Ltd, the company that submitted the original plans.)

Please do not hesitate to call me on (01628) 527348 should you have any queries.

Yours faithfully,

B Holland.

Britta Holland.

Synegis

Synegis House
21 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3LE

PLANNING SERVICES	HPT
POL	TLS
DC	61262
APP	
CS	

20 SEP 2002

COPIES TO	

Date: 19/09/2002
To: Ms Tanya Davies, Planning Dept.
Company: Wokingham District Council
Fax number: 0118 974 6484

From: Britta Holland
Fax number: + 44 1628 527348
Total number of pages including cover:

Comments:

Dear Tanya

Re: Proposed Extension at 21 Crockhamwell Road, Woodley, Reading, RG5 3LE

I have not been lucky enough to catch you in the office as yet to try and organise an on-site meeting at 21 Crockhamwell Road to discuss the proposed extension, hence the fax. I would be very grateful, therefore, if you could let me know when you and a colleague from Highways would be available for a meeting to discuss the above and I will ensure that our architect and directors are able to attend. The aim is to come to some agreement on how we could proceed with the application so that it fulfills your requirements as well as our objectives.

Please do not hesitate to call me on 01628 527348 should you have any queries.

Regards,

B Holland

Britta Holland.

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 6 August 2002
My ref: TD/j11

Ms B Holland
Synegis
Synegis House
21 Crockhamwell Road
Woodley RG5 3LE

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 Ms Holland,

Proposed Extension At 21 Crockhamwell Road, Woodley.

Further to our telephone conversation last week I write to inform you that I will be unable to ring you with our Highway Officer's comments on Friday this week as he is on holiday.

I will let you know his comments next week. I apologise for the delay in responding to you on this enquiry.

Please contact me with any queries.

Yours faithfully

Tanya Davies
Senior Planning Officer

To:
Public Rights Of Way Officer
F A O Graham Barnwell

28 NOV 2001

From: Andrew Thorley

Date: 27 November 2001

Application Number: F/2001/5321

Proposal: Proposed first floor extension to form additional office accommodation (B1A) plus alterations to ground floor..

Site Address:
Loddon Valley Business Centre Ltd 21, Crockhamwell Road, Woodley, Reading.

Applicant:
Examine Ltd C/O Peter Holmes.

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

No objection to this application

G Barnwell

HIGH[redacted]S CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 November 2001

Application Number: F/2001/5321

Proposal: Proposed first floor extension to form additional office accommodation (B1A) plus alterations to ground floor.

Parish: WOODLEY TOWN

Site Address:
Loddon Valley Business Centre Ltd 21, Crockhamwell Road, Woodley, Reading.

Applicant:
Examine Ltd C/O Peter Holmes.

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).

1) The potential increase in turning movements at the accesses in close proximity to the junction of South Lake Crescent with Crockhamwell Road would adversely affect road safety and the flow of traffic.

2) Adequate provision cannot be made on site for the parking and turning of vehicles in a satisfactory manner.

Signed: _____ **Print name:** AC 10/12/01

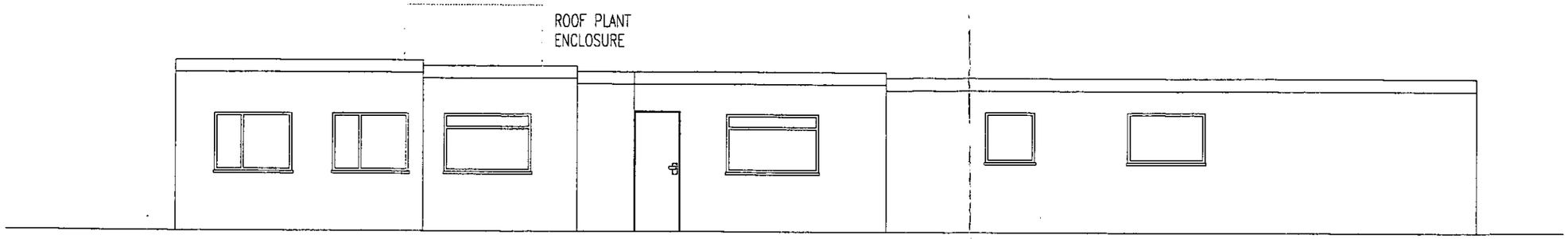
TO: PETER HOLMES

FAX: 01753 620951

FROM TANYA DAVIES
WDC

01189 746 229.

26.NOV.2001* 5321



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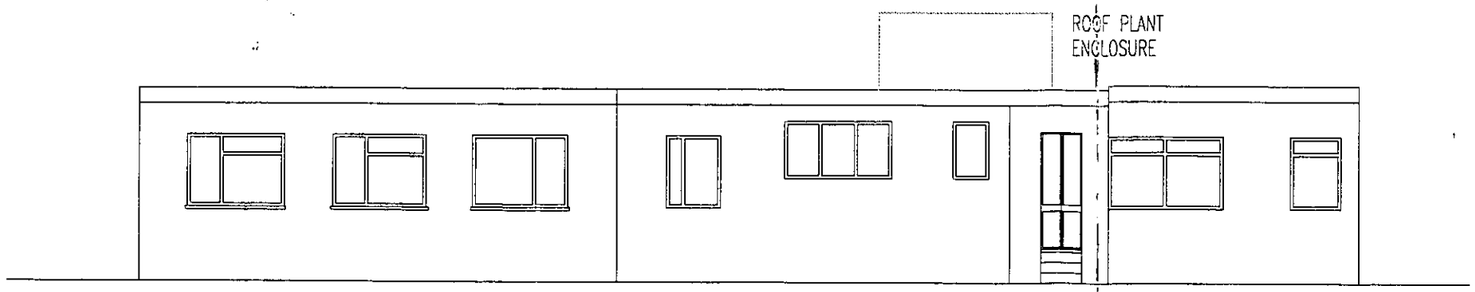

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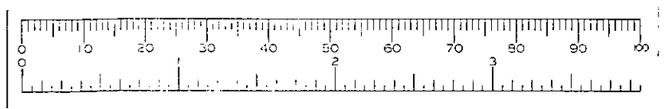

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NOTES

REV	DESCRIPTION	DATE
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Client:
Examine Limited, Synergis House

Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

Drawing Title:
Existing Property Elevctions
–
–

Date: June 2001 Drawn by: HF

Scale: 1:100

Drg.No. 03 –

20. NOV. 2001 * 5521

H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7672 SECTION M

BERKSHIRE
WOKINGHAM DISTRICT

Scale 1/1250



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TITLE No. BK238745

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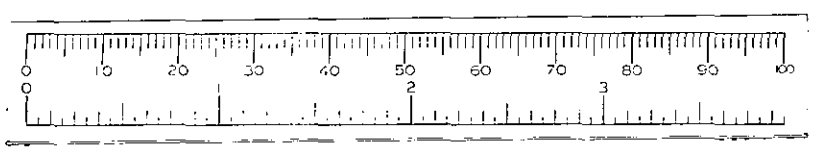

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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2001 Scale: 1 : 1250

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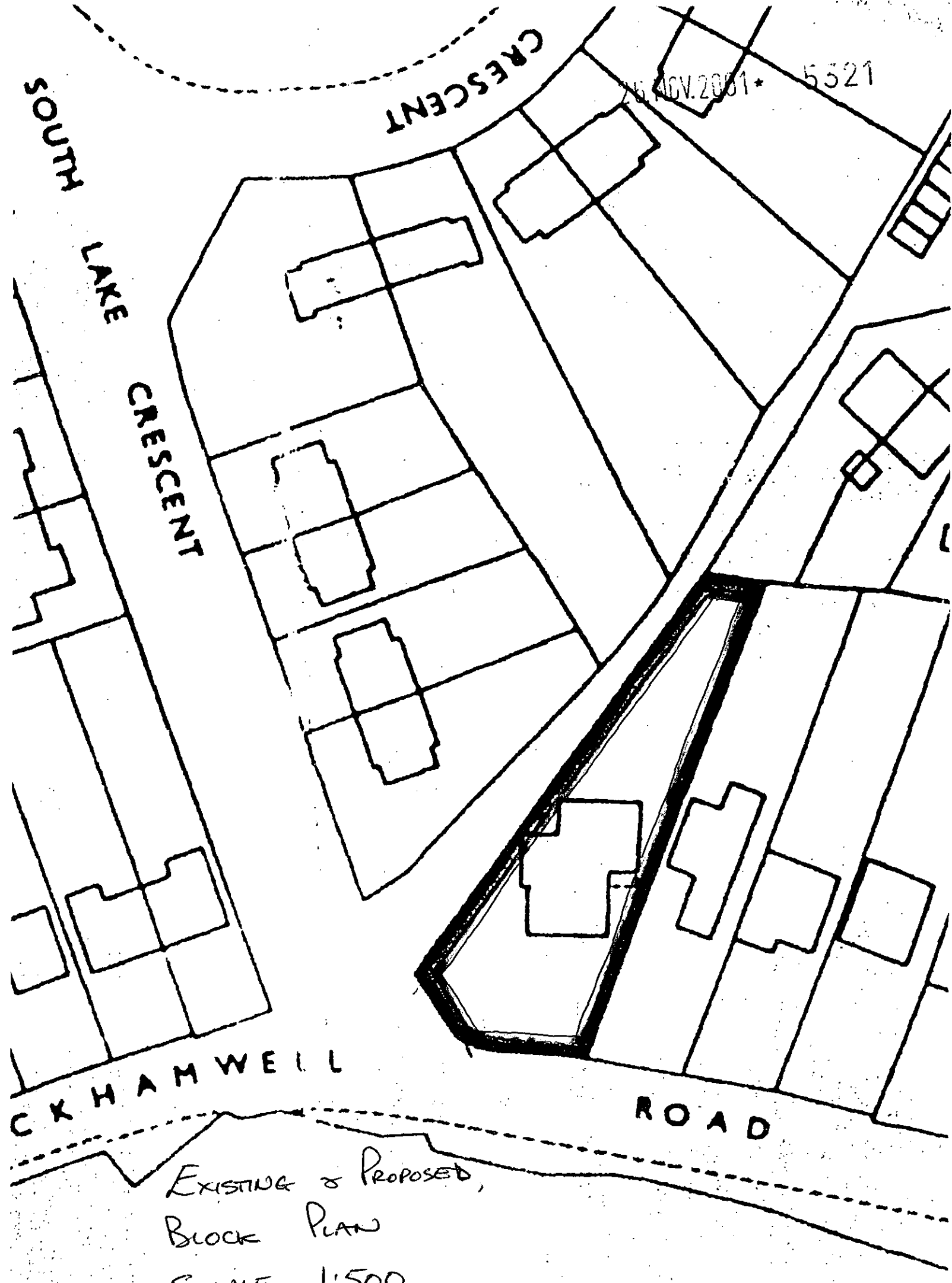
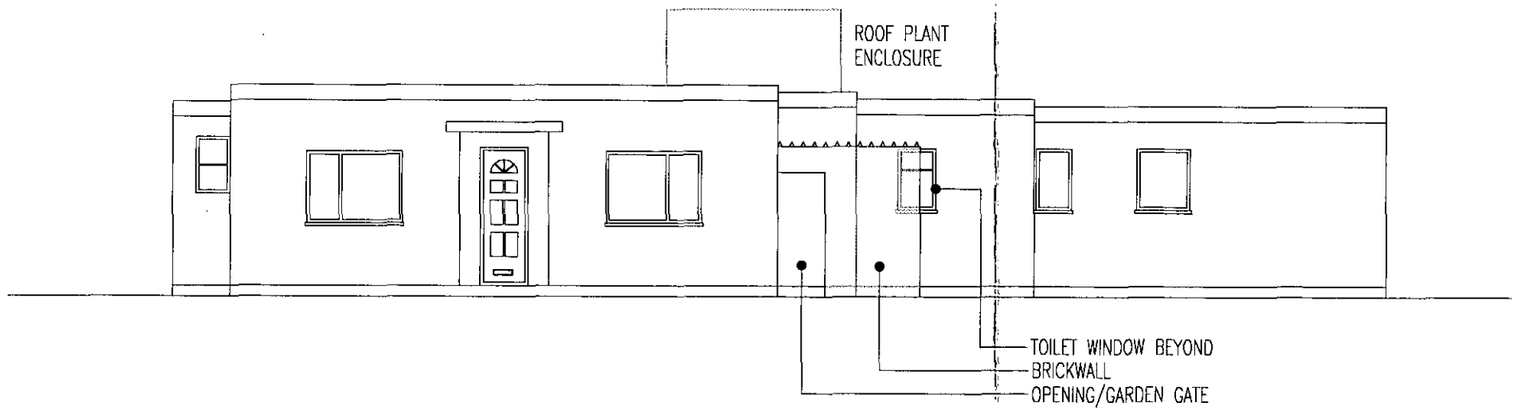


EXISTING & PROPOSED,
BLOCK PLAN
SCALE 1:500

26.NOV.2001* 5321



SIDE ELEVATION



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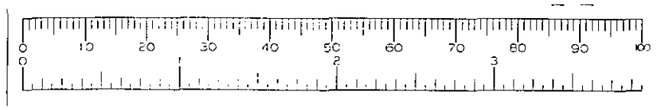

WITHDRAWN

NOTES

REV	DESCRIPTION	DATE
–	–	–

Client:
Examine Limited, Synergis House

Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

Drawing Title:
Existing Property Elevations
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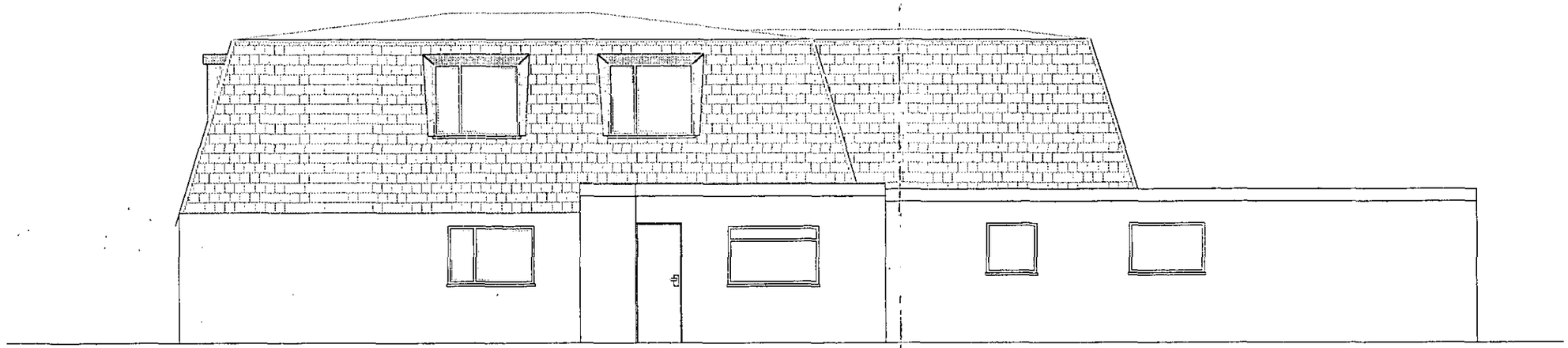
–

Date: June 2001 | Drawn by: HF

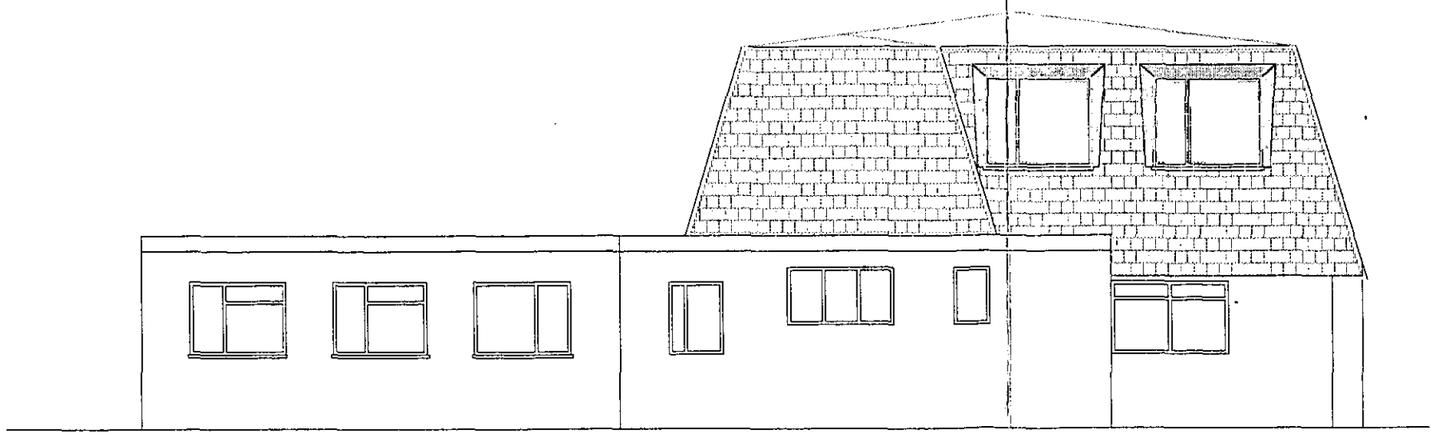
Scale: 1:100

Drg.No. 02 –

26.NOV.2001* 5321



SIDE ELEVATION



REAR ELEVATION

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NOTES

REV	DESCRIPTION	DATE
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Client:
Examine Limited, Synergis House

Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

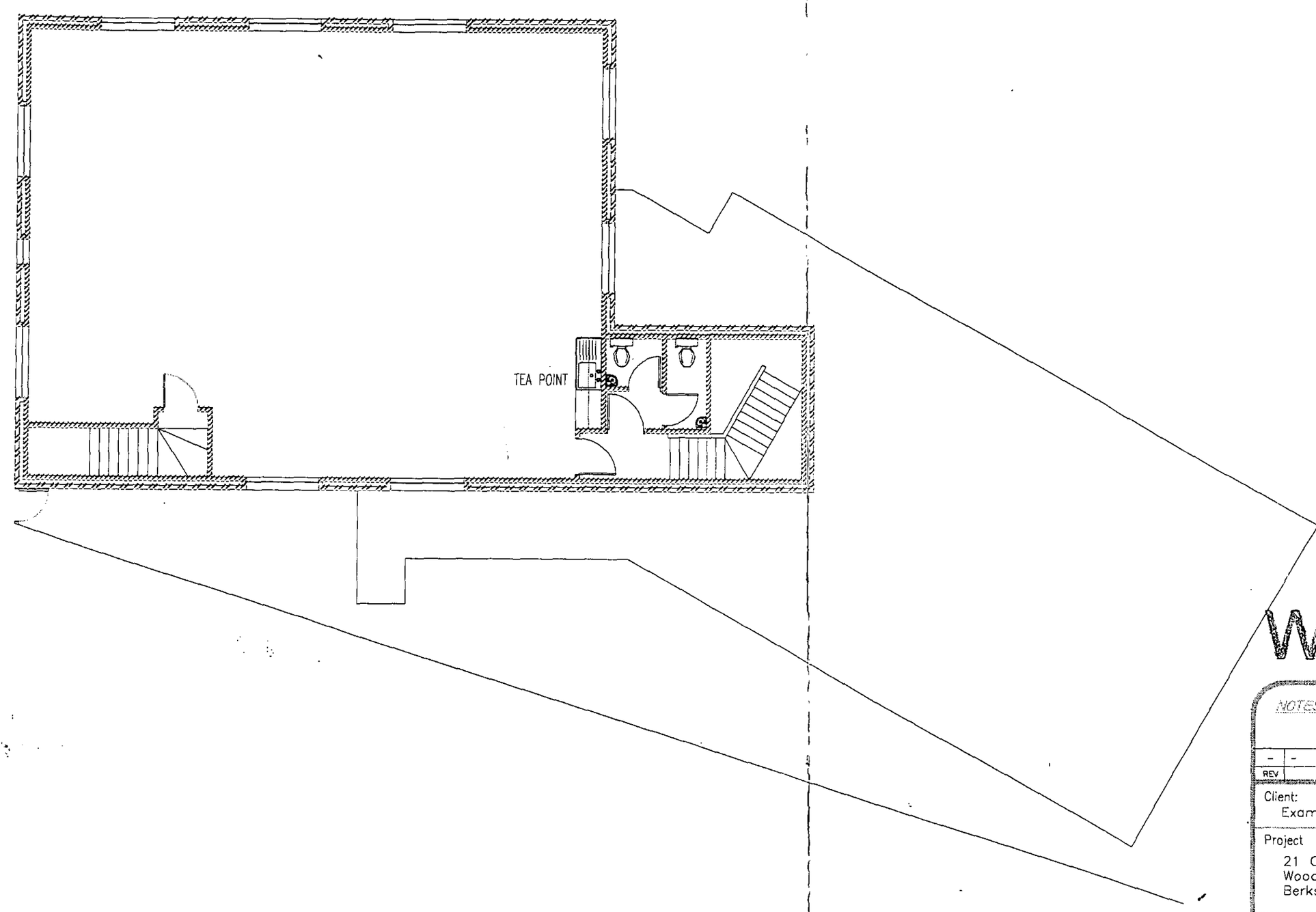
Drawing Title:
Proposed Property Elevations
—
—

Date: June 2001 Drawn by: HF

Scale: 1:100

Drg.No. 07 —

26.NOV.2001* 5521



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NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Examine Limited, Synergis House

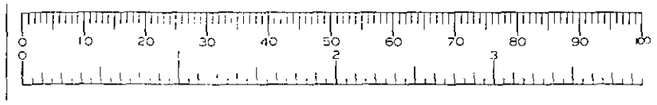
Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

Drawing Title:
Proposed Property Plan
First Floor
Option 1

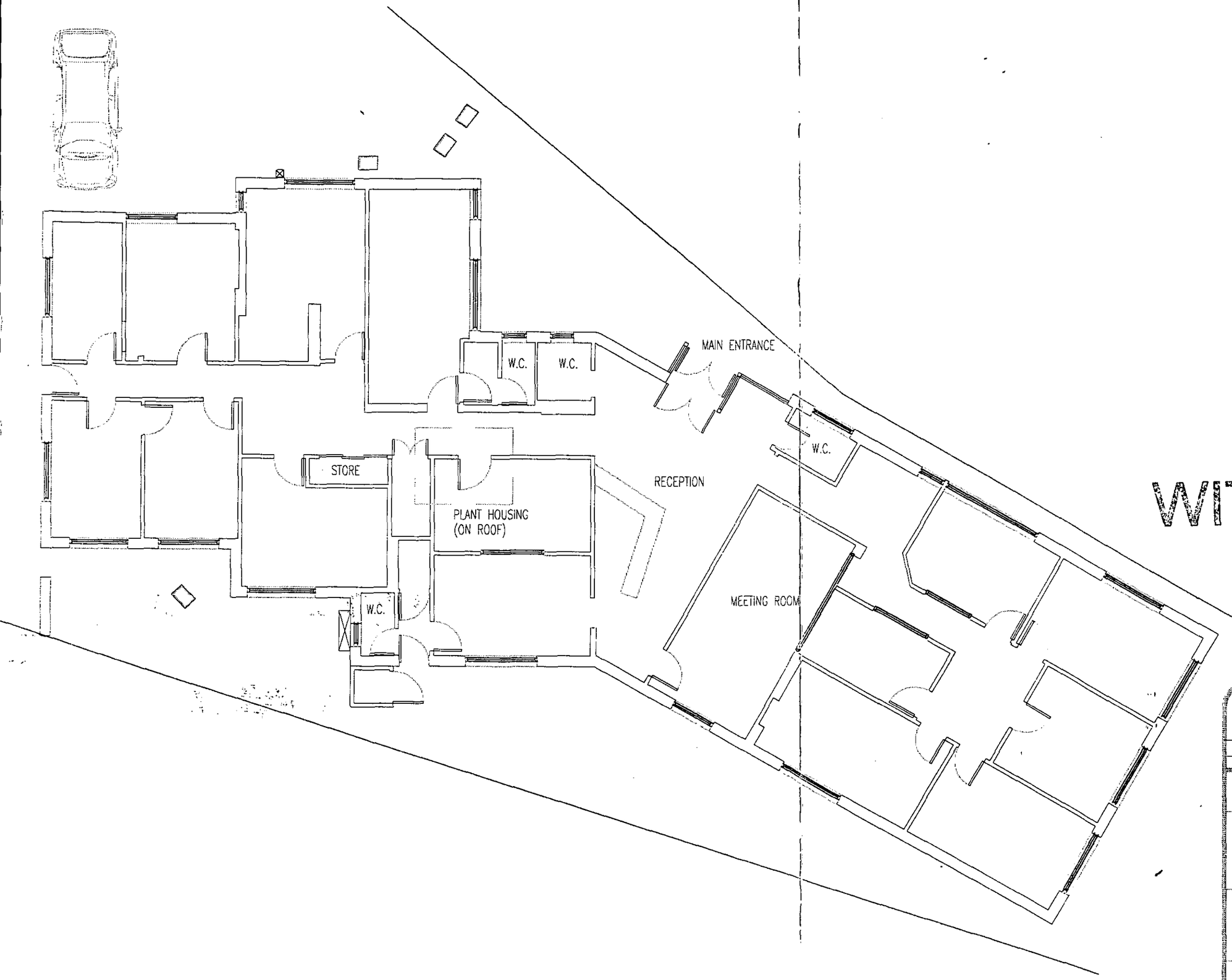
Date: June 2001 Drawn by: HF

Scale: 1:100

Drg.No. 05 -



26.NOV.2001* 5521



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NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Examine Ltd, Synergis House

Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

Drawing Title:
Existing Property Plan
—
—

Date: June 2001 | Drawn by: HF

Scale: 1:100

Drg.No. 01 —

26.NOV.2001* 5321

NEW STRIP FOUNDATION AND OUTER SKIN OF FACING BRICKWORK TO PERIMETER OF EXISTING BUILDING, TO BE TIED IN TO EXISTING BUILD AS PER STRUCTURAL ENGINEER RECOMMENDATIONS

BLOCK UP EXG. WINDOW

BLOCK UP EXG. WINDOW

EXG WINDOW TO BE REMOVED AND OPENING MADE GOOD

DENOTES PROPOSED LINE OF NEW FIRST FLOOR

EXISTING MAIN ENTRANCE TO BE RE-NEWED

MAIN ENTRANCE

DENOTES PROPOSED LINE OF NEW FIRST FLOOR ANNEXE FOR STAIRWELL AND ENCLOSURE

FIRE EXIT

BLOCK UP EXG. WINDOW

BLOCK UP EXG. WINDOW

NEW FIRE ESCAPE

ALTERNATIVE ENTRANCE/ FIRE EXIT TO/FROM 1st FLOOR

ALL STRUCTURAL ELEMENTS SUBJECT TO COMMENT AND CALCULATIONS BY A QUALIFIED STRUCTURAL ENGINEER

WITHDRAWN

0 10 20 30 40 50 60 70 80 90 100

NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Examine Limited, Synergis House

Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

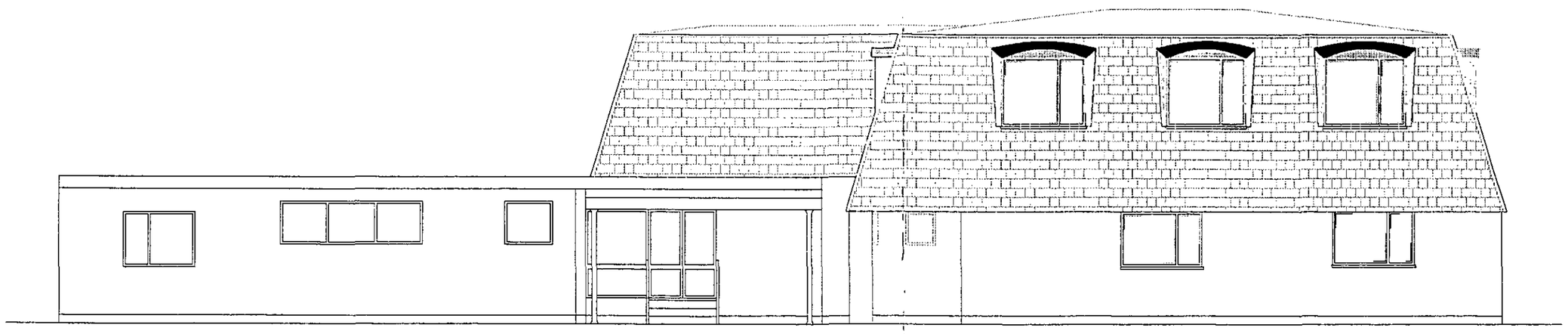
Drawing Title:
Proposed Property Plan
Ground Floor
Option 1

Date: June 2001 | Drawn by: HF

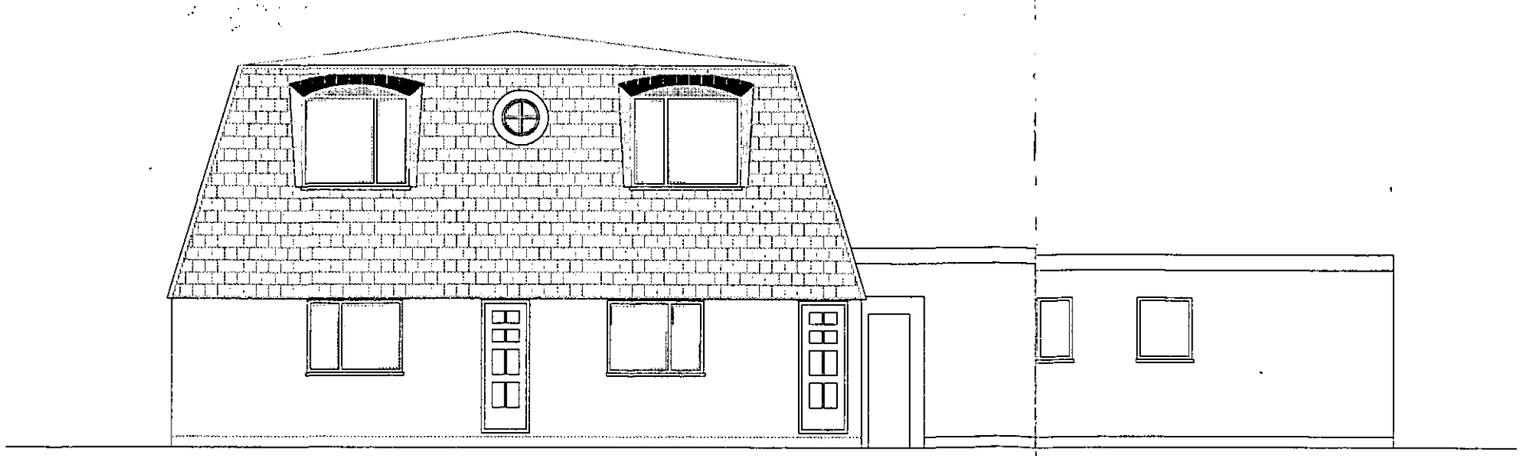
Scale: 1:100

Drg.No. 04 –

26.NOV.2001* 5321



SIDE ELEVATION



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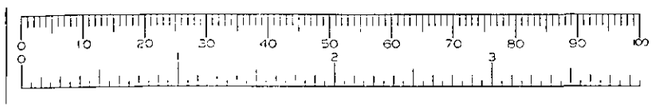

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NOTES

REV	DESCRIPTION	DATE
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Client:
Examine Limited, Synergis House

Project
21 Crockhamwell Road,
Woodley, Reading,
Berkshire.

Drawing Title:
Proposed Property Elevations
—
—

Date: June 2001 Drawn by: HF

Scale: 1:100

Drg.No. 06 —