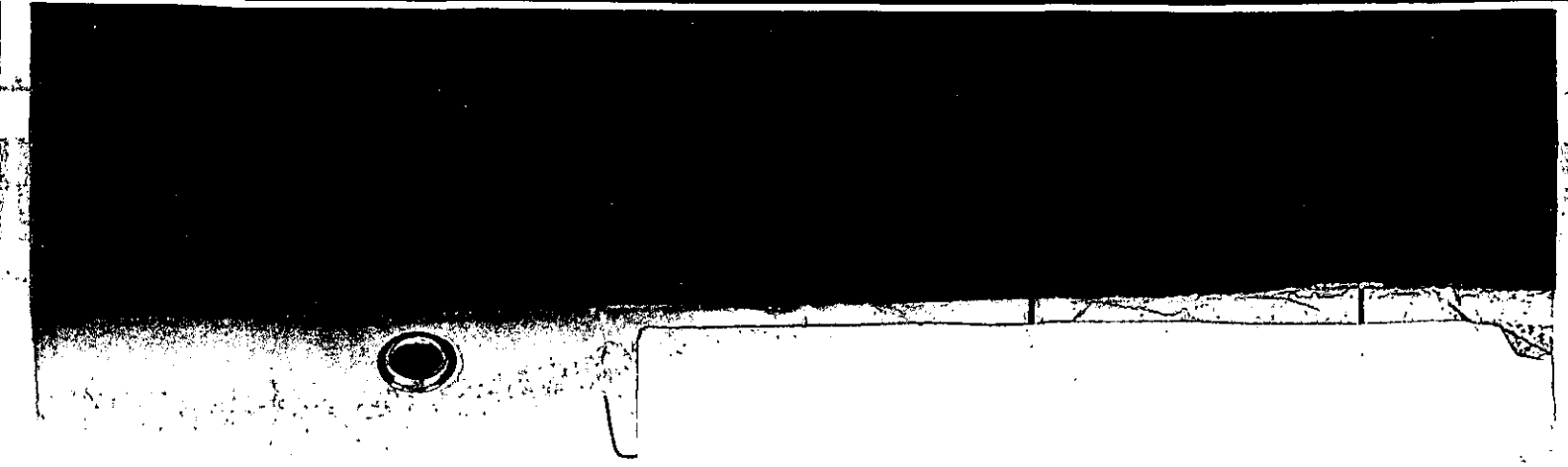


EX SYSTEMS LTD

APPLICATION NO:
**F/2000/1623**

LOCATION:
**420 - 422 Reading Road, Winnersh Wokingham.**

APPLICANT:
**Mr U Amin C/O Sedgman Noble Architects**

PROPOSAL:
**Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.**

EARLIEST DATE FOR DECISION: **03/07/2000**

**APPLICATION WILL HAVE EXPIRED ON: 21/07/2000**

CASE OFFICER: **Lynette Baker**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr U Amin**
**C/O Sedgman Noble Architects**
**The Studio**
**Spring Meadows Business Centre**
**Highfield Farm**
**Wargrave**
**RG10 8PZ**

**Application Number: F/2000/1623**

**Parish:** **WINNERSH**

**Location:** **420 - 422, Reading Road, Winnersh, Wokingham.**

**Proposal:** **Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.**

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(S)**

01

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

02

Construction work of any sort shall only take place within the area covered by the application between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.30am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

03

Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

04

The en-suite windows in the first floor flank elevation of the proposed development shall not at any time be glazed other than with obscure glass.

05
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

06
Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

07
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

08
No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied.

09
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

11
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
12
Notwithstanding the plans submitted, the vehicular access to the rear of the site for car parking associated with the flats shall have a minimum width of 4.1 metres for its entire length and shall be hard surfaced with tarmac, concrete or similar hard bound material. The access shall be constructed prior to the first occupation of any flat.
13
Notwithstanding the plans submitted, the delivery space to the front of the site shall be made available for use at all times for the parking, loading and un-loading of delivery vehicles only and shall be available for use for the existing Hot Food Takeaway/Dry Cleaning units.
14
All staff, residents and visitor car parking associated with the development shall be contained within the car parking area to the rear of the site.
15
Prior to the development commencing, detailed plans shall be submitted to and approved in writing by the Local Planning Authority showing the proposed access arrangements, traffic management and railing fronting the site. Details to include signing and lining schedule showing the proposed one-way system. The access and car park layout shall be constructed in accordance with the approved details prior to the development being occupied.
16
Within one week of the development being occupied, the existing vehicular access onto the A329 to be closed shall be reinstated to footway only to the satisfaction of the Highway Authority.
17
Prior to the development commencing, the applicant shall submit a method statement for approval ensuring that at all times during construction adequate access and parking facilities are provided for the existing retail units.
18
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
19
Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

20
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
21
The retail use hereby permitted shall not operate other than between the hours of 7.30am and 6.00pm Monday – Sunday.
22
There shall be no sub-division of the shop units without the prior written consent of the Local Planning Authority.

**REASON(S)**
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To safeguard the amenities of neighbouring residents and the locality.
03
To safeguard the amenities of neighbouring residents and the locality.
04
To safeguard the amenities of neighbouring residents and the locality.
05
In the interests of visual amenity.
06
In the interests of visual amenity.
07
In the interests of visual amenity.
08
To safeguard the amenities of neighbouring residents and the locality.
09
In the interests of visual amenity.
10
In the interests of visual amenity.
11
To ensure a satisfactory external appearance.
12
To allow vehicles to pass and to prevent loose bound material spilling into the highway.
13
In the interests of highway safety.
14
In the interests of highway safety.
15
In the interests of highway safety.
16
In the interests of highway safety.
17
In the interests of highway safety.
18
In the interests of highway safety.

19
In the interests of highway safety.
20
In the interests of highway safety.
21
In order to ensure sufficient parking space remains available for use by the adjacent takeaway.
22
In order to ensure sufficient parking space remains available for use by the neighbouring shops.

**Informative(s)**
01
The applicant is advised that the shopfronts will need separate consent from the Local Planning Authority.
02
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell
Development Control Manager
Date: 26/09/2000

**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.**

**Lynette Baker**

**From:** Prue Bray [Prue@Bray.Telinco.Co.UK]
**Sent:** 30 August 2000 11:02
**To:** Lynette Baker
**Cc:** John Mitchell
**Subject:** F/2000/1623 - 6 flats and 2 shops on Reading Road, Winnersh

Lynette, I am still addressing this to you because I don't know who is taking this one over from you. Hence the copying to John Mitchell.
Tom has indicated highways have come to a decision about the conditions they wish to impose. Could you tell me what they are?
Also, I gather that the application has been listed. Is this right, and if so, can you tell me why?
Cheers, and all the best in your new job in Reading.
Prue Bray

emailed response to 30/8.

1623

**Received by Wokingham District Council**

# Application No: F/2000/1623

**Proposal:**
Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.

**Location:**
420 - 422, Reading Road, Winnersh, Wokingham.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**08 June 2000**

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 12 October, 2001
My ref. BC/DC/2000/1623

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

Mr U Amin
c/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave RG10 8PZ

Dear Sirs

**PLANNING PERMISSION 2000/1623**
**SITE: 420 & 422 READING ROAD, WINNERSH, WOKINGHAM**

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1623 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

EMY CIRCUIT
Planning Assistant

in the interests of highway safety

Reason ? auto

17. Prior to the development commencing, the applicant shall submit a method statement for approval ensuring that at all times during construction adequate access and parking facilities are provided for the existing retail units.

18 SC 23 Insert Parking/Turning

19. SC33 Construction Vehicles

20. SC 34 Mud on Road.

Reason ? auto

Informative The applicant is advised that the shopfronts and signage will need separate consent from the Council

14 IN08

12. Notwithstanding the plans submitted, the vehicular access to the rear of the site for car parking associated with the flats shall have a minimum width of 4.1 metres for its entire length and shall be hard surfaced with tarmac concrete or similar hard bound material. The access shall be constructed prior to the fist occupation of any flat. Reason - to allow vehicles to pass and to prevent loose bound material spilling onto the highway. in interests of highway safety

13. Notwithstanding the plans submitted, the delivery space to the front of the site shall be made available for use at all times for the parking, loading and unloading of delivery vehicles only and be available for use for the existing Hot Food Take-away/Dry Cleaning units. Reason? In the interests of highway safety

14. All staff, residents and visitor car parking associated with the development shall be contained within the car parking area to the rear of the site. Reason? In the interests of highway safety

15. Prior to the development commencing, detailed plans shall be submitted to and approved by the LPA showing the proposed access arrangements, traffic management, and railing fronting the site. Details to include a signing and lining schedule showing the proposed one way system. The access and car park layout shall be constructed in accordance with the approved details prior to the development being occupied. in the interests of highway safety

16. Within one week of the development being occupied, the existing vehicular access onto the A329 to be closed shall be reinstated to footway only to the satisfaction of the Highway Authority. Reason?

Conds (addnumbers)

1 SC01 SR02

2 SC17 - SR05 8-6 MonFri 830-130 Sat.

3 SC18 - SR05

4 SC20 - SR05 ensuite windows in first floor flank elevs.

5 SC40 - SR09 means of enclosure, bonds, carpkg layouts hard surfacing mats, minor artefacts.

6 SC41 SR09.

7 SC42 SR09

8 SC45 bdgs occupied SR05

9 SC48 SR09

10 SC49 SR09

11 SC52 SR12

21. The retail use hereby permitted shall not operate other than between the hours of 7.30am – 6.00pm Mon – Sunday

R: In order to ensure sufficient parking spaces remain available for use by the neighbouring takeaway.

22. There shall be no subdivision of the shop unit without the prior permission of the LPA.

R: In order to ensure that sufficient parking remains for use by the neighbouring shops.

**WORK SHEET FOR :** Lynette Baker

**Application Number :** F/2000/1623

**Applicant :** Mr U Amin C/O Sedgman Noble Architects.

**Location :** 420 - 422, Reading Road, Winnersh, Wokingham.

**Proposal :** Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 7/8 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 26/05/2000**

**Earliest Date for Decision : 03/07/2000**

**Latest Consultation Date/Site Notice Expiry Date : 03/07/2000**

**This application will have expired on: 21/07/2000. 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 :** WPC : no comment.
letters : 1 – neighb shop concerned
also cpkg, loss flats
d'landscpg more details needed – cond.

**Planning Issues :** 1 Principle of use
2 Impact on char of area – streetscene
3 " " neighbs.
4 HA.

amenity

**Application Number: F/2000/1623**

**Appraisal :**

History — preapp.

Rundown s/s pair of shops — one closed.

1. Principle — mixed use accept No net loss of shops. PPG3/densities -> supports the units on site sustainable loc'n ∴ acceptable in principle. LHI/WHI apply.

2. Char of area.
Mixed residential dev't interspersed with shops The 2 existing bungalows on the site adjoin 2 storey bldgs - restaurants - on both sides. The proposal is set-back between these & will not appear prominent in street scene. Mix of styles & ages of properties along Reading Road - it is not considered that this proposal will be out of keeping in st. scene or detract from char of the area. Although the proposal is high at 8.7m, this is not unacceptable in the context of the site.

3. Impact on neighbouring properties
418. Fish & chip shop: has flat above with fff windows The white 2 storey building at rear is used for storage only. Proposed ff windows are set back sufficiently to avoid overlooking into windows of 418. Private area screened by existing buildings No significant loss of light Not overbearing because of setback.

424 Indian Restaurant with flat over (fff bank windows) Again the proposal is set back so that windows are offset + do not affect existing property. Car park to rear of 424. No significant loss of light. Not considered overbearing ∴ of setbacks

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

Properties opposite 45m distant — no adverse impact. Properties to rear = 37m " — " " "

170m² amenity area provided = more than requirement Trees at rear to be retained - good screen. Trees lost to be replaced - cond

4 HA requests conditions.

## Application Number F/2000/1623
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | See attached sheet. |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: 420 - 422 Reading Road Winnersh Wokingham.<br>APPLICATION NUMBER: F/2000/1623 | OFFICER: Lynette Baker<br>DATE OF SITE VISIT: 7/8 |

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Mixed res & comm area
Summer rd.

3. DESCRIPTION OF SITE/BUILDING Rundown S/S shop x 2

4. RELATIONSHIP TO ADJOINING PROPERTIES Bung — screened by extg veg.
Chinese - fff wdws.

5. SITE CONSTRAINTS

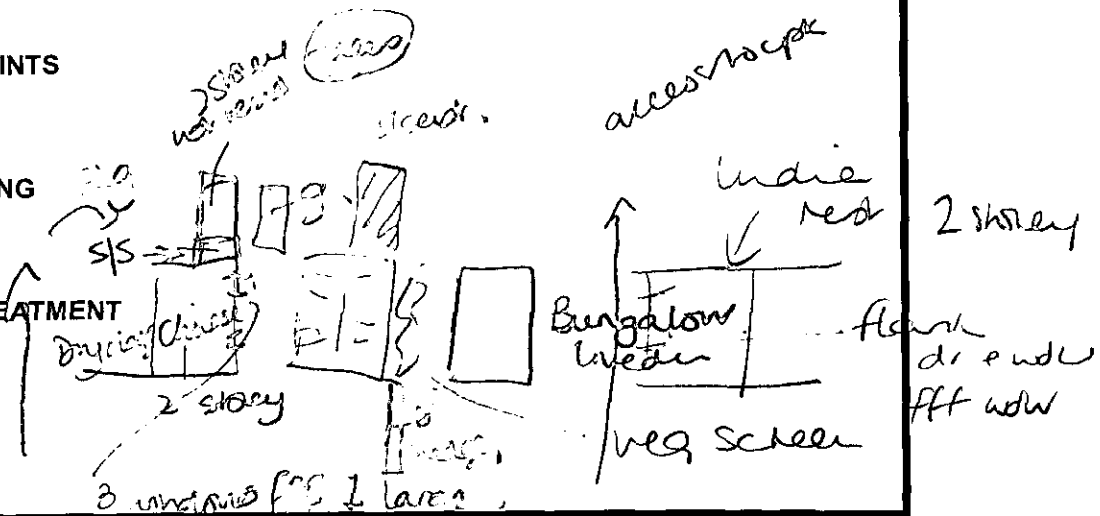
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS




Flat above Chinese.

2 storey LS opp.

| Applicationo | Name & Address |
| --- | --- |
| F/2000/1623 | Mr S Sagoo<br>418 Reading Road<br>Winnersh<br>RG11 5EP |

App. approved
Letter sent 28/09/00

Tel: (0118) 974 6447

Date: 8/9/00

My ref: F/2000/1623

**CONFIDENTIAL**

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW


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


Dear Councillor

**Application Number: F/2000/1623**
**420 - 422, Reading Road, Winnersh, Wokingham.**
***Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.***

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/9/00

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM** Joss Miller
Case officer: **Lynette Baker** Application Number: **F/2000/1623**
**420 - 422, Reading Road, Winnersh, Wokingham.**
**Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

**Joss Miller**

**From:** Prue Bray [Prue@Bray.Telinco.Co.UK]
**Sent:** 11 September 2000 13:41
**To:** Joss Miller
**Subject:** F/2000/1623

I am writing to let you know I DO NOT want this application to be listed for consideration by committee. I am content with Lynette's recommendation for approval.
Prue Bray

Tel: (0118) 974 6447

Date: 8/9/00

My ref: F/2000/1623

**CONFIDENTIAL**

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL


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


Dear Councillor

**Application Number: F/2000/1623**
**420 - 422, Reading Road, Winnersh, Wokingham.**
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This form must be received no later than 18/9/00

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM** Joss Miller

Case officer: **Lynette Baker** Application Number: **F/2000/1623**
**420 - 422, Reading Road, Winnersh, Wokingham.**
**Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.**

Transfer: Yes ☐ No ☐
*Reason for Transfer:*

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6447

Date: 8/9/00

My ref: F/2000/1623

**CONFIDENTIAL**

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT


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


Dear Councillor

**Application Number: F/2000/1623**
**420 - 422, Reading Road, Winnersh, Wokingham.**
**Proposed demolition of existing shop, flat and dwelling.**
**Erection of 6 flats and 2 shops plus car parking & landscaping.**

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

Joss Miller

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ on **(0118) 974 6447**.
*If you then feel the application needs to be transferred to the next available Development* Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/9/00

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM** Joss Miller

Case officer: ~~**Lynette Baker**~~ Application Number: **F/2000/1623**
**420 - 422, Reading Road, Winnersh, Wokingham.**
**Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

# WOKINGHAM DISTRICT COUNCIL

# MEMORANDUM

From: Tom Callaghan, Highways

To: Lynette Baker, Planning

My Ref: P14 -1623

Your Ref: F2000/1623

Date: 29th August 2000

---

**PLANNING APPLICATION F/20001623**
**PROPOSED DEMOLITION OF EXISTING SHOP, FLAT AND DWELLING AND ERECTION OF 6 FLATS AND 2 SHOPS AND ASSOCIATED CAR PARKING/LANDSCAPING.**
**420 READING ROAD WINNERSH.**

As you know, the Highway Authority provided the applicant with pre application advice for redevelopment of this site which included up to 4 shops and 8 flats. Although the redevelopment would bring about improvements to the existing parking/access arrangements, it was considered to be over development which would result in a material increase in turning traffic onto/off the A329 near to the Winnersh cross roads. The application now submitted provides for only 2 shops and 6 flats, together with improved access and parking that will offer benefits for all the units within the parade. Therefore, although there may be a slight increase in turning traffic generated by the development, the proposed access and parking improvements including separate provision for delivery vehicles, will outweigh any adverse impact that may occur. Furthermore, the site is well located to high frequency bus routes and the Winnersh Train Station which will offer the new occupiers of the flats a viable alternative to the use of the private car, thereby further reducing the likely level of traffic generated by the site.

However it is important that some restrictive conditions are placed on any approval given covering opening times so as not to coincide with the peak times of the Take-away and also that the shop units cannot be subdivided which could encourage more traffic to use the site. *Can you advise whether this is feasible.*

Therefore, I recommend that the application be approved subject to the following conditions:-

1. Notwithstanding the plans submitted, the vehicular access to the rear of the site for car parking associated with the flats shall have a minimum width of 4.1 metres for its entire length and shall be hard surfaced with tarmac concrete or similar hard bound material. The access shall be constructed prior to the fist occupation of any flat. Reason - to allow vehicles to pass and to prevent loose bound material spilling onto the highway.

2. Notwithstanding the plans submitted, the delivery space to the front of the site shall be made available for use at all times for the parking, loading and unloading of delivery vehicles only and be available for use for the existing Hot Food Take-away/Dry Cleaning units.

3. All staff, residents and visitor car parking associated with the development shall be contained within the car parking area to the rear of the site.

4. Prior to the development commencing, detailed plans shall be submitted to and approved by the LPA showing the proposed access arrangements, traffic management, and railing fronting the site. Details to include a signing and lining schedule showing the proposed one way system. The access and car park layout shall be constructed in accordance with the approved details prior to the development being occupied.

5. Within one week of the development being occupied, the existing vehicular access onto the A329 to be closed shall be reinstated to footway only to the satisfaction of the Highway Authority.

6. Prior to the development commencing, the applicant shall submit a method statement for approval ensuring that at all times during construction adequate access and parking facilities are provided for the existing retail units.

7. SC 23 Insert Parking/Turning

8. SC33 Construction Vehicles

9. SC 34 Mud on Road.

10. IN08

Many thanks

Tom Callaghan.

FROM: Lynette Baker

DATE: 08 June 2000

## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** F/2000/1623

**Proposal:** Proposed demolition of existing shop, flat and dwelling. Erection of 6 flats and 2 shops plus car parking & landscaping..

**Site Address:** 420 - 422, Reading Road, Winnersh, Wokingham.

**Applicant:** Mr U Amin C/O Sedgman Noble Architects.

Your observations are required in respect of this application **by 03/07/2000** .

---

No comment

SIGNED: _____ DATE: 21.06.00

Clerk To Winnersh Parish/Town Council.

BY HAND 10/07/2000

# BE SMART
## DRY CLEANERS

418 Reading Road, Winnersh, Wokingham, Berkshire RG11 5EP
TELEPHONE: 01734 890115

P
PUL Date: 9th July 2000
DC
APP
CS 0855 : CEB
11 JUL 2000
COPIES TO: ACK:
FILE:

Wokingham District Council
Planning Dept
Shute End
Wokingham
Berks
RG40 1BN

**RE: Planning Application No. F/2000/1623**
420-422 Reading Road, Winnersh, Wokingham

Dear Madam

We write to inform you of the following points as regards the application above.

1) Our dry-cleaning business (418 Reading Road) is dependent upon the parking facilities at the front of the shop. During the course of any demolition work, we would wish for minimum disturbance to our business.

2) We note from the plans submitted that a tree is to remain. This tree we feel should be removed, as it is shedding a considerable amount of pollen which is causing a great nuisance to our already-affected trade.

3) We also feel that any costs incurred, as a result of a change proposed for re-routing our three-phase electricity supply should be met by the applicant.

4) In addition, any further costs associated with the movement of plant and machinery should again be met by the applicant.

5) All access and surrounding areas must be kept clean and tidy.

We trust you will carefully consider our comments and await your decision on the plans.

Yours faithfully

Mr SP Sagoo

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 11th July 2000

**Location: 420-422 Reading Road, Winnersh.**

**Proposal:** Proposed demolition of existing shop, flat and dwelling.
Erection of 6 flats and 2 shops plus car parking & landscaping.

**Application Number:** F/2000/1623

In response to your consultation dated 8th June 2000 for the above application, the landscape comment is as follows:

The application is generally acceptable but further details are required for the improvement to the frontages of the development. In particular an attractive railing with planting should be specified for the back of the footpath together with decent paving in front of the new premises and on the new parking access route.

Patricia Green

Patricia Green
Landscape Consultant

## WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS (*)
ATTACHED

| | |
|---|---|
| Start date: 26 MAY 2000 | |
| Officer: LCB | Application No. F/2000/1623 |

**Map No.** ..... Site ..2..12..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED DEMOLITION OF EXISTING SHOP, FLAT & DWELLING. ERECTION OF 6 FLATS AND 2 SHOPS PLUS CAR PARKING & LANDSCAPING

Location: 420/422 READING ROAD

Parish: WINNERSH Ward: Winnersh ✓ 8/6

Applicant: MR V AMIN

**Fee** Received 1520-00 (1) 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 | Signed on behalf of agent, not applicant | Amended | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 8/6..... 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 (BABTIE) | ..... |
| 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:

.....

.....

5x pre-apps attached ✓

### NEIGHBOURS:

E423

S/N + 418, 424, 417, 419, 421, Reading Road

34, 35, 36, 37, 38, 39 Rainbow Park

9780 180 old shop phone Number

Tel. 0118 974 6447 (Direct Line)

Date. 7 October, 1998

My ref. LEB/Winnersh Pre-App

Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email. lzb10@wokingham.gov.uk

Mr Amin
420 Reading Road
WINNERSH
Berkshire

26.MAY2000* 1623

Dear Mr Amin,

**DEVELOPMENT AT 420 READING ROAD, WINNERSH**

Thank you for your enquiry regarding your proposals for the above site.

1. Proposal 1: 3 flats. The principle of this scheme is acceptable here provided the following details are satisfactory.
   i) impact on the neighbouring properties - i.e. no overlooking, loss of daylight or loss of amenity to neighbours in terms of being overbearing.
   ii) you are able to satisfy the Highway Authority's requirement to provide 5 parking spaces and turning facilities on site.

2. Proposal 2: 2 shops and 2 flats. As the site is currently in A1(Retail) use, there is no 'in-principle' objection to this proposal, and the provision of two 2 bedroomed flats is also appropriate. Again the same details would need to be satisfied as for Proposal 1 above. The Highway Authority would require 3 spaces for residents' parking and 1 space per $30m^2$ gross floor area for the 2 shops.

I strongly advise you to contact Lindsay Watkins of the Highway Authority on 0118 974 6330 to discuss the proposed parking and turning arrangements. I am enclosing some application forms for your use. The advice given in this letter is without prejudice to the outcome of any application you may submit.

1. Acceptable provided can get out from site in forward gear
2. Parking [illegible] met 1.5 per flat 1 per 30m² shop

Yours sincerely

Lynette Baker

LYNETTE BAKER
Senior Planner

File: AMP-DOC
Page 1 of 1

Mr Amin.

DAMD - HOMCE 9341205

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

Highway Authority comments for your information

26.MAY2000* 1623

With Compliments Lynette Bailey.

The main issue with this site is the parking outside the shops. This currently gets congested at times despite the pop-in nature of all the shops. To ensure access to the properties can be reached for parking purposes the H.A. would like to see:

a) 2 parking spaces per flat = 4
b) 1 parking space (operational) per retail unit = 2
c) 1 parking space per unit for customers = 2 front

TOTAL 8 8

A total of 8 spaces are required ~~for~~ to the rear of the proposed development. Parking and turning areas are to comply with Berks Design Guide. Vehicles are to leave/access property in a forward gear.

The access to the rear of the proposed development is to be kept clear at all times to ensure access for residents.

A condition on the hours of opening would be preferable to not conflict with the hours of opening of the Chinese Take-Away

L Watts 4-11-98

NB This advice is ~~to~~ without prejudice of the outcome of any application submitted.

Neil Troiter
9746323

Re - Application : 420 Reading Road, Winnersh

Lynette,

Following my meeting with Mr Amin & Mr Noble on 3-11 my pre-application comments are:

The proposal is for two retail units and one two bedroom flat on the ground floor, and a two bedroom flat on the first floor.

The main issue with this site is the parking outside the shops. This currently gets congested at times despite the pop-in nature of all the shops. To ensure access to the properties can be reached for parking purposes the H.A. would like to see:

a) 2 parking spaces per flat = 4
b) 1 parking space (operational) per retail unit = 2
c) 1 parking space per unit for customers = 2
TOTAL 8 front 8

A total of 8 spaces are required ~~for~~ to the rear of the proposed development. Parking and turning areas are to comply with Berks Design Guide. Vehicles are to leave/access property in a forward gear.

The access to the rear of the proposed development is to be kept clear at all times to ensure access for residents.

A condition on the hours of opening would be preferable to not conflict with the hours of opening of the Chinese Take-Away

L. Watts 4-11-98

NB This advice is ~~to~~ without prejudice of the outcome of any application submitted.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Mr T Callaghan
Highways Authority
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

9th December 1999

140RRW/2/dn

Dear Mr Callaghan

**Proposed redevelopment of 420/422 Reading Road, Winnersh.**

I refer to the meeting held yesterday with you and my client Mr Omar Amin the owner of 420 Reading Road, Winnersh. Mr Amin is the proprietor of the newsagents shop he lets out a second small shop, used up to one year ago as a bookmakers and recently as a sportswear shop. A two bedroom flat at the rear of the shop is also let. Mr Amin has lost a lot of passing business since the opening of the nearby Sainsbury store. However he does have a profitable news paper round which he wants to retain.

The building, a bungalow with an extension at the rear (for the flat) is not very attractive, the services are poor and in need of repair and the whole not best suited to its current uses a poor use of the potential of the site therefore Mr Amin intends to redevelop the site. We have discussed our proposals with Mrs L Baker, Senior Planner with Wokingham District Council and we have a letter from her stating that 'in principle' a mixed development scheme of shops and flats would be acceptable. We also met Ms Lindsay Watkins of the Highways Authority who wrote to Mr Amin in October 1998 stating that the scheme was acceptable to her as long as the parking requirements could be met and that any vehicle entering the site had to be able to leave in a forward gear.

Based on that information we have drawn up a scheme for 420 Reading Road for a two storey mixed development of a shop ( which could be sub-divided) and three flats. We are able to meet the requirements for the car parking for the flats at the rear of the plot and for the shops at the front of the development. We enclose one copy of drawing RRW/01 showing the site layout and the ground floor plan. The four car parking spaces at the front of the building are more than strictly required but they will be available for use by the customers of the fish & chip shop and the dry cleaners to ease the traffic congestion by providing more off road parking, in marked bays.

At the meeting we all agree there is a particular traffic problem when the fish shop is trading caused by their customers who park on the main road when the available off road parking is full. This is made worse by the fact that there are no parking bays marked out. Mr Callaghan

also pointed out that, because the road was busy in the morning and evening rush hours and with the close proximity of the cross-roads there was a further problem of vehicles pulling out onto the main road and trying to turn right (towards to the cross-roads). The fast food shop opens Monday to Saturday evening and Saturday afternoon. It has little off street parking of its own at the front of the shop and cars when they have filled all spaces in front of Mr Amin's shop will park on the road. There is parking at the rear of the dry cleaners but I am not aware this is available as public parking.

The newsagents and the dry cleaners are usually closed when the fish & chip shop is open (and visa versa). To my knowledge there no great parking problem (parking on the road) caused by customers of either of the newsagents or the dry cleaner. Our proposals create more car parking spaces than are available at present for the casual car bound shopper and meets the full parking requirements for the flats. It may be possible to provide one or two more shopping spaces if our proposed building is pulled further back into the site. By an unwritten agreement between the three shop tenants the two accesses from the main road ensure all vehicles can exit in a forward gear.

Last week the next door bungalow was placed on the market. This domestic property is sandwiched between the newsagents belonging to my client and an Indian restaurant on the other boundary. Mr Amin has made an offer for this which has been accepted. This gives him an opportunity to develop both sites in a similar way, creating an attractive building with two (or 3 / 4 smaller) shops and up to 8 flats in a three storey building, albeit with the second floor built within the roof space. The reason for an increase in flats to eight is to balance the cost of purchase of the site of No. 422. We have produced sketches of this proposal and have discussed them with Mrs L Baker. We can meet the requirements for parking and amenity space for eight flats and can create better carparking for up to seven cars and provide a box van lorry park for deliveries (or two more car parking bays). Mrs Baker appears to be positive to this scheme, although she did suggest we talk to yourself because she is aware of your concerns about the wider traffic issues at Winnersh crossroads.

Any re-development of this site (420 and 422 together) nearer to their full potential is going to create more traffic movements. It is our argument, for any of the schemes proposed for No. 420 or for Nos. 420 and 422 together, that the additional car movements to and from the flats and car visits of customers to the new (and existing) shops and their affect on the flow of traffic on the main road will not outweigh the advantages of better off street parking, better shopping facilities at a designated shopping location and small, modern, two bedroom flats which the Council acknowledge they need in this area and all on a 'brown field site' in an area designated for retail use and which, in the future will have a by-pass to take away non-local traffic.

Of the particular points raised by Mr Callaghan we would argue that any new shops will not add to the rush hour traffic problems, if as envisaged, a newsagents is retained there would be no more 'customers' at this time than at present, other shops would attract local custom

throughout the day. The additional carparking and alterations say to the back of pavement railings to make then un-climbable could make it more unattractive to park on the road.

If, as the Council accept, this is an acceptable location for shops and residential units we would argue it should be possible , in negotiation with yourselves and the planners, to mitigate as much as possible the perceived traffic problems bearing in mind the Council's intent to build a By-Pass of the cross roads.

Long term plans for Winnersh include *(Ref: Loddon Area Local Plan Chapter 2.4 Winnersh )* for a Winnersh By-pass which will reduce traffic along the Reading Road by excluding Non-Local traffic (PW7), PW8 recognised the needs for a foodstore to meet the needs of the Winnersh area and to reduce travel to other shopping areas, this has now been built. The existing shopping area on the Reading Road is recognised (2.4.38) as *the best location for the improvement of the shopping facilities as provided for in the Replacement Structure Plan.* Paragraphs 2.4.32 and 2.4 33 recognises the importance of these Reading Road shops albeit with the traffic problems which we believe we have addressed even though we would argue our proposals are not the 'problem' but does provide a solution. These schemes should be considered with those future plans in mind.

Restrictions of opening hours or other conditions can be considered. Mr Amin has said he intends to take one flat together with a shop and certainly shops and flats can be offered together as a condition of sale to further reduce traffic movements. We are prepared to look at any other conditions, to provide more car parking at the front of the development to further help the parking problems and less for the flats (at the rear) if it can be agreed with the planning officer that with the local railway station (in walking distance) and a bus route along the Reading Road with bus stops outside the site reduced parking is a viable option.

Although Mr Amin would like to build a three storey mixed development of shops and eight flats he recognises the concerns shown and is willing to discuss the more modest two storey block of six flats and 2 shops. His view is any smaller scheme of flats and shops is commercially unviable in terms of building costs and medium term returns that he would not at this point consider making an application for anything less.

We send you this information as part of our pre-planning negotiations with both you and the planning authority. We accept your offer to look at this proposal and run it through your checks and calculations. As Mr Amin has an accepted offer for the adjoining building can I ask if you would give us a reply before the start of the Christmas holiday.

Yours sincerely

copy: Mr O Amin.

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 20th January 2000

Your ref. 140RRW/2/dn

My ref. TC/P14/16844

RECEIVED 2 1 JAN 2000

Mr D Noble
Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
Berkshire
RG10 8PZ

26 MAY 2000* 1625

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Sedgman

**PROPOSED REDEVELOPMENT OF 420/422 READING ROAD, WINNERSH.**

I refer to your letter dated 9th December 1999 and apologise for my delay in replying.

As you are aware, the Highway Authority is concerned that the proposed redevelopment would result in a material increase in turning movements along a busy section of the Reading Road (A329) in close proximity to the Winnersh Cross Roads, which would further impede the free flow of traffic and be detrimental to highway safety. As discussed in our meeting, this principle has been previously endorsed by a Planning Inspector when considering proposals for redevelopment of 400 Reading Road (copy of decision letter attached).

My initial thoughts on your proposal is that it would result in a material increase in traffic using the site and therefore, would not be looked on favourably. However, I accept that the car parking facilities serving the existing parade of shops is not ideal and that any redevelopment of the site could provide improved parking and internal traffic management which would benefit all units. Therefore, as discussed it may be possible for the Highway Authority to look more favourably on your proposals if the number of shop and flat units are significantly reduced. I will be happy to meet with you again to discuss any alternative proposals you may have.

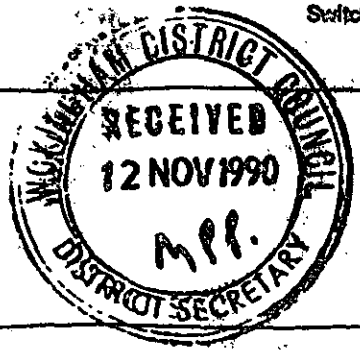
If you require any further assistance, please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

cc : Lynette Baker – Senior Planning Officer
Mr Amin – 420 Reading Road Winnersh

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374




Neil S Parker Esq
129 Henley Road
Caversham
READING
Berkshire
RG4 0DW

Your reference
RP/89/02
Our reference
T/APP/H0330/A/90/ 152718/P4
Date
-5 NOV 90

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY: MR D PIDGEON
APPLICATION NO: 34715 (0)

1. I have been appointed by the Secretary of State for the Environment to determine your client's appeal against the decision of the Wokingham District Council to refuse outline planning permission for the demolition of the existing dwelling and the erection of 2 retail units and 2 residential units over at 400 Reading Road, Winnersh I have considered the written representations made by you and by the Council and also those made by the Winnersh Parish Council and an interested person. I inspected the site on 7 August 1990.

2. The application was made with all detailed matters reserved for subsequent approval and the submitted layout was labelled "for illustration only". From this and from my inspection of the site and its surroundings and from the written representations, I consider the main issues in this case are firstly, the effect of the proposals on the amenity of the occupiers of the adjoining dwelling by reason of noise and secondly, the effect of the project on highway safety.

3. Policy S2 of the Replacement Structure Plan for Berkshire states, amongst other matters, that permission for shopping developments will normally be permitted unless the proposals give rise to serious problems of access, road safety or traffic congestion, or harm the physical or visual character of the area, the amenities of adjoining land uses, or the relationship between the development and surrounding landscape. The draft Loddon Area Local Plan has been prepared, but has not proceeded beyond stage (b) of the stages listed under paragraph 1.12 of the memorandum accompanying Circular 22/84 and, therefore, I can only attach limited weight to the Plan's policies. However the policies of the draft Local Plan encourages the provision of more shopping in Winnersh in the areas between 400 and 426 (even) Reading Road but highlight the problems of parking and reversing out on to the highway. The Council are concerned that if this development were approved it would prejudice the successful implementation of the policies of the draft Local Plan, as well as conflict with Struct Plan Policies S2 and S4, because of the likely harmful policies in respect of amenities and traffic. The Council have guidelines for the provision of garden areas and car parking. The private communal area requirement of open space for flats is 25 sq m and 2 car parking spaces per flat should also be provided.

4. Planning Policy Guidance Note No 13 states that local authorities should not permit proposals that would be likely to cause danger on a highway. Space for [illegible] parking (eg service and delivery vehicles) will normally be expected to be provided on site.

5. With regard to the effect of the project on 402 Reading Road, I have noted i the illustrative plan that the access for the parking of 7 spaces would pass very close to that property. I agree that during the day noise from the road and the adjacent garage could drown the noise from cars and service vehicles using the ac and parking spaces. However, at night the users of the flats and service vehicle making out of hours deliveries would create a noise problem that could not be ove in my judgement, by a suitable condition or any adjustment to the layout that mig reasonably be considered. Therefore, I conclude that the project would be harmfu to the amenity of the occupiers of the adjacent dwelling by reason of noise.

6. I turn now to the question of highway safety. The A329 is a very busy road i it is important that increases in vehicle movements on to the road are kept to a minimum. In my view the proposed development would materially increase the numb of movements on to the A329 at this point near a major junction and this would be to the detriment of the safety and free flow of traffic. In addition to this, I consider it would be very difficult for your client to make provision for a large delivery vehicle to turn on the site. This would mean that it would have to eithe reverse into the site or reverse out of it and in my opinion this would be a serio potential highway hazard. The lorry may also choose to park in the road. I am no convinced that this problem could be solved at the detailed stage or by the imposi of a suitable condition because it would be difficult to control the type of retai user and the deliveries made by that user's suppliers. Therefore, I conclude that the proposals would be harmful to highway safety.

7. The Council consider that your client would not be able to provide satisfacto gardens for the flats. The proposed development envisages that the existing garde area would be transformed into an area for car parking and a landscaped area of ove 75 sq m. This would be in excess of the guideline of 50 sq m for a private communa area of open space. However, I consider the layout and form of this landscaped are to be unsatisfactory as such an area for the flats because it would be well divorce from them, and would be in close proximity to the car parking spaces with the accompanying problems of noise and fumes. Whilst I agree it may be possible to amen the illustrative layout, the need for the rear unloading area, the car parking requ ment and the space available would make a satisfactory garden difficult to achieve. Standards of amenity space are often a matter between a developer and his potential customer but in this case I do not consider it is likely that the garden would be satisfactory. Whilst I hold the view that this is not the foremost factor in this case, it is, nevertheless, a matter that adds weight to my conclusion on the major issues that the proposals would not be acceptable.

8. I note that the present owners of adjacent properties have not objected to you client's proposals, but I have to consider the position of future occupiers in com to my decision. You also consider that the proposals would improve the present park problems and would not harm the visual character of the area. Whilst I consider the project may be an improvement to parking in relation to the present use of the site and would not harm the visual character of the locality, in my judgement, this shoul not override the harm I have identified. However, I have taken account of these and of all the other matters raised in the representations, but none of them are so cog or compelling as to affect the considerations leading to my decision.

9. For the above reasons, and in exercise of the powers transferred to me, I hereb dismiss this appeal.

I am Sir
Your obedient Servant

H J WALTON MASTERS FRICS
Inspector

'F

Denis Wilson
PARTNERSHIP

88-90 Guildford Street
Chertsey
Surrey
KT16 9AD

Tel: +44 (0)1932 569566
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E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

Mr T Callaghan
Highways Development Control
Environmental Services Department
Wokingham District Council
PO Box 153
Shute End
Wokingham
Berks RG40 1WL

**Our Ref**:CPP/Gen

02 February 2000

26.MAY2000* 1623

Dear Mr Callaghan

**PROPOSED REDEVELPMENT OF 420 AND 422 READING ROAD, WINNERSH**

I refer to our telephone conversation of 31 January 2000, regarding the proposed redevelopment of numbers 420 and 422 Reading Road, Winnersh.

I have seen the correspondence from Mr Noble of Sedgman Noble, dated 9th December 1999, and your response of 20 January 2000.

As you know Mr Amin already owns number 420, and is currently negotiating to purchase number 422. He is now proposing to redevelop the site with two new shop units, and six two bedroom flats, which is a reduction in the number of flats from eight as previously proposed.

As part of the development it will be possible to rationalise the existing parking and servicing arrangements, which will be utilised by both the existing and proposed shops. I have sketched out a possible layout, which would provide a number of benefits for both customers and future residents of the site.

Car parking for the flats and shop staff will be provided at the rear, to meet current standards, with access running along the northwestern boundary.

The main benefits of the proposed scheme would be as follows:



Regional Director:
L F Rivett, I Eng, MIHT, MCIT, AMICE
R M Hammore, I Eng, Dip HTE, AMICE, FIHE, FCIT, FIHT

Executive Directors:
J P Henley, BA(Hons), MSc(Eng), DIC, FCIT, MIHT
A D Dumbrell, I Eng, MIE, MIHT
R C Gosling, I Eng, FCIT, FIHT, MIET
R M Hammore, I Eng, Dip HTE, AMICE, FIHE, FCIT, FIHT
L F Rivett, I Eng, MIHT, MCIT, AMICE
G E Bignell, I Eng, FIHE, MIHT
A Browne, BSc, C Eng, MICE
I P Monachino-Ayres, Dip HTE, Dip TEP
C R Hargreaves, B Eng(Hons), MSc(Eng), DIC, MCIT


The Denis Wilson Partnership Ltd Registered No. 2282804 England. Registered Office: The Oast House, Park Row, Farnham, Surrey, GU9 7JH

1. The revised layout would reduce the number of existing vehicular accesses onto the A329 Reading Road, from three to two.

2. A designated service road would be provided, with traffic movements restricted to one way, and new traffic signs would enforce this.

3. A new permanent service vehicle loading lay-by would be provided for use by all existing and proposed shop units, without obstructing the movement of traffic throughout the site. This would ensure that all service vehicles would be able to enter and leave the site in a forward gear.

4. New permanent parking spaces, for use by all customers, would be provided along the site frontage. During the evening the service vehicle bay could also be used for customer car parking by the existing Fish and Chip shop.

5. A continuous barrier would be provided along the frontage car parking, in order to discourage anyone from parking in the road, whilst visiting the shops.

It is accepted that the redevelopment would lead to a limited increase in traffic movements to and from the site, however it is contended that the proposed improvements, that could be achieved as part of the redevelopment, would more than outweigh any adverse impact that this may cause.

Obviously this site is very well located in relation to local amenities, including frequent bus services, a footpath/cycleway along the Reading Road, and being only a short walk from the station.

I note your comments regarding the 1990 Appeal decision for number 400 Reading Road, however this site is located only 40m from the traffic signal junction compared to the access in front of 418, which is some 120m from the crossroads junction. Furthermore the phasing of the traffic signals creates breaks in the flow of traffic along the Reading Road, and this allows traffic to turn into and out of the site in safety.

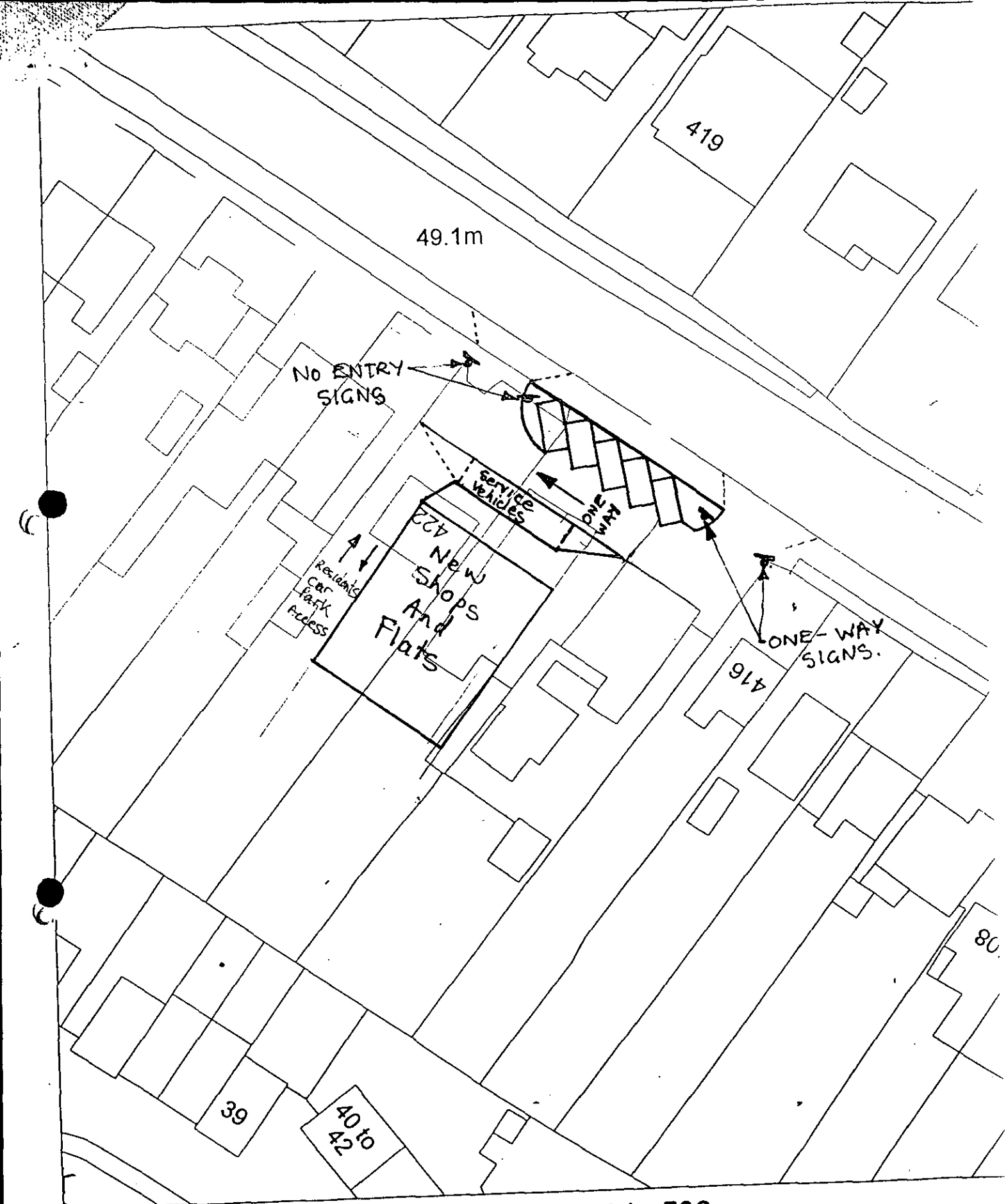
I trust that the above information is adequate to enable you to give this proposal your preliminary consideration, and I will telephone you to discuss the matter further. Unfortunately Mr Amin is under great pressure to complete his negotiations for number 422, and therefore I should be most grateful if you could give me your initial verbal comments within the next few days.

Yours sincerely

Clive Patmore
for THE DENIS WILSON PARTNERSHIP

Encl.

cc Mr C Brett – The Barton Willmore Planning Partnership (London)
Mr O Amin




## Site Plan, Scale: 1 to 500

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Wokingham District Council, Licence No. LA086134
Date: 27 August 1998

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 15th February 2000

Your ref. CPP/Gen

My ref. TC/P14/17816

Mr C Patmore
Denis Wilson Partnership
88-90 Guilford Street
Chertsey
Surrey
KT16 9AD

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

26.MAY2000 * 1623

Dear Mr Patmore

**PROPOSED REDEVELOPMENT OF 420/422 READING ROAD, WINNERSH.**

I refer to your letter dated 3rd February 2000 and our subsequent telephone conversation.

As discussed, the Highway Authority is concerned that the proposed redevelopment of this site could result in a material increase in turning movements along a busy section of the Reading Road (A329), in close proximity to the Winnersh Cross Roads. However, as stated previously, I accept that the car parking facilities serving the existing parade of shops is not ideal and that any redevelopment of the site could provide improved parking and internal traffic management measures which would benefit all units. Therefore, it may be possible for the Highway Authority to look more favourably on your clients proposals if the number of shop units is restricted to a maximum of 2 (with restrictions on the amount of retail floor space available), and a reduction in the flat units to 4.

Please note that these are my initial comments and are made without prejudice to any future advice the highway Authority may provide.

If you require any further assistance, please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

cc : Lynette Baker – Senior Planning Officer

Denis Wilson
PARTNERSHIP

88-90 Guildford Street
Chertsey
Surrey
KT16 9AD

Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

Mr T Callaghan
Highways Development Control
Environmental Services Department
Wokingham District Council
PO Box 153
Shute End
Wokingham
Berks RG40 1WL

**Our Ref:** CPP/2000/127

15 February 2000

26 MAY 2000* 1623

Dear Mr Callaghan

**PROPOSED REDEVELOPMENT OF 420 AND 422 READING ROAD, WINNERSH**

I refer to my letter of 2nd February 2000, and our subsequent telephone conversation of 15 February, regarding the proposed redevelopment of numbers 420 and 422 Reading Road, Winnersh.

I understand that you have now considered all of the information set out in my letter, and are of the opinion that you could not support a development of two shops and six flats on this combined site. You accept that the proposed changes to the site access and customer parking would be of benefit, however, in your opinion, this would not outweigh the disadvantages of increased traffic from the additional flats.

You have indicated that, should the scheme be reduced to a maximum of four flats, including two three-bedroom units, and two shops, you are likely to look more favourably on the proposal. This is on the basis that the number of shops can be controlled, to ensure that they are not further subdivided, at some time in the future.

Whilst I strongly feel that on balance, the benefits that would result from the proposed improvements, would far outweigh any adverse impact that the additional residential traffic would cause, I understand that you are not prepared to support the proposed development.



Regional Director:
I F Rivers, I Eng, MIHT, MCIT, AMICE
K M Hanmore, I Eng, Dip HTE, AMICE, FIHIE, FCIT, FIHT

Executive Directors:
I P Henley, BA(Hons), MSc(Eng), DIC, FCIT, MIHT
A O Dumbrell, I Eng, MIE, MIHT
K C Cooling, I Eng, FCIT, FIHT, MIET
K M Hanmore, I Eng, Dip HTE, AMICE, FIHIE, FCIT, FIHT
I F Rivers, I Eng, MIHT, MCIT, AMICE
G E Bignell, I Eng, FIHIE, MIHT
A Browne, B&c, C Eng, MICE
I P Monaghan-Ayers, Dip HTE, Dip TEP
C R Hargreaves, B Eng(Hons), MSc(Eng), DIC, MCIT


The Denis Wilson Partnership Ltd. Registered No. 2282804 England. Registered Office: The Oast House, Park Row, Farnham, Surrey, GU9 7JH

I trust that the above notes fully reflect your current views, and unless I hear any further from you within two weeks of the date of this letter, I will take it that you are happy with the accuracy of my record of your comments on this proposal.

Yours sincerely

Clive Patmore
for THE DENIS WILSON PARTNERSHIP

cc Mr C Brett – The Barton Willmore Planning Partnership (London)
Mr O Amin

ADDRESS 420 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7770 59

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| O/131/59 | Mr. J. Foster | Outline | 7. 7. 59 | N/A C/A |
| R/148/59 | " " | Alterations & Additions | 13. 10. 59 | App. App |
| A/1/61 | Mr. S. T. Foster | Advertisement | 3-3-61 | N/A C/A |
| PD/690/62 | Mr. H. Foster | W.C. | 27-12-62 | App N/A |
| PD/201/67 | Mrs. Dixon | Conservatory | 4-5-67 | App N/A |
| A/22/68 | Allibone & Yates | Sign Post | 11. 7. 68 | N/A - Refn |
| 70/72 | Mr. D Langley | change of use - hairdressing salon to butting shop | 20. 1. 72 | N/A C/A |
| LRA5939 | Mr. S. AMIN | INT ALTS. & GH. | 7 4 88 | App |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 422 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7770 59

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
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| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

25th May 2000

ORW/155RRW/dn

For the attention of: Lynette Baker, Senior Planner

26 MAY 2000* 1623

Dear Mrs Baker

**Development at 420/422, Reading Road, Winnersh.**
**Six flats and 2 shops**

On behalf of my client I make this application for full planning approval for the above works and I enclose photographs of the existing shop, the bungalow and adjoining properties and six sets of drawing no 155/RRW[redacted], /10, /11, /12, /13, /14 and /15 showing our proposals to demolish the existing bungalow at no. 422 Reading Road and the existing shops (Fleet News and a former Bookmakers) and flat at the rear of no. 420 Reading Road and build an small, two storey, mixed development of two shops and six flats. In our view there is no doubt that the existing shops and flat are far below an acceptable standard and they cannot be repaired or made good and redevelopment is inevitable. The bungalow is also in very poor condition internally and would require many thousands of pounds spent on it to be useable. Mr Amin has spoken to local estate agents and is not able to let it because of its poor condition and poor or non existent services. If the two plots were developed separately, the result would be to leave a residential unit sandwiched between commercial and retail developments.

Mr Amin's shop business has dropped substantially since the opening of the new supermarket store at the crossroads. His business of general confectionery, tobacco and newspapers and magazines has lost approximately 50% trade in the last two and a half years. The adjoining fast food shop, dry cleaner and restaurants do not attract passing trade, in fact the fast food shop's busy trading time is after normal shopping closure at 6.00pm and it is at this time that the small, shared car parking areas in front of the three shops gets full and customers start to park on the side of the main road. Mr Amin believes the shopping at Winnersh can be improved by offering more up to date facilities for trading and better parking for the customers.

Included with this letter are copies of correspondence regarding this project as follows:

WDC letter (L Baker) dated 7/10/98 to Mr O Amin (owner of no. 420 the two shops and flat) regarding plot 420 Reading Road

Copy of notes sent to L Baker WDC from Lindsay Watkins Highways Authority dated 4/11/98

Sedgman Noble architects (SNA) letter to T Callaghan WDC Highways Development Control dated 9/12/99 following a meeting on 8/12/99.

WDC letter (T Callaghan) to SNA dated 20/01/00 in reply to above letter

*Dennis Wilson Partnership letter dated 02/02/00 to WDC (T Callaghan) with site plan*

WDC letter (T Callaghan) to C Patmore, Denis Wilson Partnership dated 15/02/00 in *reply to above letter*

Denis Wilson partnership letter dated 15/2/00 to T Callaghan, Highways DC.

As can be seen we have discussed the proposal to redevelop these plots with you and others on a number of occasions over the last few months and we enclose the WDC letter dated 7/10/98 which confirms in principle our initial proposals for two shops and two flats or one shop and three flats ( four units) are satisfactory on plot 420. We believe the proposals now submitted for plots 420/422 (for eight units on the double sized plot) are a fair and reasonable balance between our client's wishes, the opportunities offered by the site and the other considerations of area's needs and problems, including, in particular the traffic considerations. Our discussions with yourself and with Mr T Callaghan, Highways Development Control and those of The Dennis Wilson Partnership, Traffic and Transport Planning Consultants, have in our view resolved all matters except Mr Callaghan's views about the effect this proposal will have on the traffic flows on the Reading Road.

Our first scheme for our client,(refer to WDC letter dated 7/10/98) one large/two small shop units and three two bed flats for plot no. 420 only, the existing flat and shops site, was superseded when the adjoining bungalow came on to the market and was bought by Mr Amin. The combination of the two sites allows better use of the combined two sites and we showed you a sketch scheme for a scheme of two or three shops and eight flats within a three storey building (the top storey built into the roof spaces. We showed you we could meet the planning and car parking requirements for the flats and provide some better off road car parking for the shops than is currently available and all the parking required for the flats

These schemes were discussed with Mr Callaghan on 8th December 1999 and our letter of 9th December 1999 outlines the discussions. Mr Callaghan in his reply dated 20/01/00 states the concerns of the Highway Authority in increased traffic movements, further impeding the free flow of traffic being detrimental to highway safety and although agreeing the existing car parking facilities are:

> *"not ideal and that any redevelopment of the site could provide improved parking and internal traffic management which would benefit all units".*

he could not support our proposals unless the number of shops and flats are

> *"substantially reduced".*

Subsequently we sent to Mr Callaghan the letter from the Dennis Wilson Partnership which confirms a) a reduction in the flats from eight to six and a confirmation that there will be only two shop units. b) setting the development further back into the site improves the car parking at the front, c) traffic management, the closing of one existing access on to the main road and a one way system, d) a permanent service vehicle loading lay-by and e) a continuous barrier along the frontage car park to discourage parking on the road and meets the concerns of Mr Callaghan and provides positive benefits to the existing shops and to the users of these shops that will not impede traffic flows along the Reading Road.

Mr Callaghan's letter dated 15th February 2000 suggests the Highways Authority will accept the principle of redevelopment of the sites, will accept two shops (no more that what has been one the site, and will accept flats, and therefore some increase in traffic turning movements. The concern seems to be about the number of flats, 4 or 6, where there are two at present.. Our view is that the arguments against these proposals for improvements to the traffic management and parking on the site, including a vehicle delivery place, improvements to site access, and if required a one-way system more than outweighs the additional traffic movements caused by the building of six flats as against four. This site is 120 m from the traffic light controlled Winnersh crossroads and the phasing of the traffic lights creates natural breaks in the flow of traffic along the Reading Road which allows traffic time to turn into and out of the site in safety. We do not think it can be compared with the 1990 Appeal decision for number 400 Reading Road which is virtually on the cross roads.

The close proximity to a main railway station, a frequent bus service both to Reading and Wokingham, and good local amenities make it possible , if you wish, to reduce the number of car parking spaces for the flats, to encourage more use of public transport and less reliance on private transport.

Enclosed with this letter are the following:

6 sets of drawings 163FCWGH/10 /11, /12, /13, /14 and /15.
6 sets of the Ordnance Survey Location and Site Plan with the property marked in red.
6 sets of the Planning Application
The Declaration and Certificate of Ownership, A.
A cheque in the sum of £1,520.00.

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely

encl.
copy: client

1789/a

# SECTION 66 CERTIFICATE

Application No.

26.MAY2000* 1623

**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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

**OR**

(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).

---

## 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 . . David Noble . . . . . for N Amin

On behalf of . . Sedgman Noble architects . . . . . .

Date . . 25th May 2000 . . . . . .

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

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.MAY2000* 1623

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR. U. AMIN |
| | ADDRESS | FLEET NEWS, 420 READING ROAD WINNERSH, WOKINGHAM. |
| | POST CODE | RG41 5EP PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | SEDGMAN NOBLE ARCHITECTS |
| | ADDRESS | THE STUDIO SPRING MEADOWS BUSINESS CENTRE HIGHFIELD FARM WARGRAVE, READING. |
| | POST CODE | RG10 8PZ PHONE 0118 940 4747 |
| 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 | 420/422, READING ROAD WINNERSH. RG41 5EP |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | DEMOLITION OF EXISTING SHOP AND FLAT AND BUNGALOW. ERECTION OF SIX FLATS AND TWO SHOPS. - CARPARKING + LANDSCAPING |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 1540 m² = 0.154 Ha. |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 155 RRW/10, 11, 12, 13, 14, 15. |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☒ (PLOT 422 - BUNGALOW) | 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 | ☐ |

PLOT N° 420 – SHOPS AND FLAT
1769b
PLOT N° 422 – RESIDENTIAL.

| | | |
|---|---|---|
| 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. | RED/BROWN MIXED MULTI BRICKS, RECESSED JOINT, RED SOLDIERS/CILLS AND BANDING. ORANGE/RED 'NORFOLK PANTILE PATTERN, CONCRETE INTERLOCKING TILES. POWDER COATED ALUMINIUM SHOP FRONT AND FLAT ENTRANE WHITE SOFTWOOD 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. | RETAINING EXISTING TIMBER FENCING TO ALL BOUNDARIES WITH NEIGHBOURING PROPERTIES METAL RAILING ALONG PUBLIC FOOTPATH | |
| 16. HOW WILL SURFACE WATER BE DISPOSED OF? | TO SOAKAWAYS | |
| 17. HOW WILL FOUL SEWAGE BE DISPOSED OF? | To existing system YES/~~NO~~ If no, please give details | |
| 18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access | REFER TO PLANS – THREE EXISTING VEHICULAR AND PEDESTRIAN ACCESS POINTS TO CAR PARK PROPOSED TO CLOSE ONE OF THESE | |
| 19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants | YES – RAMPED ACCESS AND LEVEL THRESHOLDS TO SHOPS AND FLATS ENTRANCE | |

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 | — / — * | 0 / 0 * | 1 / 4 |
| FLAT/MAISONETTE | 6 / 18 * | 0 / 0 * | 1 / 2 * |
| 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 x 6 flats = £ 1,140.00<br>£190 x 2 shops = £ 380.00<br>£1,520.00 | |

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

SIGNED [signature] ON BEHALF OF Mr V Amin ~~SEDGMAN NOBLE ARCHITECTS~~ DATE 25/ MAY / 2000

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

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 | 0 | 81 m² | 133 m² | 0 |
| 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 | 0 | 81 m² | 133 m² | 0 |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | 3 OR 4 | 0 |
| Proposed | 7 SHOPS/11 FLATS | 1 |

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. — NOT APPLICABLE

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

SHOPS TO BE LET, ALTHOUGH CLIENT MAY RETAIN ONE SHOP FOR HIS OWN USE
FLATS TO BE LET

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 |
|---|---|---|---|
| SHOP 2 PART TIME | 2 PART TIME | 4 | 2 PART TIME 4 FULL TIME |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO
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.

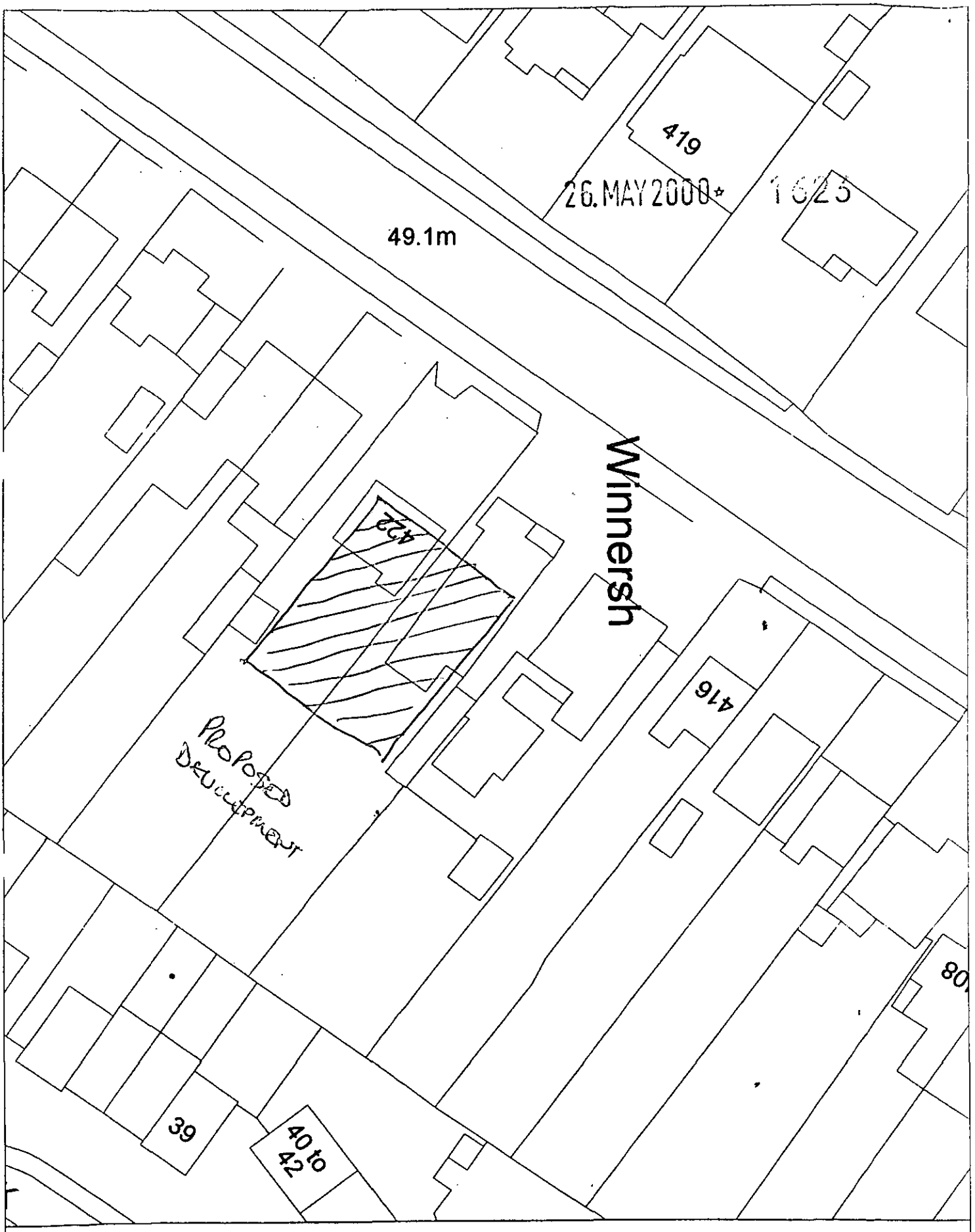
Your application may be refused. The reason will be listed on the Decision Notice.

## 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.'




## Site Plan, Scale: 1 to 500

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Winners




# Site Plan, Scale: 1 to 2500

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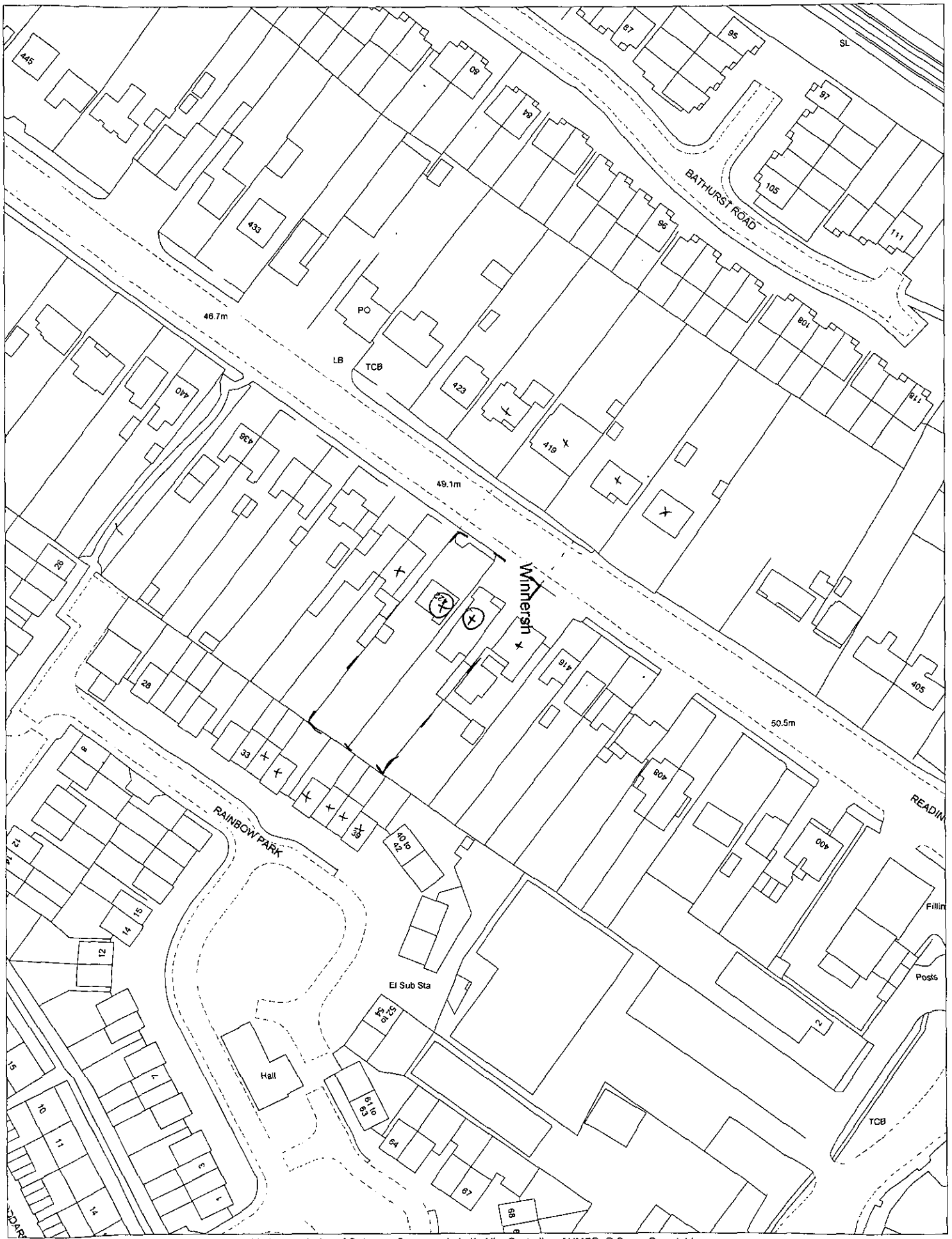


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Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

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