APPLICATION NO:
F/2000/2879

LOCATION:
31 - 33 Peach Street, Wokingham.

APPLICANT:
Chartwell Land Investment Ltd C/O Workman And Partners (John Laundon)

PROPOSAL:
Proposed single storey rear extension to shops.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 25/01/2001

CASE OFFICER: **Emy Circuit**

APPROVED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Chartwell Land Investment Ltd
C/O Workman And Partners (John Laundon)
Marble Arch House
66 - 68 Seymour Street
London
W1H 7EP

Application Number: F/2000/2879

Parish: **WOKINGHAM**

Location: **31 - 33, Peach Street, Wokingham.**

Proposal: **Proposed single storey rear extension to shops.**

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

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

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

Condition
3. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
4. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him/her to observe the excavations and record items of interest and finds.

Condition
5. Prior to commencement of the development hereby permitted details of the ballustrading for the access stairs and walkway for the dwellings 31A and 33A Peach Street shall be submitted to the Local Planning Authority and approved in writing. The development shall be constructed in accordance with the approved details and retained thereafter.

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

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

Reason
3. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Reason
4. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Reason
5. To ensure an appropriate form of development in the conservation area.

Informative
1. The archaeological "watching brief" to comply with condition 3 should be in accordance with the brief prepared for Wokingham District Council by Babtie (December 00).

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

South East Area Local Plan Policies STV1, SBE1, SBE2, SBE3, SBE12, SBE14, SBE15, SBE19, SBE20, SBE21, SBE22 and SSH3.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WBE1, WHE2, WHE3, WHE5, WHE15, WHE16B, WSH3, WSH5, WSH6 and WSH22A.

John Mitchell
Development Control Manager
Date: 16/01/2001

Notice checked by: _____

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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 29 May 2001
My ref: EXC/F/2000/2879
Your ref:JDL/VLB/L99539

John Laundon
Workman and Partners
7 Buckingham Gate
London
SW1E 6JP

DX 2329 Victoria

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

Dear Mr Laundon

PROPOSED AMENDMENT TO PREVIOUSLY APPROVED SINGLE-STOREY REAR EXTENSION TO 31-33 PEACH STREET, WOKINGHAM – F/2000/2879

I write in response to your letter of 12 April and apologise for the delay in doing so.

Without any information regarding the siting, dimensions or design of the smaller, revised scheme, it is not possible to say whether it could be treated as a minor amendment to the previous consent. If you would care to forward the revised plans, once they are available, I will consider whether a new application is necessary.

On the basis of your letter it appears that the revised proposal would be similar to that previously approved, in which case, if a new application were required, no application fee would be payable, providing the new application was submitted by the same applicant within a year of the previous decision.

If you would like any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp
Principal Development Control Officer

w o r k m a n

AND PARTNERS

42341

Wokingham District Council
Environmental Services Department
PO Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Attention: Ms E Circuit

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 APR 2001	
COPIES TO:	ACK:
	FILE:

Our Ref: JDL/VLB/L99539
Your Ref: F/2000/2879

12 April, 2001

Dear Sirs

31-33 Peach Street, Wokingham

You will recall having granted permission for a proposed single storey rear extension to the rear of the shops comprising 31-33 Peach Street; approval was given by way of a Notice dated 16 January 2001.

The intended letting of the property has regrettably fallen through and our Clients now wish to amend the scheme to suit a new interested party. The amended proposals will comprise a single storey extension to the rear of No. 31 only to provide a total ground floor area of approximately 1,200 sq. ft (rather than 1,593 sq. ft). It is not intended to proceed with an extension to the rear of No. 33.

The external materials will be unaltered from those previously detailed in the application for which approval was granted.

We will be preparing amended drawings shortly but in the meantime, would be grateful if you could please confirm that these revised proposals may be reviewed as an amendment to the application for which approval was given rather than a new application.

If there are any points you would like to discuss further, please contact our Building Surveyor, John Laundon.

Yours faithfully

Workman & Partners

Workman & Partners
Direct fax: 020 7963 3601

Property Managers • Building Surveyors • Facilities Managers
7 Buckingham Gate London SW1E 6JP
TELEPHONE 020 7828 0028 FACSIMILE 020 7828 0026 DX 2329 Victoria

Partners D R Workman • S J Newton • J F Bates • J D Laundon FRICS • P W Hibberd • R A S Yeo FRICS • R M Cooper ARICS • Carol M Sim FRICS • A R Carr ARICS D J Taylor • D G Court FRICS • J I C Rose ARICS *Associates* Georgina Crockford-Smith FRICS • J P Lambert ARICS • I G Cooper FRICS • A D Ault ARICS P C Chapman ARICS • H Evans ARICS • Victoria J Fox ARICS • A McLaren ARICS • J Murrin ARICS • S P Rodd ARICS • P J Sturgeon • M Heeley ARICS • Colette L Child ARICS J R Forster ARICS *Finance & Administration* Paulene A Toghill FAA • Ling C Ly • G T R Birdwood • Jenny A Griffiths • Gail Bond • A J Westcott *Consultant* P J Carpenter FCA

INCORPORATING FILBY McCANN & BRACKEN
ALSO AT • BRISTOL • MANCHESTER • GLASGOW

10/2000

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2879

Applicant : Chartwell Land Investment Ltd C/O Workman And Partners (John Laundon).

Location : 31 - 33, Peach Street, , Wokingham.
Proposal : Proposed single storey rear extension to shops.

Site Notice Displayed ? :	YES	NO	DATE
	✓		~~12/12/00~~

Date of Neighbour Notifications : .....

Date of Site Visit : ....12.12.00.....
green s/n in window of No 31

Date Registered : 30/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 25/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - no conditions/objections

Archaeological advisor - archaeological survey/record of all areas of disturbance required

Conservation - spoke to Harold 15/1/01 - principal ok, prefer solid wall to replace railings &/or reduce depth of walkways/usual impact.

Planning Issues :

Town/retail centre/primary shopping frontage.

conservation area / archaeological potential.

(08798 - reder of 29+31 Peach St.)

F/2000/2879
31-33 Peach Street, Wokingham

History: 31 & 33 Peach Street are located in the middle of a terrace of four, three storey buildings, within Wokingham Town Centre. The ground-floor of 33 is an A1 retail unit, currently a clothes shop, while No 31 is vacant and has most recently been occupied as an A3 sandwich shop/café. There is residential accommodation on the upper floors of both properties, with individual access by rear staircases. There have been a number of ad hoc extensions to the rear of the four properties. At the rear is a roughly surfaced area of informal parking, a rear service road and beyond this the back gardens of two-storey dwellings in Denton Road. Woolworths (No 25/27 Peach Street) has a deep extension, the equivalent of 3 storeys in height.

The proposal: The proposal is to demolish the existing rear extensions to No 31 and replace them with a larger extension, which would also extend partly across the rear of No 33.

From the dimensions shown on Drawing No 99539/05/C it appears that both units have an original floor area of 78 m^2 (156m^2 combined) and that the extensions to No 31 to be demolished have an area of 47m^2, giving a total existing floor area of 203m^2. The floor area of No 33 would be increased to 89m^2 (the proposed plan indicates 87m^2) – an increase of 11m^2. The extension to No 31 would have an area of 73m^2, increasing the existing floor space by 26m^2, to a total of 151m^2 (the plan indicates 148m^2). Thus the overall area of the extension would be 71m^2, resulting in an increase of 37m^2 in the floor area of the two properties and a total area of 240m^2.

Appraisal: The extension to the rear of No 33 would have a depth of about 2.5 metres, resulting in the rear being flush with the rear of an existing extension at 35 Peach Street. The deeper part of the extension would be set in from the boundary with No 35 by about 2.5 metres and would be contiguous with the rear extensions to 29 Peach Street, being flush with them at the rear. The extension would have a flat roof, approximately 4 metres in height. This would represent an increase of 0.7 metres in the height of the structure adjacent to the boundary with No 29 and 1.4 metres adjacent to the boundary with No 35. Thus, the impact on the properties to either side and the dwellings above would not be unacceptable. Access to the flats above the two units would be maintained, albeit with shared stairs.

There is a demand for larger retail units within the town centre and it has been raised, via TCMI, that this could be an opportunity for a larger extension to No 33 or to merge the two units. The proposals would not result in a significant increase in the size of either unit but this is not a speculative proposal - Q 28 of the application form indicates that, although the occupant of 33 is to be confirmed, No 31 would be occupied by Specsavers (no Change of use application would be required to revert from A3 to A1 use as the premises do have a ground floor display window). Thus, the proposals would rationalise the facilities in an existing unit within the primary shopping frontage, for use by an identified retail occupant and retain existing town centre dwellings 'above the shop' and, hence, are likely to be beneficial in terms of town centre vitality.

In terms of the impact on the Town Centre Conservation Area, the proposals would not result in a significant increase in the footprint of development. Although the bulk of

the extension would be larger than the existing extensions, these have a somewhat scruffy appearance and there would be no impact on the street scene.

Recommendation: conditional approval

Application Number F/2000/2879
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C183	R183	
4	C185	R185	
5			prior to commencement of the development hereby permitted details of the balustrading for the access stairs and walkway for the dwellings 31A + 33A Peacock Street shall be submitted to the LPA + approved in writing. The development shall be constructed in accordance with the approved details and retained thereafter.
		—	To ensure an appropriate form of development in the conservation area.
INFORMATIVE			The archaeological "watching brief" to comply with condition 3 should be in accordance with the brief prepared for WDC by Babtie. ~~A copy is enclosed herein~~ (Dec. 00)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, SBE3, SBE12, SBE14, SBE15, SBE19, 20, 21 & 22, SSH5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WOS10, WBE1, WHE2, WHE3, WHE5 WHE15, WHE16B, WSH3, WSH5, WSH6, WSH 22A.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

copy to be sent with decision notice - original on file

16/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 31 - 33 Peach Street Wokingham.

APPLICATION NUMBER: F/2000/2879

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

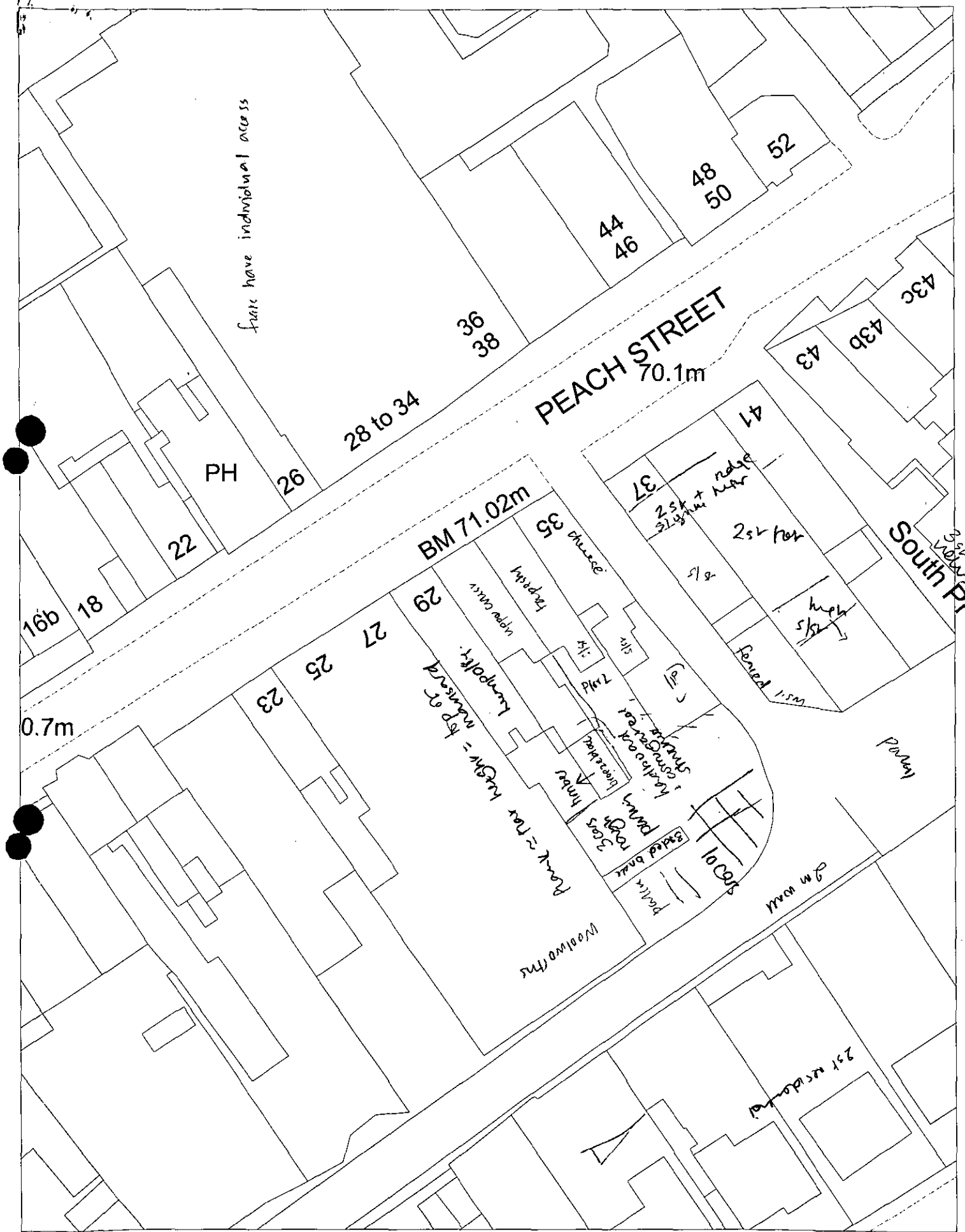
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000 Scale: 1 : 500

N
W E
S

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: F/2000/2879

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2879
31 - 33, Peach Street, , Wokingham.
Proposed single storey rear extension to shops.

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2879**
31 - 33, Peach Street, , Wokingham.
Proposed single storey rear extension to shops.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: F/2000/2879

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2000/2879
31 - 33, Peach Street, , Wokingham.
Proposed single storey rear extension to shops..

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

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

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: F/2000/2879

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2000/2879
31 - 33, Peach Street, , Wokingham.
Proposed single storey rear extension to shops.

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2879**
31 - 33, Peach Street, , Wokingham.
Proposed single storey rear extension to shops.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 18/1/01

Councillor R Wyatt

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

Rationed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2879 EXC
BUILDING CONTROL NUMBER.	ff 2000/1352 Howard.
APPLICANT/AGENT	Workman + Partners.
ADDRESS OF SITE	31-33 Peach Street WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S nearest do shops

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	99539/13	99539/06
FLOOR PLANS	99539/11	99539/05
Roof plan	99539/12	99539/05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	26/1/01.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

See part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 04 December 2000 05 DEC 2000

Application Number: F/2000/2879

Proposal: Proposed single storey rear extension to shops..

Site Address:
31 - 33, Peach Street, , Wokingham.

Applicant:
Chartwell Land Investment Ltd C/O Workman And Partners (John Laundon).

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

THE PROPOSAL COULD ENHANCE THE REAR OF THIS PROPERTY WHICH IS WITHIN THE WOKINGHAM CONSERVATION AREA.

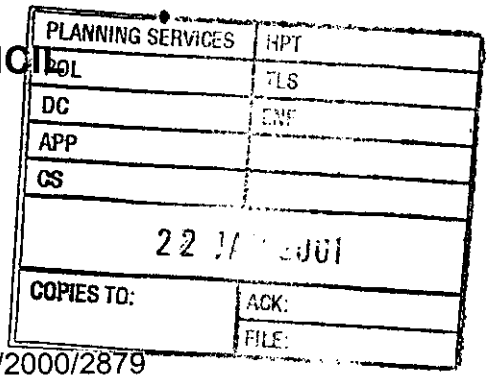
THE ACCESS OVER THE ROOF COULD BE RE-CONSIDERED TO MINIMISE ITS VISUAL IMPACT.

EVERY OPPORTUNITY SHOULD BE TAKEN TO IMPROVE THE PRESENT SERVICE AREA OF THE SHOPS FRONTING PEACH STREET.

Harold Sanders
CONSERVATION + DESIGN
16.01.01.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Planning

Your Ref: F/2000/2879

Date. January 19, 2001

PROPOSED: PROPOSED SINGLE STOREY REAR EXTENSION TO SHOPS

LOCATION: THE UPPER CRUST, 31 PEACH STREET, WOKINGHAM

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

POL
37981
DC
APP
CS
COPIES TO:
FILE:

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb001 Your ref CO/HMC

19th December 2000

Ms Emy Circuit
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

PLANNING APPLICATION F/2000/2879
31/33 PEACH STREET, WOKINGHAM

The above planning application has an archaeological implication.

I enclose an individual written archaeological brief for the above property.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

31 33 PEACH STREET, WOKINGHAM

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

31 & 33 PEACH STREET, WOKINGHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the rear of 31& 33 Peach Street, Wokingham, at grid reference SU 8136 6859.

3 PLANNING BACKGROUND

3.1 Planning application number F/2000/2879 submitted to Wokingham District Council, proposes the erection of a single storey rear extension to shops.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies behind the early township of Wokingham, it is probable that parts of the early town spread out as far as Rectory Road. The proposed construction may disturb archaeological remains associated with earlier uses and buildings on the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 04 December 2000

Application Number: F/2000/2879

Proposal: Proposed single storey rear extension to shops.

Parish: WOKINGHAM TOWN

Site Address:
31 - 33, Peach Street, , Wokingham.

Applicant:
Chartwell Land Investment Ltd C/O Workman And Partners (John Laundon).

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins

12/12/00

Received by Wokingham District Council

Application No: F/2000/2879

Proposal:
Proposed single storey rear extension to shops.

Location:
31 - 33, Peach Street, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 December 2000

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2879

Proposal:
Proposed single storey rear extension to shops.

Location:
31 - 33 Peach Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 13/12/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/01/2001**. Written comments submitted will become available for public inspection.

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

Date: 13/12/2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 15 ~~NOV 2000~~ 30 NOV 2000	Map No. TB Site 005
Officer: EAC Application No. F/2000/2879	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO SHOPS

Location: 31-33 PEACH STREET

Parish: WOKINGHAM Ward: .....

Applicant: CHARTWELL

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3)

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	Scale?	✓ 22/11	✓ 30/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not supplied	✓	✓
3	Forms unsigned	Q24, col 2. Floorspace of buildings to be demolished	✓	✓
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation (No 31)	✓	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment possible at boundaries with No 35 & No 29	✓	✓
9	Miscellaneous	No labels in new floorspace — is it all part of retail area? (will there be a kitchen area in the new layout?)	✓	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 2 2*

Advertisement Required ..... Non-listed buildings in Cons. Area

---

Date Site Notice Sent : 4.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	: .....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency	.....
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

SIN + 31-33 Peach Street ✓

32, 34, 36 returned - 26-38 (evens) Peach Street

all part of MTS 29, 29a, 31a, 33a, 35, 35a Peach Street

14, 16, 18 Denton Road

30.NOV.2000* 2879

w o r k m a n
AND PARTNERS

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

Our Ref: JDL/GLC/ L99539

14 November 2000

Dear Sirs

31/33 Peach Street, Wokingham

On behalf of our Clients, Chartwell Land Plc, we enclose the following documents in connection with the proposed single storey extension at the rear of the above:-

1. Planning Application form (six copies);
2. Section 66 Certificate;
3. Cheque in the sum of £95.00;
4. Location plan (six copies);
5. Drawing Nos. 99539/05A and 06A (six copies).

The works covered by the application include the removal of the temporary lean-to and untidy single storey additions which have been added over the years by previous tenants - to be replaced with a new single storey extension of fairfaced brickwork to match the original building. In addition to creating more usable space at the rear of the two properties, the proposal will also result in the tidying up of a rundown and unattractive area.

Cont'd

Property Managers • Building Surveyors • Facilities Managers
7 Buckingham Gate London SW1E 6JP
TELEPHONE 020 7828 0028 FACSIMILE 020 7828 0026 DX 44405 Marble Arch

Partners D R Workman • S J Newton • J F Bates • J D Laundon FRICS • P W Hibberd • R A S Yeo FRICS • R M Cooper ARICS • Carol M Sim FRICS • A R Carr ARICS D J Taylor • D G Court FRICS • J I C Rose ARICS *Associates* Georgina Crockford-Smith FRICS • J P Lambert ARICS • I G Cooper FRICS • A D Ault ARICS P C Chapman ARICS • H Evans ARICS • Victoria J Fox ARICS • A McLaren ARICS • J Murrin ARICS • C J A Pugh ARICS • S P Rodd ARICS • Colette L Child ARICS • J R Forster ARICS *Finance & Administration* Paulene A Toghill FAA • Ling C Ly • G T R Birdwood • Jenny A Griffiths • Gail Bond • A J Westcott *Consultants* P J Carpenter FCA

INCORPORATING FILBY McCANN & BRACKEN
ALSO AT • BRISTOL • MANCHESTER • GLASGOW

Wokingham District Council 14 November 2000

We trust that this provides you with sufficient information in order to determine the application although if you have any queries, please contact our Building Surveyor, John Laundon.

Yours faithfully

Workman & Partners

Enc

30.NOV.2000 2879

w o r k m a n
AND PARTNERS

30 NOV 2000

Mrs C Hurst
Senior Technical Assistant,
Development Control Admin
Wokingham District Council
Environmental Services Department, Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Our Ref: JDL/PJS/GLC/L99539
Your Ref: Mrs C Hurst

29 November 2000

Dear Mrs Hurst

31-33 Peach Street, Wokingham, Berkshire
Planning Application

I refer to your letter dated 22 November 2000 in connection with our earlier planning application for works proposed at the above.

As discussed on 28 November, I comment as follows, (I adopt your paragraph numbering for ease of reference):-

2 Please find enclosed four copies of a 1:2500 scale location plan (Drawing No. 99539/09), outlined in red as requested. Also enclosed for your assistance is an increased scale plan at 1:1250 (Drawing No. 99539/01) which I trust is adequate for your purposes.

5 Please find enclosed four copies of the required 1:500 scale block plan (Drawing No. 99539/08).

8 With reference with question 24 of the planning application form I enclose six copies, duly amended, to reflect the changes in floor area, as discussed during our telephone conversation. The total overall floor area upon completion of the works will total 234 m sq, effectively increasing the current floor area by 31 m sq.

Property Managers • Building Surveyors • Facilities Managers
7 Buckingham Gate London SW1E 6JP
TELEPHONE 020 7828 0028 FACSIMILE 020 7828 0026 DX 44405 Marble Arch

Partners D R Workman • S J Newton • J F Bates • J D Laundon FRICS • P W Hibberd • R A S Yeo FRICS • R M Cooper ARICS • Carol M Sim FRICS • A R Carr ARICS D J Taylor • D G Court FRICS • J I C Rose ARICS *Associates* Georgina Crockford-Smith FRICS • J P Lambert ARICS • I G Cooper FRICS • A D Ault ARICS P C Chapman ARICS • H Evans ARICS • Victoria J Fox ARICS • A McLaren ARICS • J Murrin ARICS • S P Rodd ARICS • P J Sturgeon • M Heeley ARICS • Colette L Child ARICS J R Forster ARICS *Finance & Administration* Paulene A Toghill FAA • Ling C Ly • G T R Birdwood • Jenny A Griffiths • Gail Bond • A J Westcott *Consultant* P J Carpenter FCA

INCORPORATING FILBY McCANN & BRACKEN
ALSO AT • BRISTOL • MANCHESTER • GLASGOW

Mrs C Hurst

29 November 2000

I confirm that the proposed works do not encroach beyond the boundary to 35 Peach Street. For information, our works do however necessitate the requirement to serve formal Notices under the Party Wall etc Act 1996 and I can confirm that appropriate Notices have been issued to the occupiers of both 29 and 35 Peach Street. This does not however require an amendment to or completion of Certificate B. Certificate A still applies.

11 I enclose six copies of our amended Drawing Number 99539/05C on which you will note that we have identified the areas of proposed building use. As advised during our telephone conversation, it is our Client's intention to let the retail units and the final layout (including kitchen facilities) will be undertaken by the incoming Tenant(s).

12 As requested we enclose six copies of our Drawing Number 99539/06C which shows the additional side elevation to 31 Peach Street.

I enclose our original application covering letter dated 14 November 2000 and the attached cheque in the sum of £95.00.

I trust that the above and enclosed are now adequate for your purposes and this will enable you to register our application.

Upon registration I be extremely grateful if you could advise me whom the Planning Officer will be for this application in order that I may contact him/her for the purposes of clarifying any additional information that may be required. Your earliest attention in this matter would be gratefully appreciated, as it is my Client's intention to progress with the redevelopment of the site at the earliest possible opportunity.

Many thanks in anticipation.

Yours sincerely

P J Spencer BSc FRICS
Direct Facsimile: 020 7963 3601

Enc

cc: J Castle Esq – Chartwell Land Development Ltd

1789/a

SECTION 66 CERTIFICATE

Application No.

30.NOV.2006* 2879

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: CHARTWELL LAND PLC INVESTMENTS LTD

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 Laundry Workman & Partners

On behalf of CHARTWELL LAND ~~PLC~~ INVESTMENTS LTD

Date 2/10/00

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

ADDRESS 31 PEACH STREET PARISH WOK

PLOT No. 'FLETCHERS' FRUITERERS ORD. SHEET No. 75B 79

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 113	E.G. Carter	Dble sided sign	12/7/49	App
R/72/68	Messrs Fletchers	Cover for yard	6/6/68	UNC
R/91/73	Fletchers	Shop Front	5/4/73	C/A
27346	MRS C. HILL	ALTS TO SHOP FRONT	19.3.87	C/A
34319	CAPRICORN TEMPS	EMPLOYMENT AGENCY	28.9.89	C/A
34965	"	ILL. FASCIA SIGN	15.2.90	R
40644	C.C. CLIFTON	C/O USE EMPLOYMENT AGENCY A2 TO COFFEE SHOP & SANDWICH BAR A3	29.7.94	C/A LA
FP/93/1354A	MR. C. CLIFTON	INT. ALTS / TOILETS	18.5.93	REF APP
98/68798/F	Chartwell Land Invest's Ltd.	Redev. for A1 Retail use.	22/7/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 40644 - LA SIGNED - 28.6.94

DRAINAGE

091074

ADDRESS 31A PEACH STREET / FLAT ABOVE PARISH WOK

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 33 PEACH STREET PARISH LOUK

PLOT No. ~~'BEAUTY SAVER'~~ ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

30.NOV.2000 2879

1. APPLICANT'S NAME CHARTWELL LAND INVESTMENTS LTD
ADDRESS 66 EBURY STREET
LONDON
POST CODE SW1W 2AU **PHONE** 020 7224 5522

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME WORKMAN & PARTNERS (JOHN LAUNDON)
ADDRESS MARBLE ARCH HOUSE
66-68 SEYMOUR STREET, LONDON
POST CODE W1H 7EP **PHONE** 020 7724 0146

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 31-33 PEACH STREET
WOKINGHAM

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

5. Give the area in hectares or part of a hectare **AREA OF SITE** N/A

6. State the applicant's interest in the land *e.g. owner, prospective purchaser, lessee* **OWNERSHIP**
OWNER

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS**
WORKMAN & PARTNERS DWG NOS 99539/05A & 99539/06A

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

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

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

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

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

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

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

GROUND FLOOR – RETAIL
UPPER FLOORS – RESIDENTIAL

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.

ROOF : MINERAL FELT
WALLS : BRICKWORK

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SURFACE WATER DRAINS

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

VEHICULAR ACCESS FROM PEACH STREET
(SURFACED ACCESS ROAD)

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

YES

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

N/A

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

* STATE No. OF HABITABLE ROOMS

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

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

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

€95-00

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 Workman & Partners ON BEHALF OF CHARTWOW LAND INVESTMENTS LTD DATE 14/11/00

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	203 M²	—	234 M² (INC EXTRA 31 M²)	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
[redacted]-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

[redacted] WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	—	REAR SERVICE ROAD
Proposed	—	— " —

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

RETAIL

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

a) UNIT 31 - SPECSAVERS
33 - TO BE CONFIRMED
b) NO

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

Existing Staff	Transferred Staff	New Staff	Total
N/A			

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

N/A

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000

Scale: 1 : 1250

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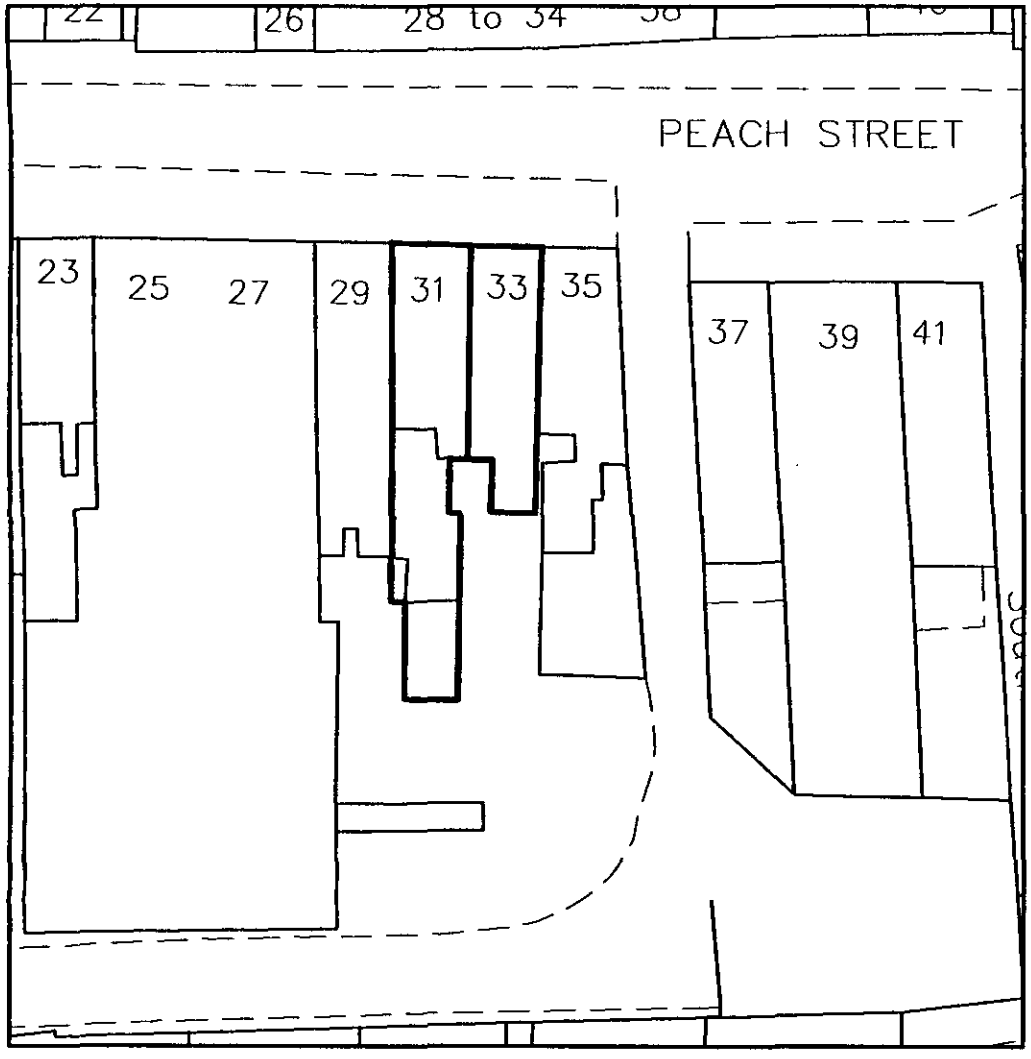
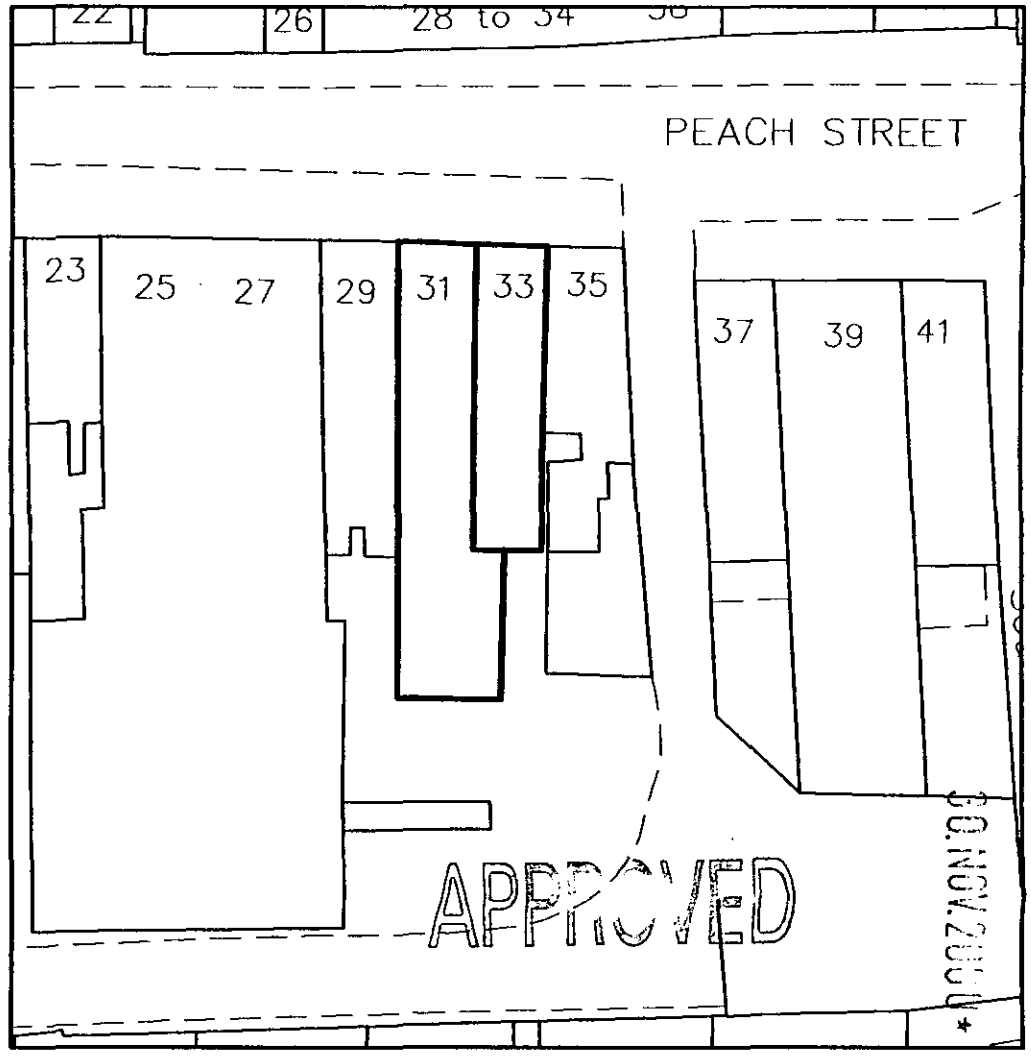


OUTLINE OF NUMBERS
31 & 33 AS EXISTING



OUTLINE OF NUMBERS
31 & 33 AS PROPOSED

6137

Project PROPOSED GROUND FLOOR EXTENSION 31 PEACH STREET, WOKINGHAM	**Title** BLOCK PLAN	**DWG No** 99539–08	**Drawn By** RJH
Client CHARTWELL LAND INVESTMENTS LTD	**Scale** 1:500	**Date** Nov 2000	**Rev** .

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AND PARTNERS
BUILDING SURVEYING SERVICES
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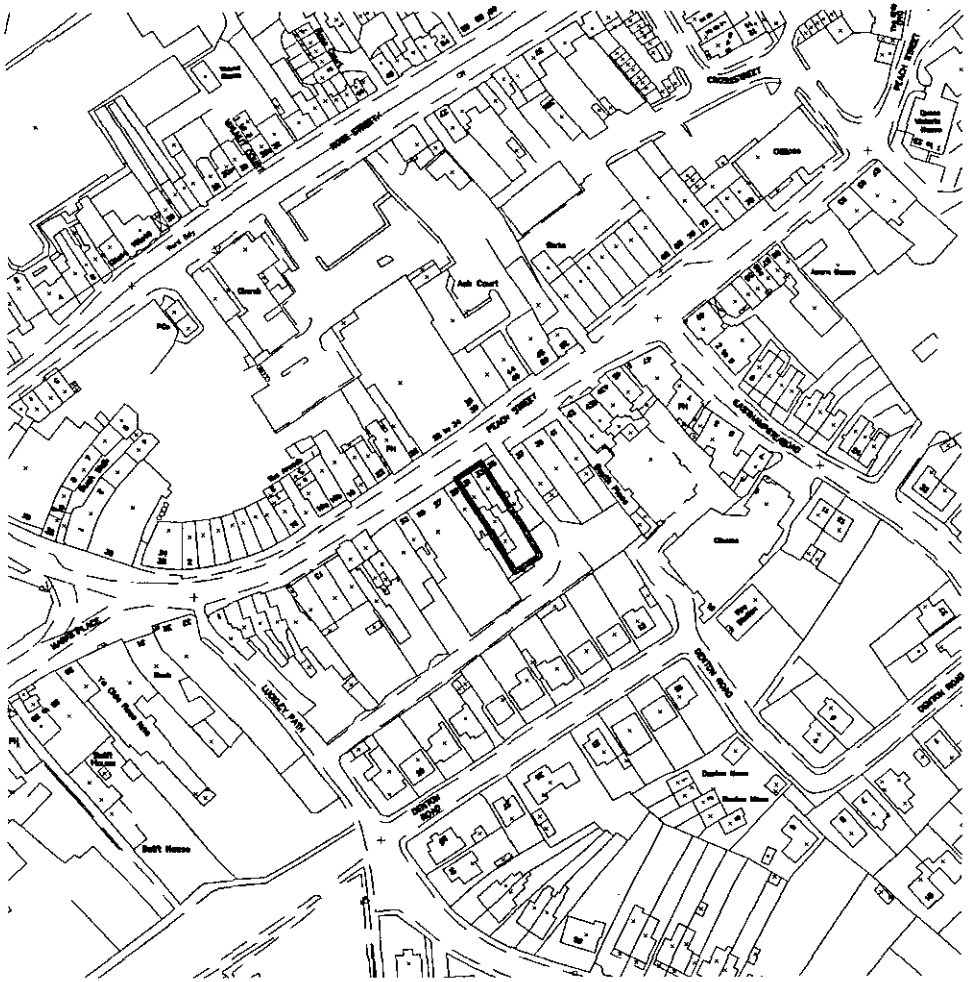
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