APPLICATION NO:
F/2000/1463

LOCATION:
Reading Chair Renovations Basingstoke Road, Riseley Reading.

APPLICANT:
Reading Chair & Desk C/O Andrews Kalik Associates

PROPOSAL:
Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Reading Chair & Desk
C/O Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/1463

Parish:	**SWALLOWFIELD**
Location:	**Reading Chair Renovations, Basingstoke Road, Riseley, Reading**
Proposal:	**Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 5 flats.**

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. 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.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed Block D shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. Before development commences revised parking layout plans shall be submitted to and approved by the Local Planning Authority showing 2 additional parking spaces.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space, shown on the revised plans to be approved under Condition No. 5 above, has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Condition
8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x 160m at the junction of the proposed access with Odiham Road. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) 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.

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved plans.

Condition
13. The development hereby approved shall not be occupied until the junction of Odiham Road and Basingstoke Road has been modified in accordance with details to be submitted to and approved by the Local Planning Authority.

Condition
14. Prior to commencing work on site, 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. The provision should be maintained and used at all times.

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

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of highway safety and convenience.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. To ensure that existing trees are protected during development.

Reason
13. In the interests of highway safety and convenience.

Reason
14. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Informative
1. The details referred to Condition No. 13 are to be agreed and implemented under Application No. F/2000/1838.

Informative
2. This permission relates to the application as amended with revised plan nos. 16E, 19C and 24B submitted to the Local Planing Authority on 11 August 2000 showing revised layout plan, floor plans to Block D and west and south elevations to Block E, and plan nos. 12E, 20B and 26C submitted to the Local Planning Authority on 29 August 2000 showing revised elevations to Block D, north and east elevations to Block E and floor plans for Block E and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies EN1, EN4, BU1, BU2, LD5 and T7
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LBE17, LT4 and LT5
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WHE11, WEM4, WT6, WT7 and WT16

John Mitchell

John Mitchell
Development Control Manager
Date: 02/11/2000

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.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1463

Applicant : Reading Chair & Desk C/O Andrews Kalik Associates.

Location : Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal : Proposed demolition of outbuildings and erection of block of ~~4~~ 2 flats and conversion of existing listed building to 4 flats.

Site Notice Displayed ? :

YES	NO	DATE
✓		5+12/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00

Date Registered : 15/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses : Swallowfield P.C: No objection to original plans
Revised plans: questions whether flat roof infill appropriate (objects) and concerned number of car parking spaces insufficient

- Landscape officer. No objection subject to detailed landscaping proposals.
- Highway officer: No objection subject to conditions.
- Listed Buildings + Conservation Officer: No objection to revised plans.

ob letters of objection - erection of block of flats inappropriate in a village, scale too large, insufficient parking, too many units, + reference to traffic situation (see 1838)

Planning Issues : 1, Principle of Proposal.

2, Effect on LB, curtilage of LB + character + appearance of area.

3, Effect on neighbouring properties.

4, HWS.

Application Number: F/2000/1463 Revised plans show an additional gr. floor studio flat.

Appraisal : Principle of Proposal

1/ Site is within the settlement boundary. Therefore in principle residential development is acceptable. Proposal is for 7 units (flats) – conversion & extension & alteration etc. of existing building and 2 storey bldg at rear (revised plans) Main bldg is listed. (HW alts to be done under adj proposal to redevelop commercial site adj) (5x2 bed flats, 1x1 bed flat & 1 studio)

2/ Effect on LB, ch. & app. of area etc.
Revised plan is to demolish rear linked Royal mail room & north end office & freezer. & erect single storey side ext^n at north end – 5 flats: 3 on gr. floor & 2 on first floor. Consider proposal will improve appearance & bulk of LB & renovate it and would have acceptable appearance in street scene. 2 storey bldg at rear will look like a house and be tucked directly behind the front bldg & therefore only seen through gaps from oblique views from street frontage. As will be adjacent to approved commercial redevelopment to N. consider effect on layout & hammerhead & appearance acceptable. Frontage will be improved by grassing & landscaping in front of the LB and drive at side to rear parking areas. Will remove outbuildings (P.O. sorting) at rear) Therefore as Conservation/Listed Buildings Officer considers proposal acceptable, consider it acceptable.

3/ Effect on neighbours: Magnolia House: Maisonettes to south. They have no main windows in side elevation. No first floor south facing windows ~~[illegible]~~ proposed in LB. re flats – ~~these~~ will look obliquely across to r/o Magnolia Ho and 30 m+ away. Consider this relationship acceptable. Proposed Living room window in first floor rear elevation of main building would be about 15 m. from bed 2 of first floor of block of flats, but as oblique relationship and only bed 2, consider this acceptable. No other res. properties directly affected. (Proposed B1 bldg to ~~[illegible]~~ N. will have return windows in its south elevation) Therefore consider effect on neighbouring properties acceptable. Distance between Blocks E & D min 17½ m. – consider acceptable under new flexible guidelines for entirely within the dist.

4/ Parking: HW officers recs. 2 additional spaces.

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

Application Number F/2000/1463
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C070	R070.	
4	C100	R100	2nd line, delete 'buildings' insert "Block D"
5	.	~~R122~~ R122	Before development commences revised parking layout plans shall be submitted to and ~~approved~~ approved by the LPA showing 2 additional parking spaces.
6	C122	R122	2nd line delete 'herein approved' insert "~~approved on the plans~~ shown on the ~~approved~~ revised plans to be approved under condition No. 5 above"
7	C123	R123	
8	~~C125~~ C125	~~R125~~ R125	~~2.4m. x 160m~~ 2.4m. x 160m at the junction of the proposed access with Odiham Road delete "in accordance ..... LPA"
9	C130	R130.	
10	C150	R150	
11	C151	R151	
12.	~~N16.~~ LN16	N16R	**Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.** **REASON To ensure that existing trees are protected during development.**
13		R134	The development hereby approved shall not be occupied ~~until~~ until the junction of Odiham Road and Basingstoke Road has been modified in accordance with details to be ~~submitted~~ submitted to and approved by the LPA.

14 C129 R129 Construction vehs.

PTO.

Informatives

1/ The details referred to condition No. 13 are to be agreed and implemented under app. No. ~~E~~ F/2000/1838.

3/ IN16 : BSP: EN1, EN4, BU1, BU2, LDS + T7.

LALP: LTV1, LBE1, LBE2, LBE5, LBE17, LT6 + LT5.

WDLP: WOS2, WOS3, WBE1, WHE11, ~~E~~ WEM4, WT6, WT7 & WT16.

2/ NO2 ~~E~~ plans Nos. 16E, 19C + 24B ~~E~~ 11/8/00 revised layout plan, floor plans to block D and west + south ~~side~~ elevations to block E, and plans Nos ~~E~~ ~~[illegible]~~ 12E, 20B + 26C ~~E~~ 29/8/00 ~~E~~ revised elevations to block D, north + east elevations to block E and floor plans for block E.

RECORD OF SITE VISIT

SITE ADDRESS: Reading Chair Renovations Basingstoke Road Riseley Reading.

APPLICATION NUMBER: F/2000/1463

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 5+ 12/6/00

2. DESCRIPTION OF SURROUNDINGS Village centre.

3. DESCRIPTION OF SITE/BUILDING Existing vacant dwelling, etc. ex-shop + side extns. P.O. sorting office bays at rear to attached.

4. RELATIONSHIP TO ADJOINING PROPERTIES Magnolia Ho, nearest flat has only small first floor side window

5. SITE CONSTRAINTS

TREES Large oak rear S onto corner.

ACCESS/PARKING from LHS/sorting office

LEVELS Flat.

BOUNDARY TREATMENT vegetation front boundary

OTHERS

Applicationo	Name & Address
F/2000/1463	Mr T Walker Palings Odiham Road Riseley RG7 1SB
F/2000/1463	H P Horsey Conifers Part Lane Riseley RG7 1RU
F/2000/1463	G Waite 2 Maythorne Cottage Basingstoke Road Riseley RG7 1QN

App. approved
Letter sent 03/11/00

Tel: (0118) 974 6445

Date: 17.10.00

My ref: F/2000/1463

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 Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Dear Councillor

Application Number: F/2000/1463
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.
Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.

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 **Angela Odell** on **(0118) 974 6445**. 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 26.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1463**
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.
Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Beatty

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

5/10/00

Date: 28 September 2000

To: Harold Sanders, Conservation

We have received Revised Description for the following planning application:

Application Number: F/2000/1463

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 5 flats.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

New description: Conversion of listed building to 5 flats instead of 4. Plans have already been sent out for reconsultation on this new description. Drawing nos 1477/12E, /14D, /20B, /26C.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

PREVIOUS DETAILED COMMENTS ON F/2000/1838 DATED 16.08.00. THE SCHEME IS NOW ACCEPTABLE TO ME NO FURTHER COMMENTS.

H Sanders. CONSERVATION ARCHITECT.
10.10.00.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1463 (Ludhouse) LB/2000/1465 Date Rec. 29.8.00

Location: Riseley Stores, Basingstoke Rd, Riseley

Parish Swallowfield.

Applicant: Reading Classic Desks.

Description of attached plans Showing further alterations (as requested by the Listed Buildings officer)

Drawing No's: 1477/12E, 16D, 20B & 26C.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

+ copy of letter

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)	H. Sanders. + copy of letter	✓
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses ~~To change~~ 13 Sept.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AO

Consultations Sent by Admin. on 04.09.PS

Yellow - Part One Copy
Green - Officer's Copy

Date: 04 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1463

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Further alterations (as requested by the Listed Buildings Officer). Drawing nos 1477/12E, 14D, 20B, 26C.

Comments are required by 13/09/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Date: 04 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/1465

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing out-buildings and conversion of listed building to 4 flats.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Further alterations (as requested by the Listed Buildings Officer). Drawing nos 1477/12E, 14D, 20B, 26C.

Comments are required by 13/09/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES	HPT 33575
POL	TLS
OC5BY	ENF
APP	
CS	
29 AUG 2000	
COPIES TO:	ACK:
	FILE:

AN/JAG/1477

25th August 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN

1463
1465

F.A.O. Mrs A Odell

Dear Madam,

RISELEY FORMER STORES, RISELEY

Further to Mr Sanders' latest comments, we have now revised our drawings to incorporate these in our proposal. Please find enclosed our revised drawing nos. 1477/12E, 14D, 20C and 26C. We would appreciate if you could substitute the previous issues with the new ones.

Yours faithfully,

A. Naweed.

Enc:

c.c. Mr Sanders WDC + drawing
Mr Mulhern + drawing

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 22nd June 2000

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Swallowfield.

Proposal: Proposed demolition of outbuildings and erection of block of four flats and conversion of existing listed building to four flats.

Application Number: F/2000/1463.

Also: Application number LB/2000/1465 for demolition of outbuildings and conversion of listed building to four flats.

In response to your consultation dated 23rd May 2000 for the above application, the landscape comment is as follows:

The application is acceptable and would improve the amenity of the locality.

Full landscape information is required to supplement the information given on the submitted site plan drawing.

The redevelopment of this complex site offers the opportunity to restore the integrity of the centre of Riseley by reducing the amount of highway and re-shaping the open spaces. It will be interesting to see the details of the landscape proposals.

Patricia Green

Patricia Green
Landscape Consultant

Date: 28 September 2000

To: Case Officer

We have received Revised Description for the following planning application:

Application Number: F/2000/1463

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 5 flats.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

New description: Conversion of listed building to 5 flats instead of 4. Plans have already been sent out for reconsultation on this new description. Drawing nos 1477/12E, /14D, /20B, /26C.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Date: 28 September 2000

To: Case Officer

We have received Revised Description for the following planning application:

Application Number: LB/2000/1465

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing out-buildings and conversion of listed building to 5 flats

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Conversion of listed building to 5 flats instead of 4. Plans have already been sent out for reconsultation on this new description. Drawing nos 1477/12E, /14D, /20B, /26C.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 September, 2001
My ref. AO/F/2000/1463 & LB/2001/2465
Your ref. AMA/JAG/1477

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Andrews

PLANNING APPLICATION F/2000/1463 AND LISTED BUILDING CONSENT APPLICATION LB/2000/1465
PROPOSED DEMOLITION OF OUTBUILDINGS AND ERECTION OF BLOCK OF 2 FLATS AND CONVERSION OF EXISTING LISTED BUILDING INTO 5 FLATS AT OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 20 August and enclosed drawings Nos. 1477/20D and 26D. I confirm the proposed alterations (i.e. small element of pitched roof to the eaves of the link between the two old buildings and removal of the two rooflights) are accepted as a minor amendment to the above consents.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Harold Sanders.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMO

P:	46932
POL	TLS
DC AO	ENF
APP	
C	
21 AUG 2001	
COPIES TO:	ACK:
	FILE:

Reply req

AMA/JAG/1477

20th August 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY

Following my client's letter dated 13th August, I enclose 2 copies of the revised landscaping/external works plan 1477/27D for your comments and approval. I have shown on this the modifications discussed with your Mr Sanders.

I also enclose 2 copies of revised drawings 1477/20D and 26D illustrating modifications to the residential units 2 and 3. I have introduced a small element of pitched roof to the eaves of this link between the two old buildings and removed the 2 No. rooflights. Could you accept this modification as a minor amendment to the approval?

Yours sincerely,

pp A.M. Andrews.

Enc:

c.c. Mr M Mulhern

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

NEIGHBOURS: Nos 1 – 6 Halpin House, Fireways, Bull Inn, Harwood House, Conifers, Tolland. Park Lane. Odiham Road.

1970

(RING ONE)

REVISED ~~PLANS~~ DESCRIPTION	ADDITIONAL PLANS	MINOR AMENDMENTS	ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1463 (Ludhouse) + LB/2000/1465. Date Rec.

Location: ~~Riseley Stores~~, Basingstoke Road, Riseley.

Parish Swallowfield.

Applicant: Reading Chair + Desk.

Description of attached plans Revised description: ~~Exist~~ Proposed demolition of outbuildings and erection of block of 2 flats + conversion of existing listed building to 5 flats.

Drawing No's: 1477/12E, 14D, 20B + 26C ~~Extractedly re-consulted~~.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted. Advise Part I, Parish etc. that plans already reconsulted on, but description should also have been altered to that below:

OTHERS: see attached.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	H. Sanders	✓
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 2 weeks

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / ~~N~~

New Description Conversion of listed building to 5 flats instead of 4

CASE OFFICER AO

Consultations Sent by Admin. on 29.09.95

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2000/1463

Proposal:
Conversion of listed building to 5 flats instead of 4 (this is a REVISED DESCRIPTION).

Location:
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/10/2000. 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

27 September 2000

Received by Wokingham District Council

Application No: LB/2000/1465

Proposal:
Conversion of listed building to 5 flats instead of 4 (this is a REVISED DESCRIPTION).

Location:
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/10/2000. 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

27 September 2000

Date: 28 September 2000

To: Highways

We have received Revised Description for the following planning application:

Application Number: F/2000/1463

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 5 flats.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

New description: Conversion of listed building to 5 flats instead of 4. Plans have already been sent out for reconsultation on this new description. Drawing nos 1477/12E, /14D, /20B, /26C.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

NO HISHWAY OBSECTIONS PROVIDING 2 ADDITIONAL CAR PARKING SPACES ARE PROVIDED.

Adam Coggins 05/10/00.

Date: 28 September 2000

To: Highways

We have received Revised Description for the following planning application:

Application Number: LB/2000/1465

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing out-buildings and conversion of listed building to 5 flats

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Conversion of listed building to 5 flats instead of 4. Plans have already been sent out for reconsultation on this new description. Drawing nos 1477/12E, /14D, /20B, /26C.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Comments as application 1463.

Date: 16 August 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1838

Location: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Showing re-siting of 6 rear car parking spaces.

Drawing no's 1477/11c,12d,14c,16e,19c,20b,24b,26b.

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Comments as previous (28/7/00)

ADAM COGGINS - 17/8/00

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 23 May 2000

Application Number: F/2000/1463

Proposal: Proposed demolition of outbuildings and erection of block of 4 flats and conversion of existing listed building to 4 flats.

Parish: SWALLOWFIELD PARISH

Site Address:
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Applicant:
Reading Chair & Desk C/O Andrews Kalik Associates.

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).

SC23 [parking and/~~or~~ turning] SR14

"Before the development hereby permitted is commenced the vehicular access proposed shall be formed with visibility splays of 2.4m x 160m at ~~the~~ its junction with Odiham Road and with forward visibility along its length of 45m in accordance with details to be submitted and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and so maintained at all times" SR13

The Developer will be required to enter into an appropriate Section 278 Agreement ~~for~~ to ~~[redacted]~~

Signed: A. Linnell **Print name:** A. LINNELL

improve the existing highway layout. (Negotiations are currently underway).

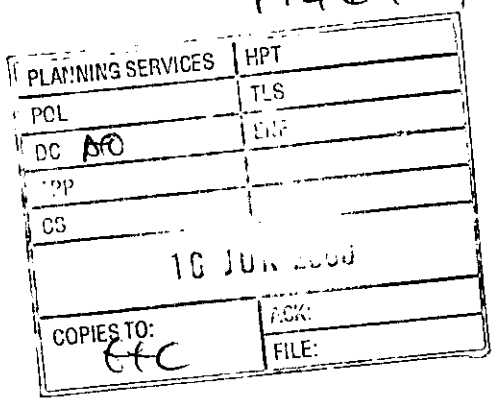
SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

15 June 2000

Faxed and posted

9744644



Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Attn: Angela O'Dell and Emy Circuit

Dear Sirs,

Please find below the Parish Council's comments on current applications:

Attn: Angela O'Dell

F/2000/1463 - Proposed demolition of outbuildings and erection of block of 4 flats and conversion of existing listed building to 4 flats - Reading Chair Renovations, Basingstoke Road, Riseley
The Parish Council considers that the proposed new block of flats is in keeping with the existing listed building, and that the conversion of the listed building to 4 flats is an appropriate use. Consequently the Parish Council has no objection to this proposal.

LB/2000/1465 - Proposed demolition of existing outbuildings and conversion of listed building to 4 flats - Reading Chair Renovations, Basingstoke Road, Riseley
The Parish Council considers that the proposed alterations to the building minimises the change to the structure compatible with its conversion to flats, and consequently has no objection to this proposal.

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING
POL
DC
APP
CF
18 SEP 2000
COPIES TO:
ACK:
FILE:

13 September 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/1463
Location: Riseley Stores, Basingstoke Road, Riseley, Swallowfield
Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.
Case Officer: Angela Odell

Revised plans showing further alterations (as requested by the Listed Buildings Officer)

The Parish Council is surprised to note that the alterations include the provision of a flat roofed infill. Whilst the Parish Council accepts that it will not be visible from the front of the dwelling, it is surprised that the Listed Buildings Officer considers that this addition is compatible with a Listed Building. The Parish Council does not consider that a modern flat roof attached to an existing listed building is appropriate, and therefore objects to the inclusion of the flat roofed infill.

Upon revisiting this proposal the Parish Council is also concerned that the number of parking places provided for the dwellings is insufficient. The total number of flats proposed total seven, being four flats and one studio flat in the stores, and two flats in the new block. Some of the flats will generate more than one car, and in addition the new residents will receive visitors arriving by car. However only ten car parking spaces are being provided. The Parish Council considers that the effect of this under provision will be that vehicles will park along the access road, in full view of the centre of Riseley, which will be visually unsightly.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Block D new building

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	F/2000/1463 & LB/2000/1465 AO.
BUILDING CONTROL NUMBER.	FP2001/1522 Martin
~~APPLICANT~~/AGENT	Andrews Kalik
ADDRESS OF SITE former	Riseley Stores (Reading Chair Renovations) Basingstoke Road SWALLOWFIELD
DESCRIPTION OF PROPOSED WORK	demolition of existing outbuildings + conversion of Listed Building to 5 flats. (erect 2 storey block of flats — BC)

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	1477-49	1477-16E
ELEVATIONS	1477-83, 84 1477-85 + 86	1477-12E
FLOOR PLANS	1477-80A 1477-81	1477-24B.

Block 1

DC 2nd check 12f + 24c cb 2/4/01

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Angi	BC - additional ground + first floor windows side (south elevation)	
DATE	28/2/01.	

None

2/4/01

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	28/2/01.	27/3/01	
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Angela Leader
c/o Town Method

The Trees
Russett Close
Riseley
Reading
Berkshire

Tel: 0118 988 3269

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS Obs	A.O
07 AUG 2000	
COPIES TO:	

Wokingham District Council
Planning Committee
Shute End
Wokingham

2nd August 2000

Dear Sirs

RE: P O NO: F/2000/1836 – LB/2000/1465

Once again I have got to put pen to paper to complain about plans for Riseley Village.

May I suggest that you Councillors on the Planning Committee come and sit on our village green at 7.00 a.m. until 11.00 a.m. and just watch the traffic stream up the road that you propose to turn into an even faster race track than it already is.

We have a 40mph limit, this has been extended by drivers to 60mph and nothing is done, perhaps we will have something done when one of us gets killed, every day we take our lives in our hands to cross that road.

I see that Office Seating want to extend their offices and build a car park for 150 cars, this building should not have been passed in the first place. I see no reason to extend it to shut it down would be better & reduce the traffic they already create.

The next proposal is flats, if you pass this are you going to build a new doctors surgery??, plus a new school. I think not, all you as a Council think about is the extra community tax you will get.

Think again about this proposal before a life is lost on this road, & do not touch our village green as it is too small now.

Yours faithfully

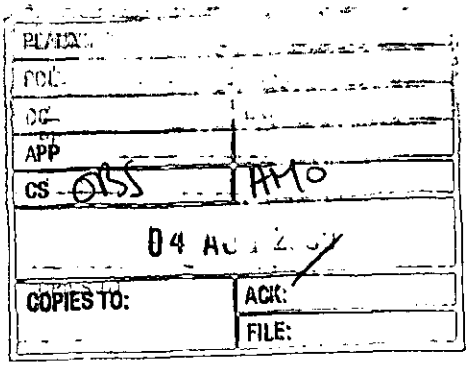
Angelina J. V. Leader

Mrs A J V Leader & Mr T Leader

Date: 2 Aug 2000

2 Maythorn Cottage
Basingstoke Rd.
Riseley
Reading RG7 1QN

Angela O'Dell
C/o John Mitchell
Development Control Manager
Planning Services
P.O. Box 157.
Shute End
Wokingham RG40 1WR



Dear Sirs.

Re: Appn N.U. F/2000/1463

I write in connection to the proposed development to Riseley Stores and Reading Chair and Desk Company buildings in Riseley Village.

Whilst I am keen to see some form of improvement to the centre of Riseley and feel the proposed development would be so, I would point out that the number of residential units intended is too many and would ask the planning committee to insist on fewer units.

This is the only objection I would have to the application as we already experience problems with water pressure, electricity supply and most of all, Volume of traffic in and through the village.

Perhaps my comments will be considered.

Yours faithfully

GARY. K. WAITE.

0118-918-1619
PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | A110
CS 055
03 AUG 2000
COPIES TO: | ACK: ✓
FILE:

'PALINGS'
Odiham Road
Riseley
RG7 1SB

2nd August 2000

Angela ODELL
Planning Department
Civic Offices
Shute End
Wokingham

Dear Ms. ODELL

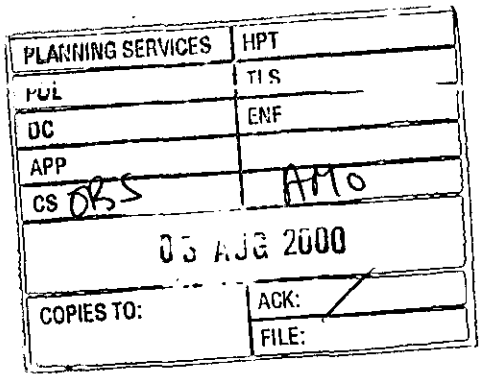
RE: PLANNING APPLICATIONS 1463, 1465 AND 1838
OLD RISELEY STORE AND RCD, BASINGSTOKE ROAD RISELEY

Please consider this as a formal objection to granting of the above applications. The planned changes do not take account of the nature of a small village like Riseley. The obvious increase in traffic which would be drawn to the larger business premise would ruin the nature of the village. The changes to the Old Riseley Store seem to us to be more of conversion than conservation and the additional block of flats to the rear of this listed building compounds this situation. Whereas the improvement to the junction layout would improve the situation marginally it would not overcome the basic problem of traffic speed in Riseley which would then speed along the Old Basingstoke Road instead of Odiham Road. This speeding would also be assisted by the filter lanes proposed. We would certainly support improved safety to the junction however this should be done as part of an overall scheme to improve the traffic situation in the village. Likewise we would support renovation of the Old Riseley Store but only in a way which is sympathetic to the nature of the building.

We would also appreciate notification of any other applications in respect of this land.

Yours Sincerely

Tony Walker
Michelle Bucknell



"Conifers",
Part Lane, Riseley,
Berks. RG7 1RU.

Angela Odell,
Environmental Services Department,
Planning Services.

2nd August 2000

Dear Ms Odell,

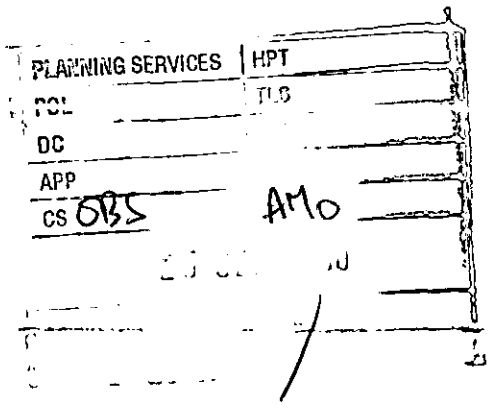
As a local resident, I am writing with regard to Planning Application F/2000/1463, for the conversion of Reading Chair Renovations site at Riseley into blocks of flats.

Erection of blocks of flats in a small village such as Riseley is blatantly inappropriate, and totally out of context with the current landscape. It is nothing less than the willful destruction of our local environment for profit, and as such, I urge you to reject this application.

Yours Sincerely,

H.P. Horsey

Appledore
Basingstoke Road
Riseley
Reading
Berkshire
RG7 1TB



20th September 2000

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks.
RG20 1WR

FOA Angela Odell

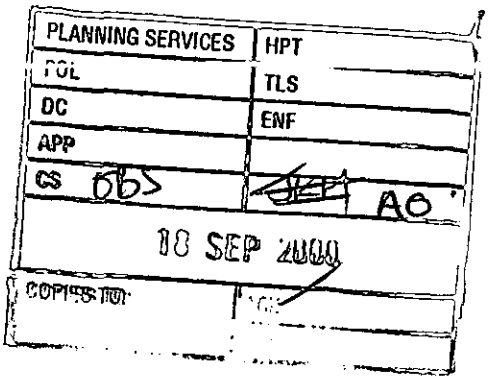
RE: F/2000/1465 together with application F/2000/1838

I write again to object to planning permission at the above site. Having seen the plans I wish to know why no detail has been given as to the size of the development and plot. They have used a very old map and nothing is to scale, these developments can't possibly fit on this site.

Please explain why no scale is necessary when an application is submitted.

Yours faithfully

Helen Hill.



Appledore

Basingstoke Road
Riseley
Reading
Berkshire
RG7 1TB

14th September 2000

Extra to committee report 19/9

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks.
RG20 1WR

polaroid

+9A. SN

Dear Sir

RE: F/2000/1465

I write again to object to planning permission at the above site. Having seen the plans again I object most strongly to the going ahead for the following reasons:

1. The site is being totally over developed, with again insufficient car parking available, only 11 spaces for nine flats, how many one-car families do we know in rural areas.
2. I fully agree some flats and smaller starter homes are required in the area, but not so close to a proposed unit development (of such huge scale). Surely more flats would be in keeping. With plenty of off road parking.
3. Also the access, we don't want another road at this dangerous junction. I would only agree to it going ahead through the existing access.
4. Look at it together with application F/2000/1838 and see how over crowed the plots are and how overshadowed the flats would be.

Please view all the plans as one during the site visit to see the road, as the only reason the developer wants to change the layout is to gain more access for a larger development in the future. Lets keep our village, which doesn't even have a shop, as it is.

Yours faithfully

Helen Hill.

F/2000/1463

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

REVISED PLAN

1.	**APPLICANT'S NAME**	READING CHAIR & DESK
	ADDRESS	NO.1 RCD HOUSE, BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE
	POST CODE	RG7 1QF **PHONE** 01189884787
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ANDREWS KALIK ASSOCIATES
	ADDRESS	101 LONDON ROAD, READING
	POST CODE	RG1 5BY **PHONE** 0118 950 7700
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**	BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF OUTBUILDINGS, ERECTION OF A NEW BLOCK OF 2 FLATS + CONVERSION OF EXISTING LISTED BUILDING TO 4 FLATS.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.29 HECTARE
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER EXCEPT FOR THE WORK ON HIGHWAYS
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1477/~~1~~A, 12C, 16B, 18B, 19, 20, 21, 22, 23 & 24 + 15

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

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

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

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

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

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

1769b

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.

RESIDENTIAL + SORTING OFFICE + SHOP.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ ODIHAM ROAD

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~~ 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.

PLAIN CLAY TILES ON ROOF, MATCHING BRICKS TO EXISTING TO EXTERNAL WALLS

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.

EXISTING + NEW HEDGES + FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING + NEW 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

AS PROPOSED SEE DRAWING 1477-16B IN CONJUNCTION WITH ENGINEERS DRAWINGS

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

YES. (GROUND FLOOR)

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	1	*	1	*	1	*
BUNGALOW	1	*	1	*	1	*
FLAT/~~MAISONETTE~~	~~3~~ 6	11 *	1	*	1	
OTHER	1	*	1	*	1	*

* 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.

£ 1100-00

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 READING CHAIR & DESK DATE 11-05-2000

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".

25 MAY 2000

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JDF/1477

23 May 2000

F/2000/1463

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

Dear Sir

RISELEY STORE & RCD BASINGSTOKE ROAD SWALLOWFIELD.

Further to your recent telephone conversation concerning these planning submissions we made last week. I confirm your calculation for the fee on the commercial scheme is correct, and I enclose the balance of £190. ✓

Concerning the application for the Listed Building and residential use, unfortunately there was a mistake on the form, it should read 6 flats, not 8, I enclose corrected forms, and therefore confirm that the fee is correct. X

As requested I enclose copies of 1:100 plans/elevations of the new residential building just behind the Listed Building.

I hope you are in a position now to register these applications.

Yours faithfully

A M Andrews

X £40 requested 23/5,

X £1140 should be 190 x 6 not £1100 as submitted.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Received by Wokingham District Council

Application No: F/2000/1463

Proposal:
Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.

Location:
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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

01 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAY 2000
Officer: AD	Application No. F/2000/1463

Map No. 111.. Site ..023.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DETOLITION OF OUTBUILDINGS AND ERECTION OF BLOCK OF 2 FLATS AND CONVERSION OF EXISTING LISTED BUILDING TO 4 FLATS &

Location: RCD HOUSE BASINGSTOKE ROAD

Parish: SWALLOWFIELD Ward: Swallowfield
23.5.2000

Applicant: READING CHAIR & DESK

Fee Received 1100-00 Required £40 requested 1520-00 Additional 420-00 requested Refund 17/5
(1) 2 flats = 1520-00
Enforcement Section to be notified ☐ tick if required (8 x 190) is flats = 1140

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			received
5	Elevation plans	Ask for Scale 1:100 plans floorplans, elevations for	requested 17/5	
6	Floor plans	Block D.	by	phone
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building ~~& setting~~ cartilage of LB 1 (2) 2*

Advertisement Required .....

Date Site Notice Sent : 23.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	(NK:) ✓ .....
Trees	NK: .....
Conservation Officer	(NK:) ✓ .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	(NG:) ✓ .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS: Nos 1 – 6 Halpin House, Fireways, Bull Inn, Harwood House, Conifers, Tolland, Park Lane ✓ Odiham Road.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

15.MAY2000* 1463

AMA/JDF/1477

11 May 2000

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

fao Mrs A Odell

Dear Madam

RISELEY STORE & RCD (RESIDENTIAL) BASINGSTOKE ROAD RISELEY.

Following a recent application for the redevelopment at the front of RCD, my Client wishes to obtain permission from your Authority to convert the main core of the listed building to residential use, by the division of the building into 4 dwellings. As part of this application we also wish to gain permission for an additioanl building at the rear, for 2 additional flats.

I therefore enclose the following to make a detailed and Listed Building Application

6 copies of duly completed Planning Application forms
6 copies of duly completed Listed Building Application forms.
2 x Certificate A
12 copies of our drawing nos 1477/ 12C, 15A, 16B, 18B, 19, 20, 21, 22, 23, 24
and a cheque in the sum of £1,100

As you know we have discussed these proposals at some length with your Conservation Officer, Mr Saunders, and we understand he is generally in agreement with the principles of this scheme.

The existing building lends itself to being modified to flats without major changes to the existing structure. As part of the application we propose a new access to the Odiham Road, which has been designed in conjunction with the layout of the adjacent RCD development.

contd

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Please do not hesitate to contact me if you need any further information.

Yours faithfully

pp Jennifer Fuller
A M Andrews

cc Mr M Mulhern

1789/a

SECTION 66 CERTIFICATE

Application No.

15.MAY2000* 1463

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 . . . . . .

On behalf of . . READING CHAIR & DESK . . . . . .

Date . . 12-05-2000 . . . . . .

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

15.MAY2000* 1463

1. APPLICANT'S NAME READING CHAIR & DESK

ADDRESS NO-1 RCD HOUSE, BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE

POST CODE RG7 1QF **PHONE** 0118 9884787

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME ANDREWS KALIK ASSOCIATES

ADDRESS 101 LONDON ROAD, READING

POST CODE RG1 5BY **PHONE** 0118 950 7700

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 BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE

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

DEMOLITION OF OUTBUILDINGS, ERECTION OF A NEW BLOCK OF 4 FLATS + CONVERSION OF EXISTING LISTED BUILDING TO 4 FLATS.

5. Give the area in hectares or part of a hectare **AREA OF SITE** 0.29 HECTAERE

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** OWNER EXCEPT FOR THE WORK ON HIGHWAYS

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 1477/~~1A~~, 12C, 16B, 18B, 19, 20, 21, 22, 23 & 24+15

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

1769b

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.

RESIDENTIAL + SORTING OFFICE + SHOP.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~

ODIHAM ROAD.

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~~

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.

PLAIN CLAY TILES ON ROOF, MATCHING BRICKS TO EXISTING TO EXTERNAL WALLS

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.

EXISTING + NEW HEDGES + FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING + NEW 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

AS PROPOSED SEE DRAWING 1477-16B IN CONJUNCTION WITH ENGINEERS DRAWINGS

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

YES. (GROUND FLOOR)

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/~~MAISONETTE~~	8 / 11	*	/	*	/	
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.

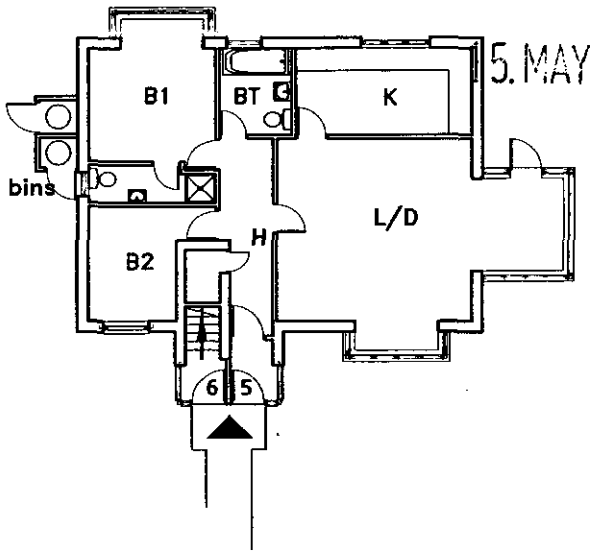
£ 1100-00

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.

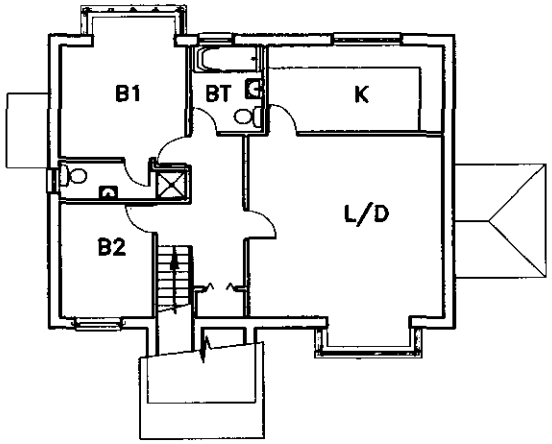
SIGNED [signature] ON BEHALF OF READING CHAIR & DESK DATE 11-05-2000

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".

15.MAY2000* 1463

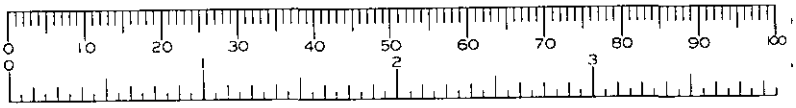


BLOCK "D"
(Flats No. 5)



BLOCK "D"
(Flats No. 6)

FIRST FLOOR PLAN



letter	date	revision

Job
FORMER RISELEY STORES
RISELEY
BERJSHIRE

client
READING CHAIR & DESK

drawing
FLOOR PLANS
BLOCK "D"

scale 1:200
date MAY 2000
drawn by A.N.

1477-24

KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
101 LONDON ROAD READING BERKSHIRE
THE STUDIO (0118) 9507700