APPLICATION NO:
F/2002/5808

LOCATION:
532 Reading Road, Winnersh Wokingham.

APPLICANT:
N M Edwards C/O Andesign

PROPOSAL:
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

EARLIEST DATE FOR DECISION: **02/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: **Elaine Vashi**

928

02

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

N M Edwards
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2002/5808

Parish: **WINNERSH**

Location: **532, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).**

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 a revised plan showing the reduction in car parking spaces to the front of the property from 4 to 3 shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. 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
4. 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
5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
6. No development shall take place until a newt mitigation scheme (formulated in conjunction with English Nature) has been submitted to and approved in writing by the Local Planning Authority.

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

Reason
2. In the interests of highway safety.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
6. In the interests of ecological protection.

Informative

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

Berkshire Structure Plan Policy OS1.
Loddon Area Local Plan Policy LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 12/04/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5808	EV
BUILDING CONTROL NUMBER	ff 2002/2678 Central	
~~APPLICANT~~/AGENT	Rudleigh	
ADDRESS OF SITE	532 Leading Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	change of use of part first floor from flat to nursery. (C3 residential to D1 Day Nursery) to increase numbers of children to 36 & 10 staff	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3301A	AH/E/3301B
ELEVATIONS		
FLOOR PLANS	AH/E/3301A	AH/E/3301B

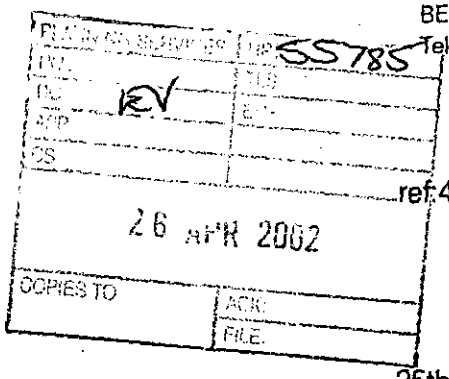
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/5/02	

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	

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165



Mrs E. Vashi
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

25th April 2002

Dear Mrs Vashi,

re: Application No. F/2002/5808 - 532 Reading Road, Winnersh

Following the issue of your formal Planning Consent dated 12th April 2002, please find enclosed two copies of my revised drawing number AH/E/3301B reducing the car parking in the front of the property from 4 to 3 spaces as required. I would be obliged if you could confirm in writing that you accept this amendment in compliance with the appropriate condition. Your early attention would be much appreciated.

cond. 02. prop. C.O.U of part of 1st fl. from C3 (resi) to D1 (day Nursery) ~~increase~~

Yours faithfully,

A. Hester

Received by Wokingham District Council

Application No: F/2002/5808

Proposal:
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

Location:
532, Reading Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5808 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the *Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End,* Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5808
CASE OFFICER: Elaine Vashi

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

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 7 May, 2002
My ref: F/2002/5808
Your ref:

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

Mr A Hester
Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Dear Mr Hester

RE: PROPOSED CHANGE OF USE OF PART OF 1ST FLOOR FROM C3 (RESIDENTIAL) TO D1 (DAY CARE) – 532, READING ROAD, WINNERSH APP. NO. F/2002/5808

I refer to your letter and plan of 26th April 2002 showing details to comply with condition 02 of planning consent F/2002/5808.

Drawing no. AH/E/3301B shows the reduction in car parking spaces from 4 to 3. These details are considered acceptable to discharge condition 02 of planning consent F/2002/5808.

I hope this information is of use to you. Should you have any further queries regarding this matter please do not hesitate to contact Elaine Vashi on the above number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/5808

Applicant : N M Edwards C/O Andesign.

Location : 532, Reading Road, Winnersh, Wokingham.
Proposal : Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/02/2002

Earliest Date for Decision : 02/03/2002

Latest Consultation Date/Site Notice Expiry Date : 02/03/2002

This application <u>will have expired on</u>: <u>01/04/2002.</u> 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:
LANDSCAPE: have concerns - see file for detailed comments
BIODIVERSITY: MEMT MITIGATION SCHEME required.
ACCESS OFFICER: see comments on file
EH: no objection.
PROW OFFICER: no objection
THE RAMBLERS ASSOC: object to app: see comments on file

Planning Issues :

Application no. F/2002/5808

Appraisal:

The application being considered proposes the change of use of part of the first floor of the property at 532 Reading Road, from residential to D1 day nursery in order to increase the capacity of the existing day nursery, with the provision of 4 additional car parking spaces to be located at the front of the property.

In March 2000 planning permission was granted for a two storey rear extension to the property and change of use of the ground floor to form a day nursery with a two bed flat on the first floor.

1. Impact upon neighbouring residents

The proposed change of use of the existing flat would result in the intake of an additional 12 children, from 24 to 36. The existing residential flat, which is approximately 75.7m^2, would require internal alterations only. Four additional members of staff would be required for the additional no. of children, and the extra car parking spaces (x4) would be formed at the front of the property with a new access created onto Bearwood Path/Lockyer Close. The property is located within the settlement of Winnersh in a predominantly residential area. The neighbouring property to the east of the application site is residential but has a garage/workshop attached to it. To the west of the site is a modern residential development with the closest dwelling approximately 6m away. Given that the property is in existing D1 use as a day nursery it is not considered that the proposed intensification of the facility by catering for an additional 12 children would have a greater impact upon the amenity of local residents.

2. Impact upon the character of the area

The application would result in the creation of four additional car parking spaces at the front of the existing property adjacent to Reading Road. At present the front boundary of the site is screened by hedging. The Council's landscape officer has concerns about the impact of the parking spaces on the visual amenity of Reading Road, which is designated in the Local Development Plan as a Green Route. However, it is considered that given the use of the neighbouring sites for car repairs and the frequent parking of cars to the front of Reading Road, to object to the scheme on these grounds would be unreasonable. Reducing the no of car parking spaces as suggested by the Landscape Officer would however, render the scheme short of the statutory parking requirements for this type of use, which could compromise local highway safety. It is therefore considered that a condition requiring landscaping wherever possible along the front and side boundaries of the site should be attached to this consent.

3. Impact upon highway safety

The proposed increase in the numbers of children that will be able to use the day nursery as a result of this application will result in a greater number of traffic movements to and from the site. Also the Ramblers Association have raised a strong objection to the scheme as it would result in the exit of vehicles from the property onto a public footpath, without any provisionfor th esafety of pedestrians being made. However, the Council's Highway Officer has raised no objection to the proposal. It is therefore, considered that the scheme is acceptable in terms of impact upon local traffic.

Listing letter
Signed
Highways v Trans

Application Number F/2002/5808
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2			~~Prior to the commencement of building~~
			~~operations~~ Before the building operations
			hereby permitted are commenced a
			revised plan showing the reduction in
			car parking spaces to the front of the
			property from 4 to 3 shall be
			submitted & approved in writing by
			the local Planning Authority. ~~The arrangement~~
			~~of these spaces shall~~ an.
		REASON	In the interests of h/way safety
3.	C150	R150.	
4	C151	R151.	
5.	C183	R153.	
6.		R	No development shall take place until
			a newt mitigation scheme ~~has been~~
			(formulated in conjunction with English Nature)
			has been submitted to & approved in
			writing ~~by~~ the LPA.
		REASON.	In the interests of ecological protection.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, ~~LTV4~~
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: See Councillor Rec Letter
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 532 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5808

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

built up frontage along Reading Road
mainly residential - mixture of H. types.

3. DESCRIPTION OF SITE/BUILDING

2st. detached set back from Read. Road

4. RELATIONSHIP TO ADJOINING PROPERTIES

EAST - garage/workshop.
WEST - PROW & new houses beyond
dwellings on Chatsworth Avenue to the rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451

Date: 12/3/02

My ref: F/2002/5808

WOKINGHAM UNITARY
Aiming for Excellence

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 E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2002/5808
532, Reading Road, Winnersh, Wokingham.
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

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 **Elaine Vashi** on **(0118) 974 6451**. 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 22/3/02.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2002/5808**
532, Reading Road, Winnersh, Wokingham.
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6451

Date: 12|3|02

My ref: F/2002/5808

CONFIDENTIAL

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/5808
532, Reading Road, Winnersh, Wokingham.
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

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If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. 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 22|3|02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5808**
532, Reading Road, Winnersh, Wokingham.
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6451

Date: 12/3/02

My ref: F/2002/5808

WOKINGHAM UNITARY
Aiming for Excellence

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2002/5808
532, Reading Road, Winnersh, Wokingham.
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

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 **Elaine Vashi** on **(0118) 974 6451**. 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 22/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5808**
532, Reading Road, Winnersh, Wokingham.
Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

MEMORANDUM

To: Elaine Vashi – Development Control **Date:** 12th March 2002

Application F/2002/5808

Site: 532 Reading Road, Winnersh.

Proposal: Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

The car parking provision does seem excessive although it does seem to comply with the outdated parking standards in the design guide (Table 5.3 and note iii) if on-street parking would be a problem. A reduction in car parking provision would be an improvement in terms of encouraging sustainable travel and visual amenity. The proposal does not accord with Policy WCS4 Cycle Route Parking in that it shows no provision for cycle parking. The proposal should include secure covered cycle parking for at least two cycles.

These comments are made pursuant to Objectives 1, 2, 5 and 9 of the Wokingham Local Transport Plan, Policy WCS4 of the Cycling Strategy for Wokingham District and Policies WT3: Modal Split of the Local Plan.

Stephen Kempka
Senior Transport Planner
Ext. 6488

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 06 February 2002

Application Number: F/2002/5808

Proposal: Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10).

Parish: WINNERSH PARISH

Site Address:
532, Reading Road, Winnersh, Wokingham.

Applicant:
N M Edwards C/O Andesign.

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).

Please could we have a revised plan showing the proposed parking re-orientated by 90° to provide adequate turning.

Signed: _____ **Print name:** Adam 8/3/02.

The Ramblers' Association
Working for walkers

25 February 2002

PLANNING SERVICES 53571
POL
DC ev
APP
CS
26 FEB 2002
COPIES TO
ACK:
FILE:



Your ref: Elaine Vashi
F/2002/5808

Ms E Vashi
Development Control Officer
Planning Services
WOKINGHAM DISTRICT COUNCIL

Berkshire Area
Groups: Berkshire Walkers
East Berks • Great Park
Loddon Valley • Mid Berks
Pang Valley • South East Berks
and West Berks

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Ms Vashi

Application No. F/2002/5808

Site Address: 532 Reading Road, Winnersh, Wokingham

Thank you for your letter of 6 February enclosing details of this application.

We notice that, as happens so often, question 12 on the Application form has been incorrectly answered in that a right of way DOES abut the site.

We are completely opposed to yet another application being made which will require vehicles to exit the property ONTO A PUBLIC FOOTPATH, while no provision is made for the safety of pedestrians who may wish to use it.

Perhaps you can tell me what legal right the owner has to use motor vehicles across the land adjoining this property?

We believe this application should not be considered before a segregated way for walkers along Bearwood Path has been provided.

Yours sincerely
DAVID BOUNDS
Footpath Secretary
London Valley RA Group

Registered Charity Number 306689

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

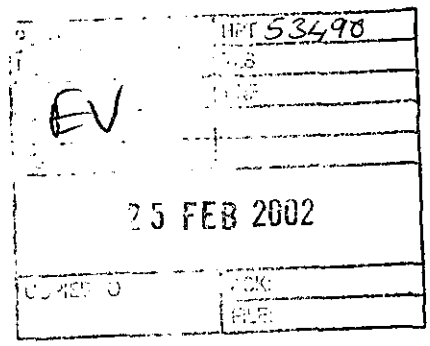
MEMORANDUM

FROM:	**GRAHAM BARNWELL,** **NRSWA/Public Rights of Way Officer.**	**MY REF: GB/NK [20017333]** **Extn: 6333**
TO:	**ELAINE VASHI,** **Planning.**	**YOUR REF:**
		DATE: 22nd February 2002.

APPLICATION NO. F/2002/5808
532 READING ROAD, WINNERSH

I have no objection to this application.

GRAHAM BARNWELL



☎ 0118 974 6379 (Direct Line)

Monday, 18 February 2002

WOKINGHAM UNITARY
Aiming for Excellence

Andesign
9 Perkins Way
Wokingham
RG41 2TN

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/5808

Address: 532 Reading Road, Winnersh, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation to improve access and facilities for disabled people under Part M of the building regulations. However, the level of provision after alteration should not be any worse.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider making the existing stairs suitable for people with walking difficulties and impaired vision.
2. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility for all users.
3. To ensure that the force required to open doors is not excessive.
4. To consider the needs of disabled visitors to the building along pedestrian routes to the principal entrance from the edge of site. This should include route surfaces, lighting levels and potential hazards for a range of disabilities.
5. To consider the provision of level access threshold and/or ramped access into the building to facilitate access for wheelchair visitors.
6. To consider the design and position of door furniture in terms of reach and grip.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Elaine Vashi - WDC Planning Dept.

Elaine Vashi

From: Andy Glencross
Sent: 15 February 2002 16:40
To: Elaine Vashi
Subject: Planning Application F/2002/5808 532 Reading Rd Winnersh

Hi Elaine

The site lies within 40metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 12 February 2002

Location:	532 Reading Road, Winnersh
Proposal:	Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff 10).
Application Number:	F/2002/5808

In response to your consultation dated 6 February 2002 for the above application, the landscape comments are as follows:

I have no objection to the change of use of the first floor to a nursery. However the additional car parking required at the front of the site for the extra staff will be visually detrimental from Reading road and not in accordance with the Green Route policy WBE12. If car parking is acceptable at the front in planning terms, the applicant will need to redesign the layout, which may mean a reduction in one space, to allow for substantial tree and shrub planting adjacent to the road. The applicant will need to submit a detailed landscape plan showing full species names of trees and shrubs to be planted, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Elaine Vashi Development Control	Your Ref:	F/2002/5808
From:	Tom Payne Environmental Heath	My Ref:	20017204
		Date.	11 February 2002

PROPOSED CHANGE OF USE OF PART OF FIRST FLOOR FROM C3 (RESIDENTIAL) TO D1 (DAY NURSERY) TO INCREASE THE NUMBER OF CHILDREN.

532 READING ROAD, WINNERSH.

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Elaine Vashi

- 8 FEB 2002

DELEGATED

DATE: 06 February 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5808

Proposal: Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery) to increase the numbers of children to 36 (and staff to 10)..

Site Address: 532, Reading Road, Winnersh, Wokingham.

Applicant: N M Edwards C/O Andesign.

Your observations are required in respect of this application **by 02/03/2002** .

No comments



SIGNED: _____ DATE: 27.02.02

Clerk To Winnersh Parish/Town Council.

Application Number : F/2002/5808	Map No : 53
Case Officer : SV	Site Area : 0·07
Valid Date : 4 FEBRUARY 2002	Received Date: 04/02/2002

Level : Delegated.

Description : Proposed change of use of part of first floor from C3 (Residential) to D1 (Day Nursery). to increase the numbers of children to 36 (and staff to 10).

Location : 532, Reading Road, Winnersh, Wokingham.

Parish : WI Ward : WIN 6·2·02 JB.

Applicant : N M Edwards C/O Andesign.

Fee Required: £190 Fee Received: £190 (S)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 6.2.02 FB.

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer ✓

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways ✓

Disabled Access Officer ✓

Ramblers Association ← pls send copy of map to Mr Bounds, as marked

Dinton Pastures ✓ Newts — new staff car park at front of plot.

NEIGHBOURS

.....

2x S|N + see map ✓

↑ Reading Rd

..... Beechwood Path .....

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

04.FEB.2002* 5808

ref:4200

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

31st January 2002

Dear Sir,

re: 532 Reading Road, Winnersh

You will be aware from your records that the above premises is partly used as Nursery School and partly as a Flat. The Flat was a temporary arrangement whilst the business was established but now it is up and running and the demand for places at the Nursery School far exceeds the available space. My Clients are now vacating the Flat and making this space available to the Nursery as shown on the enclosed drawing. I am therefore enclosing an application for the Change of Use of the part of the first floor that was previously used as a Flat and I trust you will feel able to add your full support to the scheme. The increase in space will allow the numbers of children to be increased to 36 and the staff to 10. The resultant effect on the loss of the residential need for parking on the site but the increase in staff level will mean that we need to provide a further 4 spaces which will be made available by forming a car park in the former front garden consistant with that immediately adjacent in the residential development recently completed. If you have any further queries please do not hesitate to contact my office as it is extremely important to our Clients that clearance for the Change of Use is obtained as soon as possible.

Yours faithfully,

A. Hester

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

04.FEB.2002* 5808

1. APPLICANT'S NAME: N.M. EDWARDS
ADDRESS: 532 READING ROAD, WINNERSH, BERKS,
POST CODE: RG41 5EX PHONE: 9786483

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ANDESIGN
ADDRESS: 9 PERKINS WAY, WOKINGHAM, BERKS
POST CODE: RG41 2TN PHONE: 9784165

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: AS ABOVE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
PART CHANGE OF USE OF FIRST FLOOR TO NURSERY FROM FLAT

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: AH/E/3301 A AND LETTER

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	☐

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.

NURSERY & FLAT

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details: N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

SEE PLAN

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190

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

SIGNED (ANDESIGN) ON BEHALF OF N.M. EDWARDS DATE 31/1/2002

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify NURSERY	166-50m²			75-70m²
OTHER	Please Specify RESIDENTIAL		75.70m²		
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	12 (including garage)	
Proposed	16 (")	

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.

NURSERY SCHOOL

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

ACORN DAY NURSERY
ON SITE

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
6		4	10

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

NO

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

1789/a

SECTION 66 CERTIFICATE

Application No.

04.FEB.2002* 5808

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

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is *not less than 7 years.*

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

on (d) . . . . . ●

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . . (LANDESIGN) . . . . .

On behalf of . . . . N. M. EDWARDS . . . . .

Date . . . . 31/1/2002 . . . . .

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

1/

ADDRESS 532 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 53 SU. 7771

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/278/61	Mr. C. Brocks	Two greenhouses	13-7-61	App N/I
O/89/65	" "	Bungalow at rear (outline)	21-4-65	N/A Refu
O/7/69	Mr. D.J. Radburn & Others	outline - Resid. Devpt on land at Rear	20.2.69	N/A Clk
O/110/70	"	"	6.8.70	N/A C/A
679/72	Mrs C.R. Brooks	"	11.5.72	N/A Refu
BR 2971	" "	Dem Garage & Cook 2/Storey extension	26 6 75	App N/A
03031	" "	2/STOREY EXTENSION	4.9.75	N/A C/A
BR 16108	"	GARAGE	5.1.81	App N/A
14858	"	ADDITIONAL GARAGE	12.2.81	N/A C/A
18463	"	REG TO LIGHT INDUSTRIAL BUILDING AT REAR	15.11.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

2/

ADDRESS 532 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 777

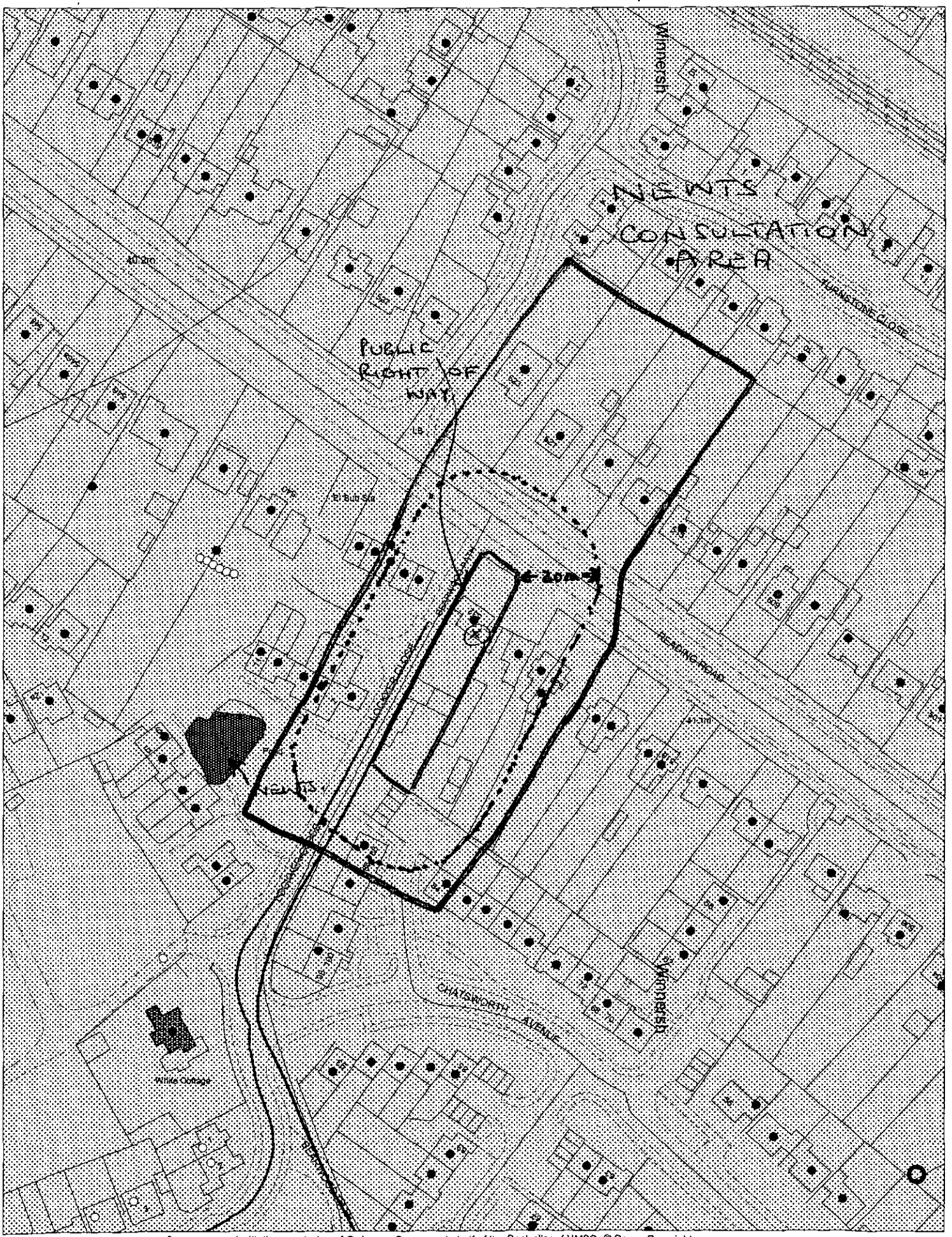
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
97/66720/F	N. M. Edwards	2St/S + S/St. S flats +	27.2.98	R
FP97/7071	N. M. Edwards	Alts to form nursery + flat	20.01.98	C/A
98/68238/F	"	2St/R + C of U - Nursery with flat over.	10.11.98	
99/70412/F	" "	Ext. to Dwell & Formation of Nursery & Flat	07.03.00	C
F/2002/5808	"	C. of U. of part 1st floor from C3 (Res) to D1 (Day Nursery)		

MINISTRY DECISION 98/68238/F Appeal Dismissed (26/7/99).

SPECIAL ORDERS

04.FEB.2002* 5808



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Development Control Section, Environmental Services, Wokingham District Council.
5 February 2002 Scale: 1 : 1250

N
W E
S