APPLICATION NO:

F/2001/3123

LOCATION:

Tankerton House Basingstoke Road, Spencers Wood Reading.

APPLICANT:

Idealmark Ltd C/O Architectural Services

PROPOSAL:

Proposed installation of basement escape door and steps (Retrospective)

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 02/03/2001

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Idealmark Ltd
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Berkshire
RG30 4QA

Application Number: F/2001/3123

Parish:	**SHINFIELD**
Location:	**Tankerton House, Basingstoke Road, Spencers Wood, Reading.**
Proposal:	**Proposed installation of basement escape door and steps (Retrospective)**

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.

John Mitchell
Development Control Manager
Date: 27/02/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3123

Proposal:
Proposed installation of basement escape door and steps (Retrospective)

Location:
Tankerton House, Basingstoke Road, Spencers Wood, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

11 January 2001

Tel: (0118) 974 6451

Date: 16/1/01

My ref: F/2001/3123

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2001/3123
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed installation of basement escape door and steps (Retrospective)

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 Connor** 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 26/1/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3123**
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed installation of basement escape door and steps (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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: 16/1/01

My ref: F/2001/3123

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/3123
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed installation of basement escape door and steps (Retrospective)

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This form must be received no later than 26/1/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3123**
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed installation of basement escape door and steps (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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: 16/1/01

My ref: F/2001/3123

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/3123
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed installation of basement escape door and steps (Retrospective)

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 Connor** 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 26/1/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3123**
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed installation of basement escape door and steps (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3123

Applicant : Idealmark Ltd C/O Architectural Services.

Location : Tankerton House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed installation of basement escape door and steps (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 02/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

ENV. HEALTH: No objections.
LETTERS : 2 - see file for comments.

Planning Issues : IMPACT UPON THE ST. SCENE.

Application No. F/2000/3123

Appraisal:

The application being considered is a retrospective application for the installation of a basement escape, stairs and doorway, located on the south side elevation of the estate agents office which adjoins Tankerton House and lies adjacent to Hyde End Road.

Impact upon the character of the area:

The scheme described above has already been developed, and is currently in use. Although local residents have raised issues regarding the use of the basement, this application is to consider the impact of the actual steps and doorway upon the character of the surrounding area.

It is considered that the access to the basement is fairly unobtrusive in the street scene, and is therefore considered to be acceptable development.

RECOMMENDATION: Approve

Application Number F/2001/3123
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Tankerton House
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2001/3123

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
residential area / local facilities

3. DESCRIPTION OF SITE/BUILDING
restaurant w. Est. Agents next door & residential flats above.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

To:
Building Control

From: Elaine Connor

15 JAN 2001

Date: 11 January 2001

Application Number: F/2001/3123

Proposal: Proposed installation of basement escape door and steps (Retrospective).

Site Address:
Tankerton House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Idealmark Ltd C/O Architectural Services.

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

---

no obs.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	John Mullaney Environmental Health	My Ref:	JRM
To:	Elaine Connor Planning	Your Ref:	F/2001/3123
		Date.	January 16, 2001

PROPOSED: INSTALLATION OF BASEMENT ESCAPE DOOR

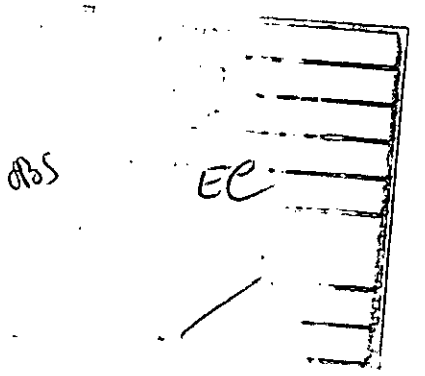
LOCATION: MIAHS RESTAURANT TANKERTON HOUSE, BASINGSTOKE ROAD, SHINFIELD.

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HOUNDSMOOR · HYDE END ROAD · SPENCERS WOOD · READING RG7 1BG
Telephone & fax (0118) 988 6310



Mr J Mitchell
Development Control Manager
Wokingham District Council
P O Box 157, Shute End
WOKINGHAM RG40 1WR

29 January 2001

Your reference
F/2001/3123

Dear Mr Mitchell

Application number F/2001/3123
Basement 'escape door and steps' at Tankerton House, Hyde End Road, Spencers Wood

Thank you for your letter of 11 January about this further application. The works are hardly an enhancement to the building, but now that they have been done, we imagine we are stuck with them.

We are surprised, however, to see them described as an escape. As soon as they were constructed, regular deliveries of catering supplies and barrels of drink started to be made down the steps. This led to large lorries parking right on the corner while unloading, which caused dangerous obstruction; fortunately, we think this has stopped and the barrels are now rolled around to the steps from the car park. We therefore see it as a loading bay, which may also be capable of being used as a means of escape.

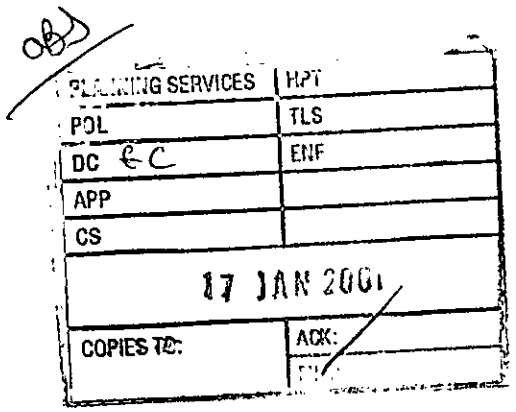
If you are inclined to grant permission, could you therefore please take care not to permit anything more than is applied for, perhaps by imposing a condition that the works should be used only as a means of escape as described in the application.

We do not know how the basement is used, but we do not believe either half of it was included in the permission for A3 use. If the applicants want to apply for a change of use, everyone will have the opportunity of considering it on its merits – for example, whether it would be appropriate to restrict the use to ancillary storage so that it does not become an extension of restaurant use in its own right, whether conditions should be attached preventing loading and unloading from vehicles in the road alongside, restricting hours for deliveries, and so on.

Yours sincerely

Darrell Reburn

Vanessa Reburn



"Arlington"
Basingstoke Road
Spencers Wood
Reading
RG7 1AE
01256 754085

15th Jan 01

c.c. File

Dear Ms |Conner

Re: Miah's Restaurant – Proposed installation of basement escape door and steps (Retrospective) Application F/2001/3123

We are writing to you to lodge a formal complaint regarding the above application.

This application suggests that the door and steps are for basement escape purposes from the building. In reality this basement we believe, is being used for storage of foodstuffs for Miahs restaurant (which does not have an application approved). We regularly see delivery vehicles park on the corner of Basingstoke Rd and Hyde End Rd (which is a traffic danger in itself) to drop foodstuffs to the basement steps; We would request that a spot visit be made to view the inside of the basement.

We do not believe there is any other way in or out of the basement, so as well as been an escape door this also becomes an entrance for storage purposes.

This is also the fifth retrospective application the restaurant has made, knowing that since the door and steps are already built that it will probably get away with an approval.

Why is the restaurant allowed to continually build and apply for retrospective applications?

We are direct neighbours to Tankerton House and so these applications effect us greatly, and so we would be happy to discuss further should the need arise.

Yours sincerely Stephen Wade J. Wade

Mr & Mrs S. Wade

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~21 DEC 2000~~ Valid 05 JAN 2001	Map No. 86 Site 0-11
Officer: EC Application No. F/2001/3123	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED INSTALLATION OF BASEMENT ESCAPE DOOR & STEPS (RETROSPECTIVE)

Location: MIAHS, TANKERTON HOUSE, BASINGSTOKE RD

Parish: SHINFIELD Ward: Shinfield
11.1.01 B.

Applicant: IDEALMARK LTD

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not clear where this is on site. Block plan does not show adj properties	Faxed map 3/1	05 JAN 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Area of Traditional Local Character)

.....

.....

No pre-apps

.....

NEIGHBOURS:

2 x S/N + see map ✓
+ all addresses on attached list please



05. JAN. 2001 * 3123

Applicationo	Name and address
99/70049/F	Mrs O Rogers 308 Hyde End Road Spencers wood Berks RG7 1DN
99/70049/F	The Owner Highfield Cottage Basingstoke Road Shinfield Berks
99/70049/F	R J Knowles 306 Hyde End Road Spencers Wood Reading RG7 1DN
99/70049/F	Mrs E M Spencers 297 Hyde End Road Spencers Wood Reading RG7 1DD
99/70049/F	The Occupier Mallards Basingstoke Road Spencers Wood Berks RG7 1AD
99/70049/F	I M Colyer 347 Hyde End Road Spencers Wood Reading Berks
99/70049/F	R & A Hadley Tidewell Basingstoke Road Spencers Wood RG7 1AE
99/70049/F	J Young Sunnyside Basingstoke Road Spencers Wood Berks



99/70049/F	Mrs A Hall Glasspool Farm Part Lane Riseley Reading RG7 1RU
99/70049/F	Mrs T Grigg Arlington Basingstoke Road Spencers Wood Berks RG7 1AE
99/70049/F	Mrs B Griffin 44 Clares Green Road Spencers Wood Reading
99/70049/F	Mr. & Mrs. Perry 339 Hyde End Road Spencers Wood Reading RG7 IDD
99/70049/F	Dr. E.A. Butler 24 Askew Drive Spencers Wood Reading RG7 1HG
99/70049/F	Mr. & Mrs.Reburn Houndsmoor Hyde End Road Spencers Wood Reading RG7 1BG
99/70049/F	Mr. & Mrs. Perry 339 Hyde End Road Spencers Wood Reading RG7 1DD
99/70049/F	Mr. R.A.E. Allen 6 Orchard Close Spencers Wood Reading RG6 1EJ



99/70049/F	Mr. I Hollaby 304 Hyde End Road Spencers Wood Reading RG7 1DN
99/70049/F	Ms. Halliday & Mr. Rymes Parkview Basingstoke Road Spencers Wood Reading RG7 1AE
99/70049/F	Mrs G M Waring 25 The Square Spencers Wood Reading Rg7 1BS
99/70049/F	Mrs S A Meredith Rose Cottage 17 The Square Spencers wood RG7 1Bs
99/70049/F	R F Peet Charthurst Basingstoke Road Spencers wood Berks RG7 1AE
99/70049/F	Mrs. T. Grigg & Petition Arlington Basingstoke Road Spencers wood Reading Berks RG7 1AE
99/70049/F	Mrs. K. Badcock & Petition 310 Hyde End Road Spencers Wood Reading RG7 1DN
99/70049/F	Mr & Mrs D Bukin 50 Clares Green road Spencers Wood Reading RG7 1DY



99/70049/F TD Double
Double's Garage
Spencers Wood
Reading
Berks RG7 1AF

99/70049/F DE & BJ Chennell
2 Corner House
Spencers Wood
RG7 1AF

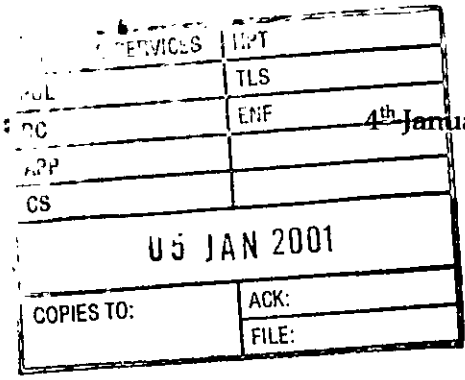
99/70049/F Mr & Mrs C Blow
20 The Square
Spencers Wood
Reading
Berks

APP GRANTED,
LETTER SENT
18/10/99

Architectural Services

05. JAN. 2001 * 3123

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys



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

4th January 2001

our reference: **99698/P**
your reference:

For the attention of Mrs Hurst

Dear Sirs,

Proposed basement escape door
Tankerton House, Basingstoke Road, Spencers Wood

Please find enclosed the plan you faxed to me yesterday, with the position of the escape door indicated as requested.

Should you need anything further, please contact me at the above number.

Yours Faithfully,

P Shell

cc. Mr J Miah, Idealmark Ltd

Architectural Services

05 JAN 2001 * 3123

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655

Architectural Design - Planning - Appeals - Building Surveys

FOL	TCS
DC	FP
APP	
CS	
21 DEC 2000	
COPIES TO:	ACK:
	FILE:

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

19th December 2000

our reference: **99698/P**
your reference:

For the attention of Miss E Connor

Dear Sirs,

Tankerton House, Basingstoke Road, Spencers Wood

Please find enclosed a full planning application for the escape door from the existing basement area at the above premises, with the appropriate fee of £95-00.

Should you need anything further, please contact me at the above number.

Yours Faithfully,

P Shell

cc. Mr J Miah, Idealmark Ltd

1789/a

SECTION 66 CERTIFICATE

Application No.

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

05 JAN 2001 * 3123

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- 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

(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).

- 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) . . . . . .

. . . . . .

(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).

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

on (d) . . . . . .

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 . . . . . .

Date . . . . . 19/12/00 . . . . . .

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

(1) TANKERTON HOUSE & STORES.

ADDRESS BASINGSTOKE RD & JUNCTION HYDE END RD PARISH SHINFIELD

EAST SIDE

PLOT No. SPENCERS WOOD ORD. SHEET No. SU7066 - 71 (86)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
73/49	Mrs Hobbs	Drainage & conversion of pt of bedroom into Bathroom	21. 2. 49	app app
PD/383/61	Mr T Talbot	Garage		PD
R/256/62	B L Talbot	Shop front and ext of shop area	1. 1. 62	app ap
R/104/68	J.N.A Cutter	extn of shop to include living room & alteration	11. 4. 68	app ap
22609	K.E. COTTEE	1st & 2nd FLOORS TO OFFICES	13.12.84	R
25059	" (D)	1st EXT & 2nd EXT	22.5.86	C/A
26019/BRA 1078	" (F)	" TO SHOP & RES	22.7.86	APP C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 29313 " PART GR. FLOOR TO EST. AGENT 17.12.87 C/A

BRA 2856 " EXT. TO SHOP WITH FLAT OVER 28.7.87 APP

(2) ADDRESS TANKERTON HOUSE PARISH SHINFIELD

PLOT No. BASINGSTOKE ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
30683	WHITEKNIGHTS EST. AGENTS	ILL SIGN & WINDOW SIGN	10.8.88	C
31933	MS. K.E. COTTEE	O/L HOUSE & GARAGE	24.11.88	R
34243	"	O/L " R/O	28.9.89	R
39497	~~SEE ADS.~~ NOW ~~308~~ 310 H.E. ROAD			
99/70735/A	Idealmark Ltd	Internally Illuminated Sign	21.03.00	C
99/70049/F	~~Prop~~ Mrs. K. Badcock	Prop. C of use of part of gr. floor	14.10.99	C
C/2000/0772	Mrs K Badcock	from A1-A3 - modif of car park & access. D to C - 12, 14, 15 of 99/70049/F		
		for Appl. boundary fence, external lighting & materials	16.03.00	
F/2000/2047	Ideal mark Ltd.	Erect ext. air con. units	16.11.00	A
~~F/2000/2121~~	~~Ideal Mark Ltd~~			
4/2000/2121	Ideal Mark Ltd.	Ext. ill. Sign	25.9.00	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Haycock - Change of Use - 3/11/98

DRAINAGE PD Eng - C of U A1-A3 - Mr. Shell - 20 & 28/10/99

091074 PD Eng. Car park lighting - Mr. Shell - 4/12/00

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

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
05.JAN.2001* 3123

1.	APPLICANT'S NAME	IDEALMARK LTD
	ADDRESS	MIAH'S, TANKERTON HOUSE
		BASINGSTOKE ROAD, SPENCERS WOOD
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ARCHITECTURAL SERVICES
	ADDRESS	21 FAIRWAY AVENUE, TILEHURST
		READING
	POST CODE	RG30 4QA PHONE 0118 942 1655
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	MIAH'S, TANKERTON HOUSE
		BASINGSTOKE RD, SPENCERS WOOD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		BASEMENT ESCAPE DOOR & STEPS
		(RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05H
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	99698/AA/10 & /11

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

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

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

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

			SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	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. — RESTAURANT

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. — PAINTED TIMBER DOOR; CONCRETE STEPS

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? — N/A — To existing system — If no, please give details — YES/NO

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

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 — N/A

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? — YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. — £95-00

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

SIGNED [signature] ON BEHALF OF IDEAL METAL LTD DATE 19/12/00

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

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	100m²	—	—	—
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				
OTHER	Please Specify				
	TOTAL	100m²			

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

WHAT PROVISION IS BEING MADE FOR PARKING? — N/A

	Cars	Lorries
Existing		
Proposed		

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

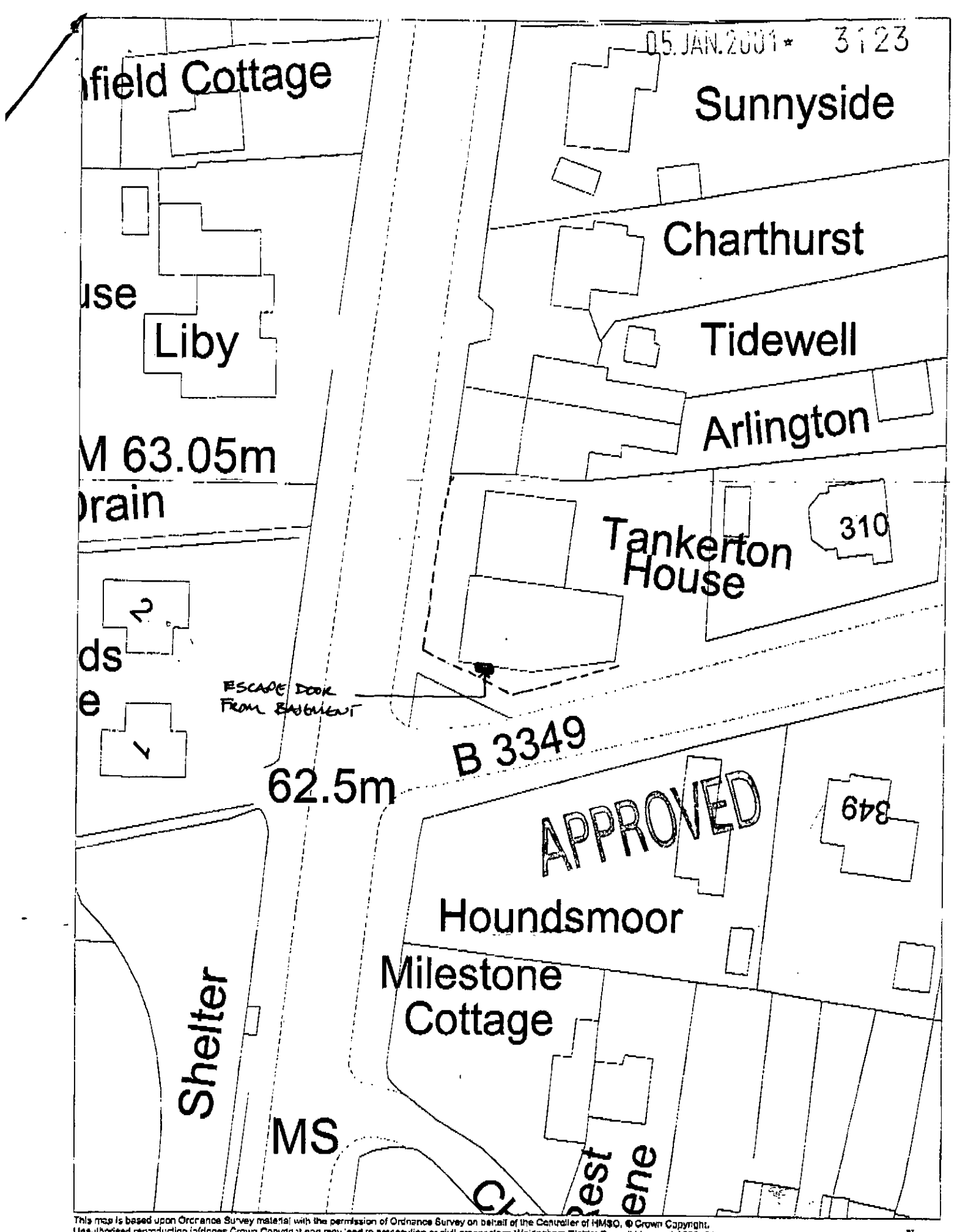
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — APPLICANT

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
4	—	—	4

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".



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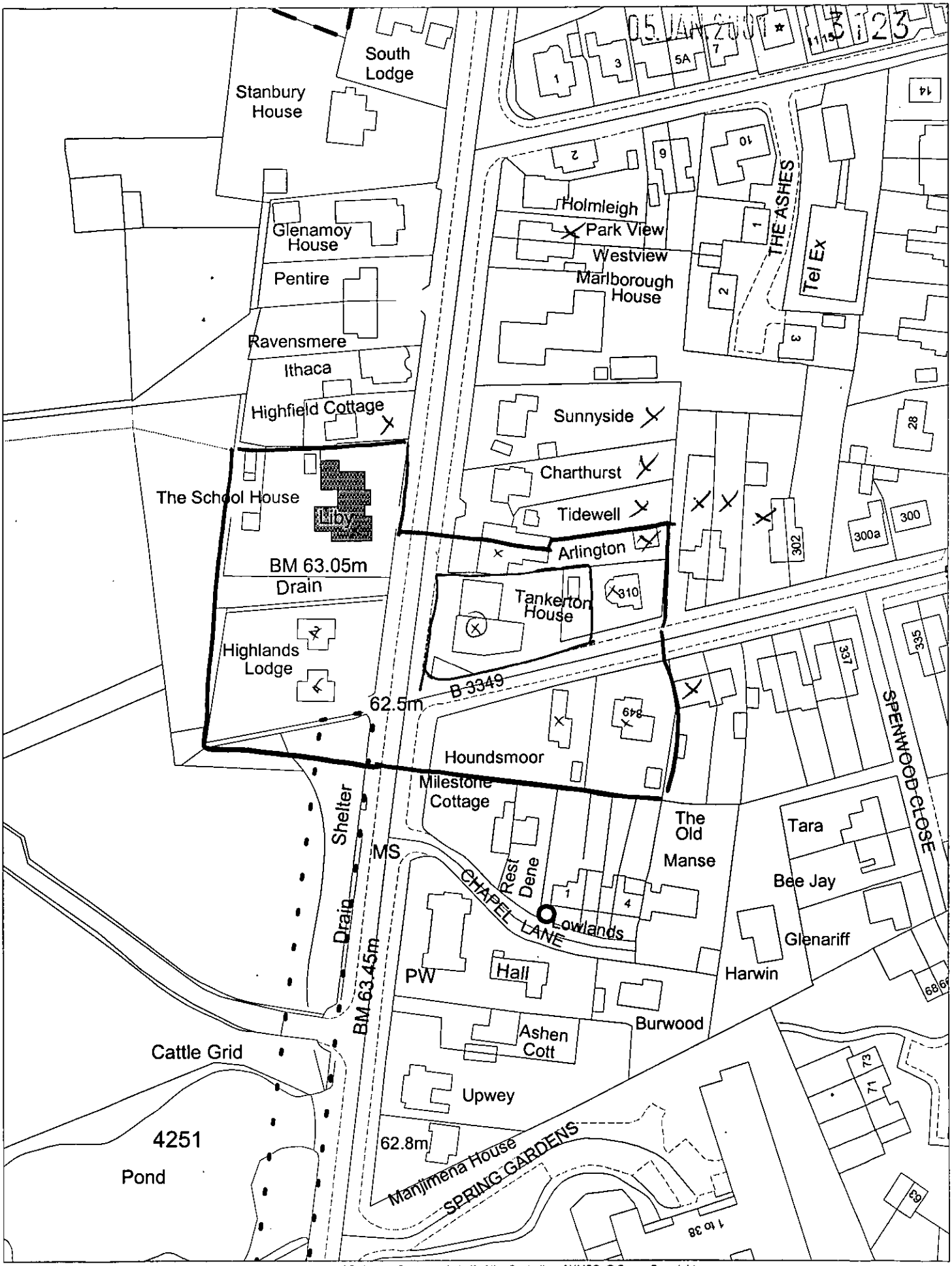
Central Support Section, Environmental Services, Wokingham District Council.

3 January 2001

Scale: 1 : 500



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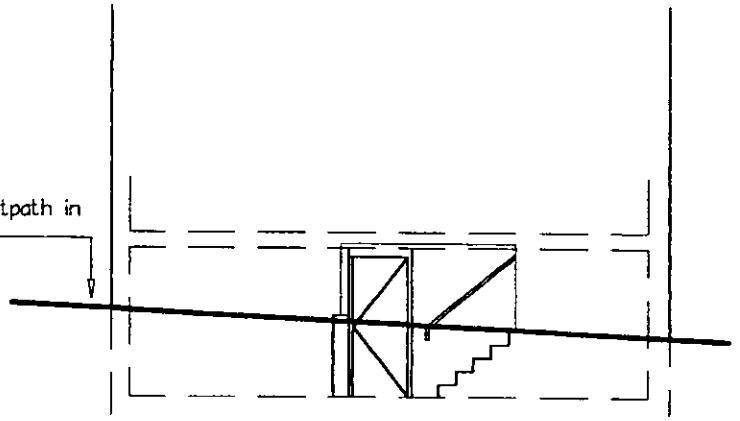
Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001

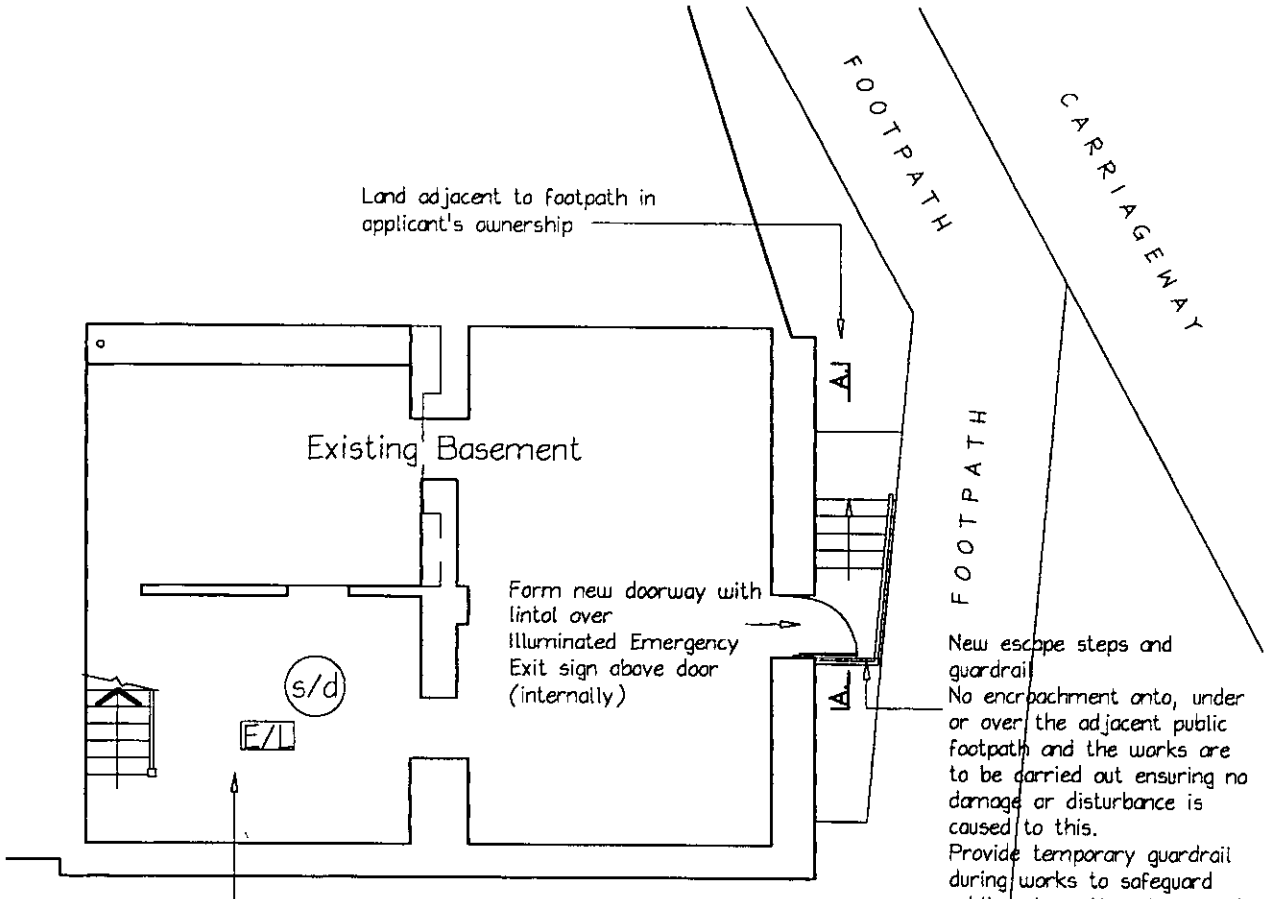
Scale: 1 : 1250

05. JAN. 2001 * 3123



SIDE ELEVATION 1:50

Steps formed in mass concrete with rise approx. 180mm and going of 220mm. Handrail to be wrought iron @ 900mm above pitch line supported on balusters @ 100mm c/c
Provide similar guardrail at ground level @ 1100mm above ground level where required



New escape steps and guardrail
No encroachment onto, under or over the adjacent public footpath and the works are to be carried out ensuring no damage or disturbance is caused to this.
Provide temporary guardrail during works to safeguard public using adjacent footpath

BASEMENT PLAN 1:100

Ceiling to be 1 hour fire rated, minimum 30mm thick plasterwork

APPROVED

Job: Tankerton House Basingstoke Road, Spencers Wood, Reading	Date: Sept 99 Scale: 1:100	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed Cafe/Restaurant Basement Layout & Escape	Drawn by: PS	Drawing No: 99698/11 Revision	