APPLICATION NO:
F/2001/5255

LOCATION:
Walter County Infant School Murray Road, Wokingham.

APPLICANT:
W D C Property Services C/O Donaldson And Associates

PROPOSAL:
Proposed single storey extension to school to form resource area.

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2002

CASE OFFICER: **Emy Circuit**
Elaine Vann

APPROVED

366
02

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W D C Property Services
C/O Donaldson and Associates
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

Application Number: F/2001/5255

Parish: **WOKINGHAM**

Location: **Walter County Infant School, Murray Road, Wokingham.**

Proposal: **Proposed single storey extension to school to form resource area.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been 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. To ensure that the external appearance of the building is satisfactory.

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 Policies OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WIH16.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

Development Control Ref No:	Received	Parish
F/2001/5255	16/11/01	Wokingham

Applicant: Wokingham District Council Property Department
Location: Walter County Infant School
Proposal: Single storey extension to form resource area

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Elaine Vashi

SUMMARY:

1. **Planning History** – The site is located on the corner of Oxford Road and Murray Road within the identified settlement of Wokingham, and adjoins St Pauls Church of England Junior School. Planning permission was given for the school on this site in 1972 and since then there have been several planning applications for various developments.

2. **Proposal** – The scheme proposes the erection of a single storey extension to provide a resource area which will enable the school to meet curriculum requirements. The proposed extension is a single storey flat roof design which will project out approximately 5m from the existing building and will be approximately 9.2m wide. The extension will be approximately 3.15m high to match the existing. A ramp and railings will project from the east side of the proposed extension.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Environmental Health*** – no objection
   - ***Highways***- no objection
   - ***Wokingham Town Council*** – no representations yet received

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene/character of the area (BSP policies OS1 and EN1; LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3 and WBE1)

   B. Impact upon neighbouring properties (BSP policies OS1 and EN1; LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3 and WBE1)

   C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan WIC16 and PPG25).

   D. Inspector's report on part 2 of the Wokingham District Local Plan

A. Impact upon street scene/character of the area
The proposed extension would be a single storey flat roof development, 9.2m wide, 5m deep and 3.15m high, which would be flush with the roof of the existing building from which the extension would project. Views from the Oxford Road would be partly obscured by the existing nursery building. Given this and the fact that the proposed extension is in keeping with the character of the main school building, it is considered that any impact on the street scene or the character of the area would be minimised.

B. Impact upon neighbouring properties
The extension would be approximately 30m from No. 53 Oxford Road and approximately 50m from No. 76. In both cases the proposed building would be separated from these residential dwellings by the highway. These distances together with the size of the proposal would be considered sufficient to reduce any impact relating to overbearing, overshadowing and privacy issues, and therefore there would be no significant detrimental impact upon the residential amenities of the neighbouring properties. All other neighbours are a sufficient distance for any impact to be minimised.

C. Flooding issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Inspectors report on part 2 of the Wokingham District Local Plan
The Inspectors recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.

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 Policies OS1 and EN1
Loddon Area Local Plan Policies LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WIH16

Elaine Vashi

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5255

Applicant : W D C Property Services C/O Donaldson And Associates.

Location : Walter County Infant School, Murray Road, , Wokingham.

Proposal : Proposed single storey extension to school to form resource area.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 11/01/2002. 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. H. OFFICER: no objection
HIGHWAYS OFFICER: no objection
EDUCATION : support application - confirmed that school would not be increasing their intake. The extension is required to enable the school to meet curriculum requirements.

Planning Issues :
IMPACT UPON NEIGHB PROPS
IMPACT UPON CHAR. OF AREA.

Application Number: F/2001/5255

Appraisal :

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

Application Number F/2001/5255
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Walter County Infant School Murray Road Wokingham.

APPLICATION NUMBER: F/2001/5255

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date:

My ref: F/2001/5255

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2001/5255
Walter County Infant School, Murray Road, , Wokingham.
Proposed single storey extension to school to form resource area.

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

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

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5255**
Walter County Infant School, Murray Road, , Wokingham.
Proposed single storey extension to school to form resource area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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

Tel: (0118) 974 6479

Date:

My ref: F/2001/5255

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 Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2001/5255
Walter County Infant School, Murray Road, , Wokingham.
Proposed single storey extension to school to form resource area.

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

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

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5255**
Walter County Infant School, Murray Road, , Wokingham.
Proposed single storey extension to school to form resource area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor Eke

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

Tel: (0118) 974 6479

Date:

My ref: F/2001/5255

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 Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2001/5255
Walter County Infant School, Murray Road, , Wokingham.
Proposed single storey extension to school to form resource area.

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

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

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5255**
Walter County Infant School, Murray Road, , Wokingham.
Proposed single storey extension to school to form resource area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

Emy Circuit

From: John Mullaney
Sent: 13 December 2001 13:26
To: Emy Circuit
Subject: Walter County Infant School, Murray Road Wokingham. f/2001/5255

Walter County Infant School, Murray Road Wokingham. f/2001/5255

I have no environmental health objections to the proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

☎ 0118 974 6379 (Direct Line)

Monday, 26 November 2001

Donaldson & Associates Ltd
Oakwood House
212a Bassett Green Road
Bassett
Southampton
SO16 3NF

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/2001/5255

Address: Walter County Infant School, Murray Road, 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)*

1. To ensure that where practicable complimentary steps are included in proposed ramped approach.
2. That any stepped approach has appropriate tactile and visual warnings.

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

1. To ensure that the force required to open entrance doors is not excessive (20 Newtons recommended).
2. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility.
3. To consider the design and position of door furniture in terms of reach and grip.
4. To ensure that lighting both internal and external to the building is of an appropriate level.
5. That stepped approaches have continuous colour and tonal contrasted handrails on each side of the flight.

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: **Emy Circuit - WDC Planning Dept.**

Emy Circuit

From: Helen Rowlay
Sent: 22 November 2001 17:28
To: Emy Circuit
Subject: F/2001/5255 - Walter Infant School

Emy,

With reference to the above planning application I can confirm that this is supported by the Education PLanning Team.

The extension is required to enable the school to meet current curriculum requirements whilst implementing the new admissions policy with effect from September 2001. The funding for the project was approved by the Education Committee earlier in the financial year and is being provided through the basic need budget (allocated by the DFES) and S106 contributions.

The school will not be increasing their intake number as a result of this proposal. Details regarding staffing can be obtained direct from the school.

If you need any further information please let me know.

Cheers

Helen

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 19 November 2001

Application Number: F/2001/5255

Proposal: Proposed single storey extension to school to form resource area.

Parish: WOKINGHAM TOWN

Site Address:
Walter County Infant School, Murray Road, , Wokingham.

Applicant:
W D C Property Services C/O Donaldson And Associates.

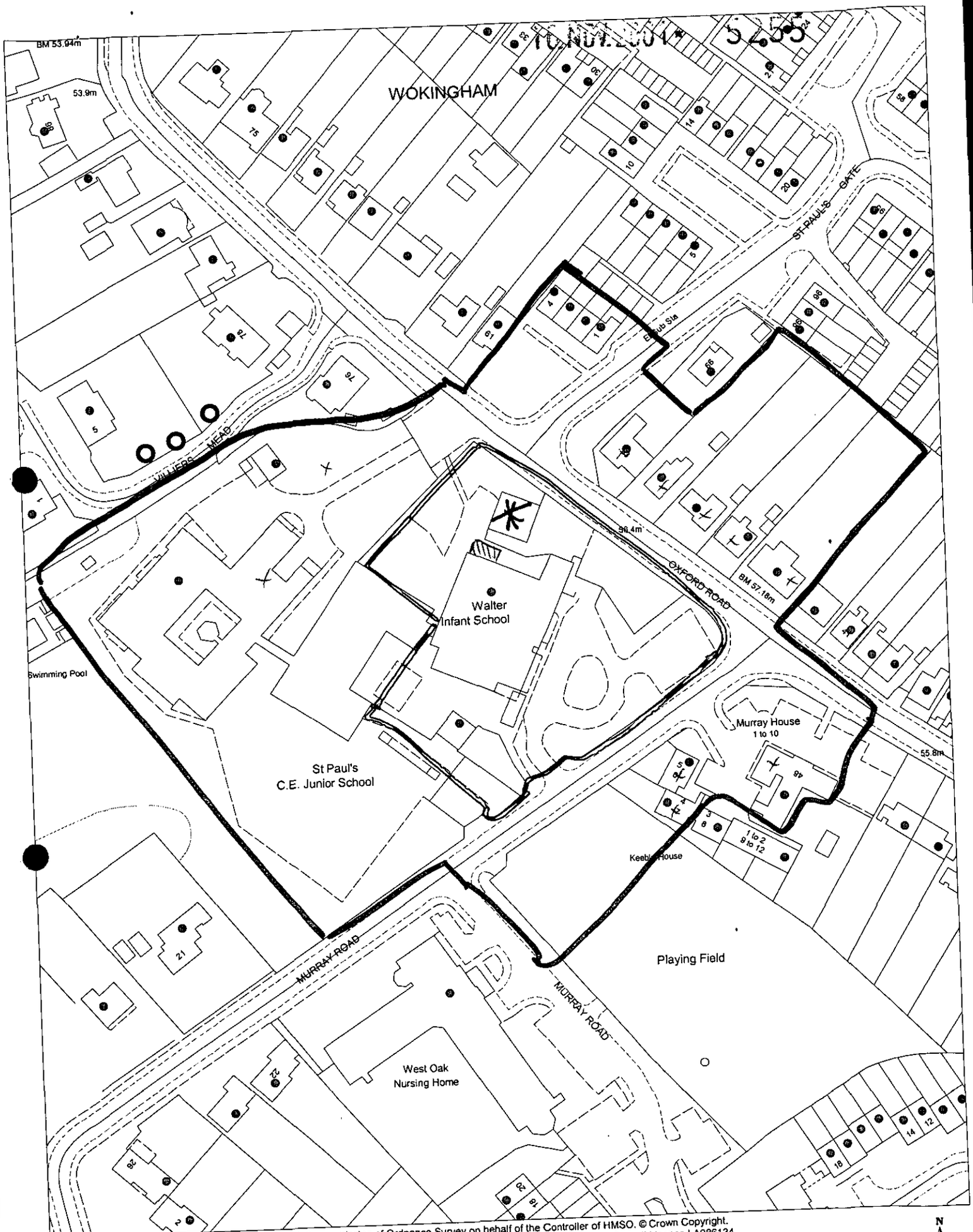
Your observations are required in respect of this application within **7 days** of the above date.

✓ 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).

Signed: _____ **Print name:** AC 21/11/01

10 NOV 2001



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Development Control Section, Environmental Services, Wokingham District Council.
7 November 2001

Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~28 OCT 2001~~ Valid 16 NOV 2001	Map No. 75B. Site 0.51
Officer: [illegible]	Application No. F/2001/5255
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY EXTENSION TO SCHOOL TO FORM RESOURCE AREA.

Location: WALTER INFANTS SCHOOL MURRAY ROAD

Parish: WOKINGHAM Ward: Emmbrook

19.11.01 B.

Applicant: WDC PROPERTY SERVICES

Internal transfer

Fee Received £190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q24 – Floorspace S/B D1 not C2 only 1 form	✓ 13/11	✓ 16 NOV 2001
4	Correct S 66 certificate	Agric holdings cert not deleted	✓ 13/11	✓
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 : 19.11.013 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 ✓ .....
Disabled Access officer ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + See map
+ Site inside red line

Tel. 0118 9746429 (Direct Line)

Date 13/11/01

Your ref.

16.NOV.2001 5255

My ref.

• Donaldson & Assoc.
Oakwood House
212A Barrett Green Rd
Barrett
Southampton
SO16 3NP

Environmental Services Departme
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted. Only 1 form	☑

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☑

Q24 floor space should be under / DI not C2

9) The Section 66 Certificate is missing/unsigned/not deleted. ☑

Agricultural holdings cert - one part should be deleted

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

Recd 8.00AM 29.10.01.

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

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	THE BUILDINGS UNIT PO BOX 151 SHUTE END
	POST CODE	RG40 1WH PHONE 0118 974 6713
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DONALDSON & ASSOCIATES LTD
	ADDRESS	OAKWOOD HOUSE, 212A BASSETT GREEN ROAD, BASSETT, SOUTHAMPTON
	POST CODE	SO16 3NF PHONE 02380 767733
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	WALTER INFANTS SCHOOL, MURRAY ROAD, WOKINGHAM, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? *Give brief details and state for what purpose this site and any buildings will be used.*		SCHOOL EXTENSION.
5. Give the area in hectares or part of a hectare	AREA OF SITE	5,455
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	WDC/B/121, WDC/B/122, WDC/B/123, WDC/B/125.

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	☐

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

16.NOV.2001* 5255

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

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.

- 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) .....

.....

(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).

- 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.

STET

● 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 . . . . . WOKINGHAM DISTRICT COUNCIL

Date . . . . . 25/10/01 . . . . . .

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

① MEADOW NURSERY &
ADDRESS WALTER COUNTY INFANTS' SCHOOL PARISH WORMINGHAM

PLOT No. EX COUNCIL YARD MURRAY ROAD ORD. SHEET No. SU 8068

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 364 3201	B C C	CHANGES AT MURRAY ROAD	9.1.52	APP.
TP 724	S E B	ELECTRIC CABLE OVERHEAD	20.5.53	APP.
TP 1084 3952	B C C	NEW SHED AT MURRAY ROAD	12.11.55	APP.
c/l/64	B.C.C.	EXTENSION OF CHANGES	8.6.64	APP.
5/2/72	DIRECTOR OF EDUCATION	RELOCATE EXISTING WALTER INFANTS ON MURRAY ROAD SITE	22.3.72	C/
5/2/73	"	SEWERING NEW TEMPORARY CLASSROOM	25.2.73	C/
5/3/73	"	NEW INFANTS SCHOOL	25.3.73	C/
02652	B. C. C.	CLASSROOM (T.N.)		
06966	Meadow Nursery Parents Assoc	Nursery	29.9.77	N/A C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② MEADOW NURSERY &
ADDRESS WALTER COUNTY INFANTS' SCHOOL PARISH WORMINGHAM

PLOT No. MURRAY ROAD ORD. SHEET No. SU 8068 Z

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 7625	MEADOW NURSERY PARENTS' ASS.	PRE-FAB. NURSERY UNITS ETC.	6.1.78	APP. N/
07685	B.C.C.	RE-LOC. CLASSROOM & SAN. ACC.	2.3.78	N/A C/
07200	"	2 "		
09594	PARENTS ASS.	TIMBER STORE & FENCE	14.12.78	N/A 31.12. T.
BR 10964	"	"	30.5.79	APP. N/
11553	"	NEW CRAFT AREA	24.9.79	N/A C/
17186	ACC	RENEWAL 07685	27.4.82	N/A C/
20612	MEADOW NURSERY P.A.	RENEWAL 09594	9.2.84	N/A C/
22415	"	ALT. & CONT. USE, RELOCATE	16.10.84	N/A 31.10.85 TP
BR 24197	"	REMAIN NURSERY SCHOOL SHED	19.3.85	APP N/A
23199	BCC	TEMP CLASSROOM	1.4.85	30.4.87
28666	"		25.1.88	31.12.9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

30186	"	TEMP. CLASSROOM	19.2.91	31.1.9
32132	MEADOW NURSERY	RENEWAL & SHED	24.2.89	TP

(3) ADDRESS Walter County Infants School + Meadow Nursery PARISH Wokingham

PLOT No. Murray Road ORD. SHEET No. SU. 8068 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38562	BCC	Renewal Classrooms Dwt	24.1.92	Cl
42934				
DN96/0079		Dem. of Terrapin Unit	3.7.96	APP
97/65435/K	"	Modular Nursery	25.7.97	Cl
		Building/Play Area		
FP98/7854	W.D.C.	Ext. to classroom block	19.8.98	APP
FP/2000/0950	"	Int Alt to form It Area	22.08.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Recd 8.00AM 29.10.01.

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
16.NOV.2001* 52555

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	THE BUILDINGS UNIT PO BOX 151 SHUTE END
	POST CODE	RG40 1WH PHONE 0118 974 6713
2. If the applicant has an agent, all *correspondence will be sent to* the agent	AGENT'S NAME	DONALDSON & ASSOCIATES LTD
	ADDRESS	OAKWOOD HOUSE, 212A BASSETT GREEN ROAD, BASSETT, SOUTHAMPTON
	POST CODE	SO16 3NF PHONE 02380 767733
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	WALTER INFANTS SCHOOL, MURRAY ROAD, WOKINGHAM, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SCHOOL EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	5,455
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	WDC/B/121, WDC/B/122, WDC/B/123, WDC/B/125.

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	☐

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.

SCHOOL

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.

25MM RENDERED BLOCK WORK TO EXTERNAL FACE, WITH FACIA MATCHING EXISTING. WINDOWS :- POWDER COATED ALUMINIUM.

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.

BY EXISTING BOUNDRY & ELEMENTS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAIN

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING.

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

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		*	N/A	*		*
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.

WDC INTERNAL TRANSFER

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 WOKINGHAM D.C. DATE 25/10/01

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				
[illegible]2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	~~838m2~~	~~0~~	~~47.5M2~~	
D1	NON-RESIDENTIAL INSTITUTIONS	838m2	0	47.5M2	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A - 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.
— SCHOOL TEACHING

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

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
15	0	0	15

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".

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.'

Received by Wokingham District Council

Application No: F/2001/5255

Proposal:
Proposed single storey extension to school to form resource area.

Location:
Walter County Infant School, Murray Road, , 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/2001/5255 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to 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

19 November 2001

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 30 JANUARY 2002 FROM 7.00 PM TO 9.50 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. MJ Lennard, Mr. TD McCann and Mrs. D Tomlin.

PART I

174. MINUTES

The Minutes of the meeting of the Committee held on 9th January 2002 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No. 154, page 2036. That the answer to Mr D Ball's supplementary be amended to read "I am grateful for the question submitted , but most of the issues do not fall within the purview of the Development Control Committee. *This provides the framework under which the report is considered.*"

2) Minute No. 160, page 2038. Delete reference to Mrs M Robertson as local Member amend to state *"Members spoke about the parking situation in the area";*

3) Minute No. 164, page 2040. Delete reference to Mr. SR Conway as local Member speaking for the application;

4) Minute No. 165, page 2041, condition 14 amend "years" to *cars,*

5) Minute No. 169, page 2043, delete reference to Mr Dredge as local Member.

6) Minute No. 173, page 2044, resolution 2) amend "masks" to *masts.*

175. APOLOGIES

An Apology for absence was submitted from Mr. RH Cundy.

188. APPLICATION NO: 2001/5255, SINGLE STOREY EXTENSION TO FORM RESOURCE AREA, WALTER COUNTY INFANT SCHOOL, FOR WOKINGHAM DISTRICT COUNCIL PROPERTY DEPARTMENT

The Committee considered a report about this application set out on Agenda pages 2278 to 2283.

RESOLVED: That Application No: 2001/5255 be approved subject to the conditions set out on Agenda pages with the addition of the following informative

Informative

The applicant should prepare and submit for approval a 'School Travel Plan', which shall include measures to minimize the need to travel to and from the site by private car. The approved 'School Travel Plan' shall be implemented and maintained thereafter.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST finalised

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5255	~~EXC~~ EV
BUILDING CONTROL NUMBER	H 2001/2394 South	
APPLICANT/AGENT	Donaldson + Associates	
ADDRESS OF SITE	Walter Infants School Murray Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	School ext. to provide resource area.	

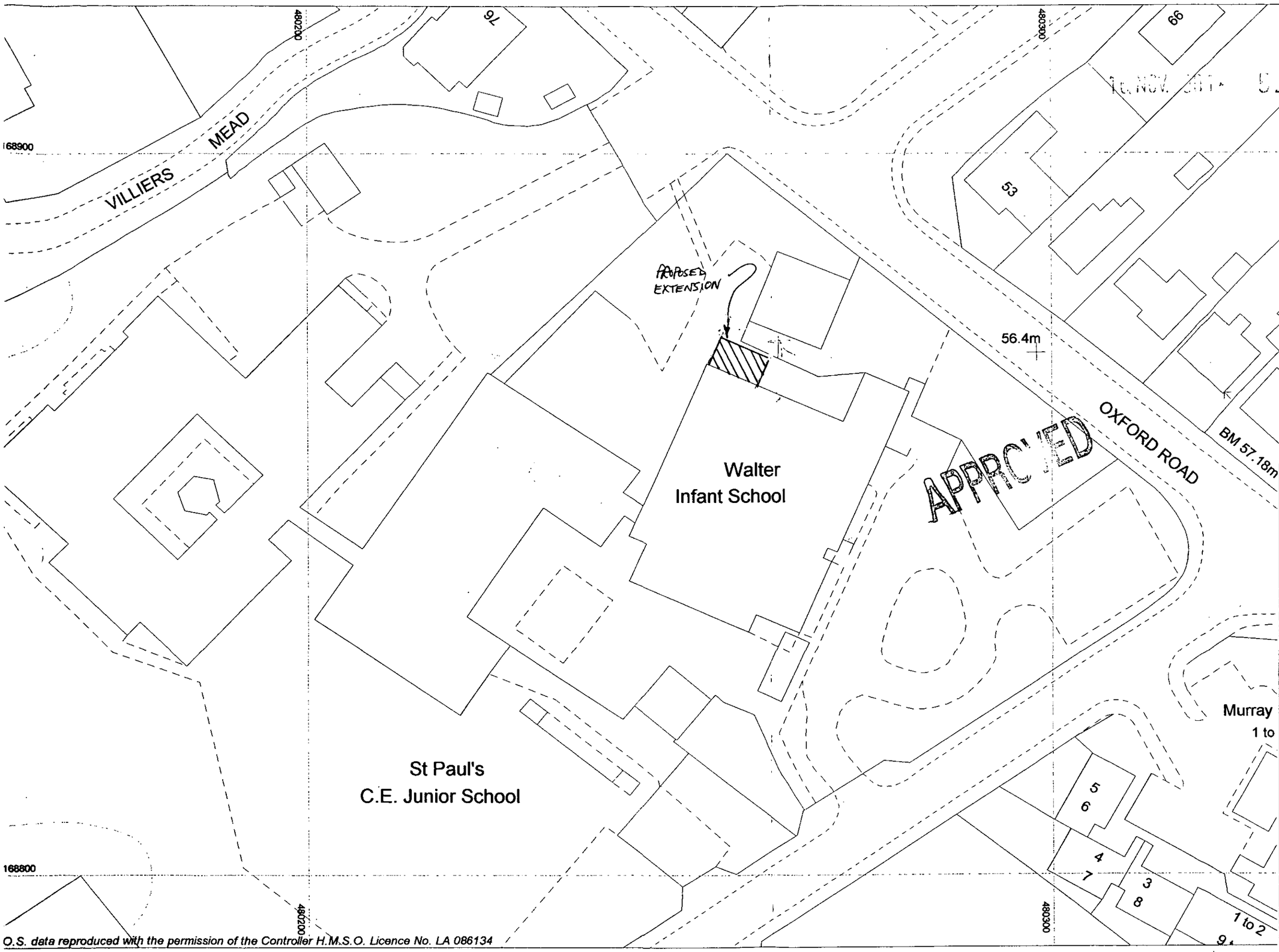
DRAWING NUMBERS	BC	DC
BLOCK PLAN	WDC/B/122	WDC/B/122
ELEVATIONS	WDC/B/123	WDC/B/123
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/2/02	

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	





Donaldson
& Associates
London Southampton
Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF
Tel: 02380 767744
Fax: 02380 767744
e-mail: Donaldsonassc@aol.com

Project:
Walter Infants School
Murray Road
Wokingham
Berkshire

Drawing:
Proposed Extension & alterations to form a new Resource Area

BLOCK PLAN

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	1:500

Drwg.No. WDC/B/122

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0 10 20 30 40 50 60 70 80 90 100
0 2 3

Development Control Ref No:	Received	Parish
F/2001/5255	16/11/01	Wokingham

Applicant: Wokingham District Council Property Department
Location: Walter County Infant School
Proposal: Single storey extension to form resource area

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Elaine Vashi

SUMMARY:

1. **Planning History** – The site is located on the corner of Oxford Road and Murray Road within the identified settlement of Wokingham, and adjoins St Pauls Church of England Junior School. Planning permission was given for the school on this site in 1972 and since then there have been several planning applications for various developments.

2. **Proposal** – The scheme proposes the erection of a single storey extension to provide a resource area which will enable the school to meet curriculum requirements. The proposed extension is a single storey flat roof design which will project out approximately 5m from the existing building and will be approximately 9.2m wide. The extension will be approximately 3.15m high to match the existing. A ramp and railings will project from the east side of the proposed extension.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Environmental Health*** – no objection
   - ***Highways***- no objection
   - ***Wokingham Town Council*** – no representations yet received

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene/character of the area (BSP policies OS1 and EN1; LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3 and WBE1)

   B. Impact upon neighbouring properties (BSP policies OS1 and EN1; LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3 and WBE1)

   C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan WIC16 and PPG25).

   D. Inspector's report on part 2 of the Wokingham District Local Plan

A. Impact upon street scene/character of the area
The proposed extension would be a single storey flat roof development, 9.2m wide, 5m deep and 3.15m high, which would be flush with the roof of the existing building from which the extension would project. Views from the Oxford Road would be partly obscured by the existing nursery building. Given this and the fact that the proposed extension is in keeping with the character of the main school building, it is considered that any impact on the street scene or the character of the area would be minimised.

B. Impact upon neighbouring properties
The extension would be approximately 30m from No. 53 Oxford Road and approximately 50m from No. 76. In both cases the proposed building would be separated from these residential dwellings by the highway. These distances together with the size of the proposal would be considered sufficient to reduce any impact relating to overbearing, overshadowing and privacy issues, and therefore there would be no significant detrimental impact upon the residential amenities of the neighbouring properties. All other neighbours are a sufficient distance for any impact to be minimised.

C. Flooding issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Inspectors report on part 2 of the Wokingham District Local Plan
The Inspectors recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Reasons

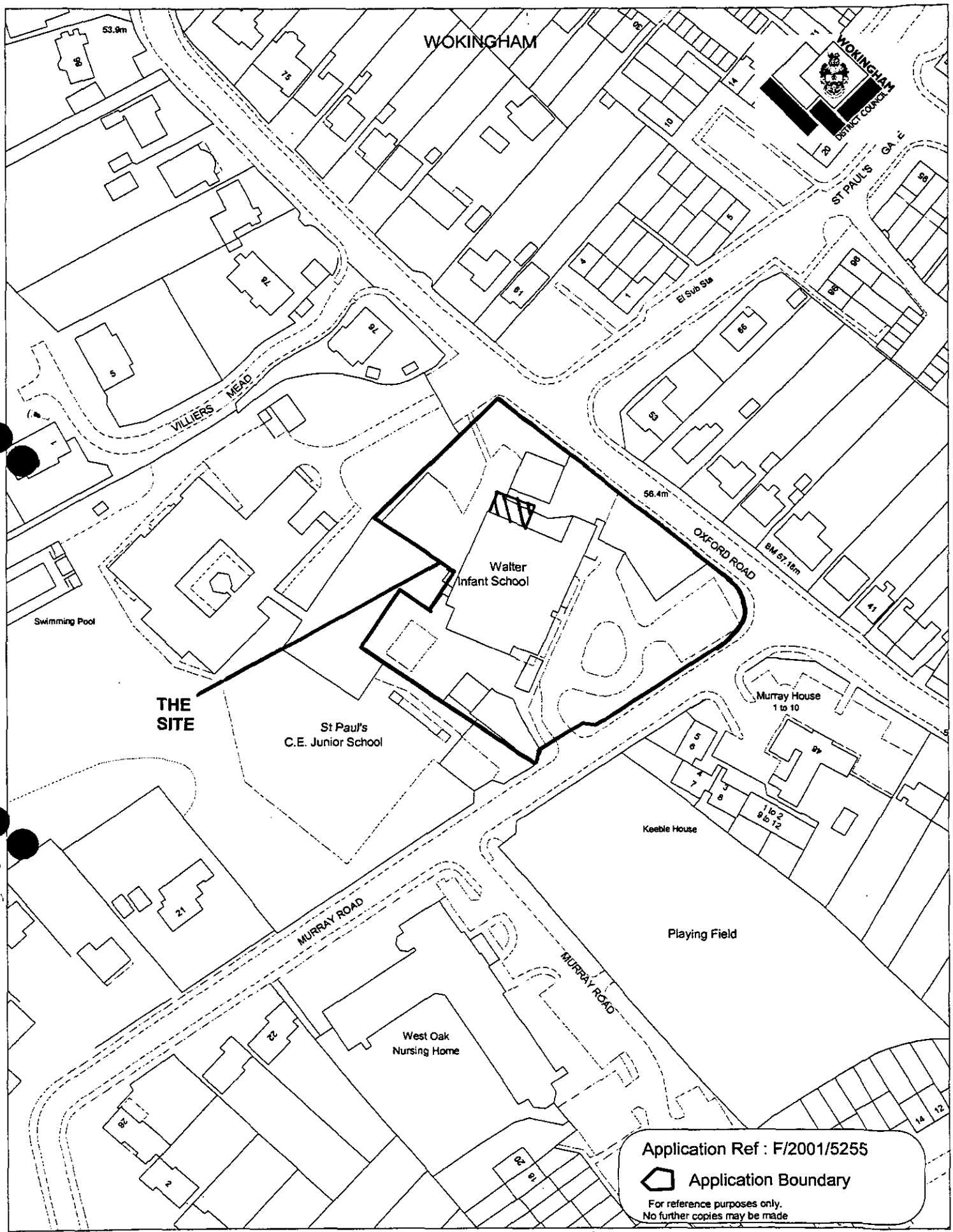
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.

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 Policies OS1 and EN1
   Loddon Area Local Plan Policies LBE1 and LBE2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WIH16

Elaine Vashi



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Development Control Section, Environmental Services, Wokingham District Council.

30th January 2002

Scale: 1 : 1250

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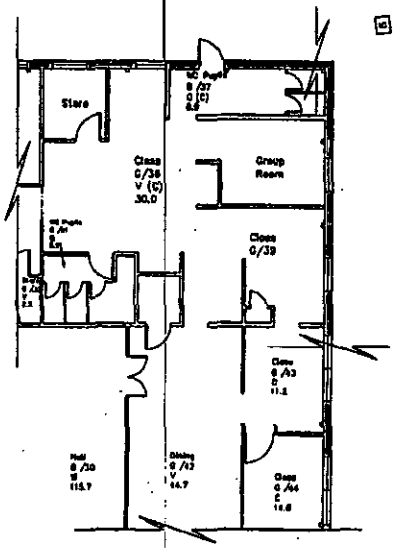
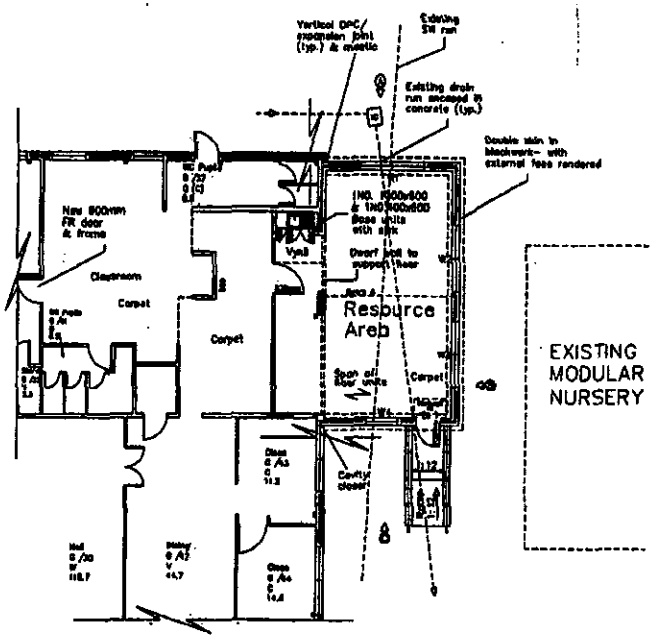


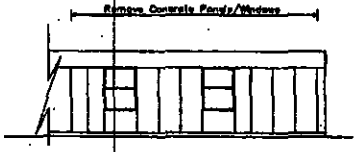
EXISTING PLAN

EXISTING MODULAR NURSERY

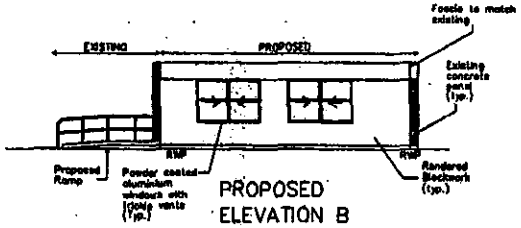


PROPOSED PLAN

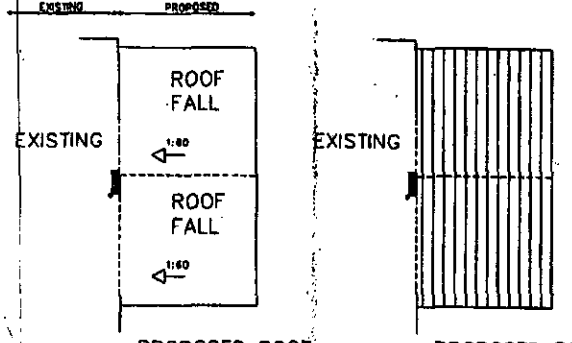
EXISTING MODULAR NURSERY



EXISTING ELEVATION B

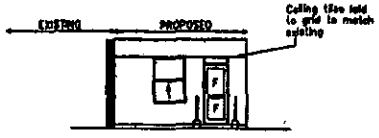


PROPOSED ELEVATION B

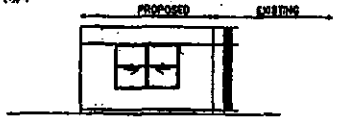


PROPOSED ROOF PLAN

PROPOSED RO CARCASS



PROPOSED ELEVATION C



PROPOSED ELEVATION A

NOTES:

Means of Escape:

a. Doors on the escape route to be fitted with emergency panic push bars. See specification.
b. Emergency lighting to conform to BS 5266 Part 1 1988
c. Exit signage to be provided conforming to and in accordance with BS5499 Part 1 1990
d. Windows: Powder coated aluminium with trickle vents.
e. Roof Covering: Sarnafil G Roof Finish on 93mm Sarnatherm insulation board on vapour barrier
f. Cavity Wall: 100mm thermal load bearing blockwork (Thermalite) to outer & inner skin with 75mm cavity part filled with 25mm "Kooltherm" cavity board. External face of building: proposed render finish.

5255

2282

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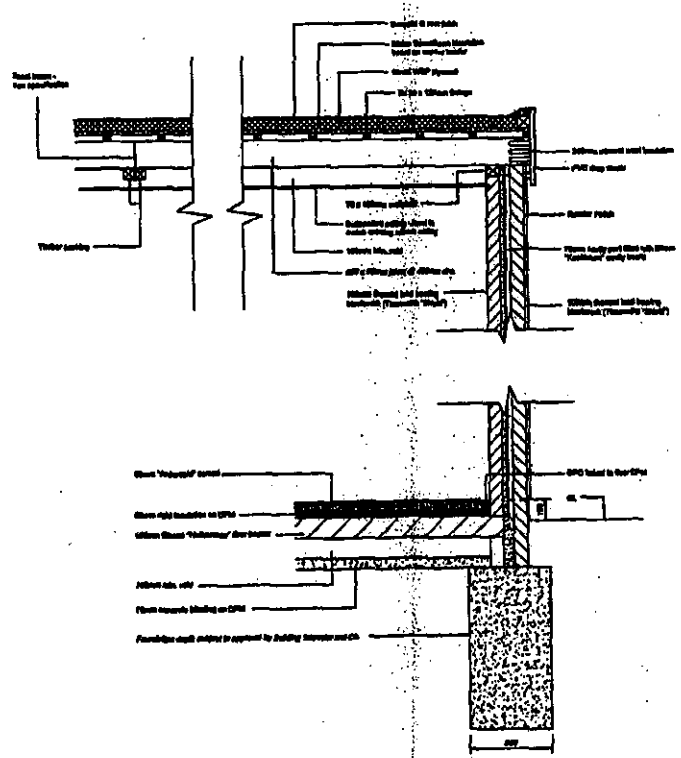
Berkshire

Drawing:
Proposed
New Resource Area

PLAN & ELEVATIONS

Date:	22/10/01	Revn:	
Drwn:	AP	Scale:	1:100

Drwg.No. WDC/B/123



TYPICAL SECTION 1:20

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School
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Wokingham
Berkshire

Drawing:
Proposed Extensions to
Form A New Resource Area

TYPICAL SECTION

Date: 12/10/01 Rev:
Drawn: AP Scale: 1:20
Plot:
Drwg. No. WDC/S/125

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16 NOV 2001 5

2283

5.00 ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

5.01 A Supplementary Agenda will be issued by the Chief Executive if there are any items to consider under this heading.



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Project:
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Drawing:
Proposed Extension
& alterations to form
a new Resource Area

Site Location Plan

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	~~1:500~~ 1:250

Drwg.No. WDC/B/121

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