APPLICATION NO:
F/2000/0967

LOCATION:
3 Alexandra Court, Wokingham.

APPLICANT:
Mark Roberts C/OIndigo Design & Build (Dave Parry)

PROPOSAL:
Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mark Roberts
C/OIndigo Design & Build (Dave Parry)
2 Harvington Business Park
Brampton Road
Eastbourne
Sussex
BN22 9BN

Application Number: F/2000/0967

Parish: **WOKINGHAM**

Location: **3, Alexandra Court, Wokingham.**

Proposal: **Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.**

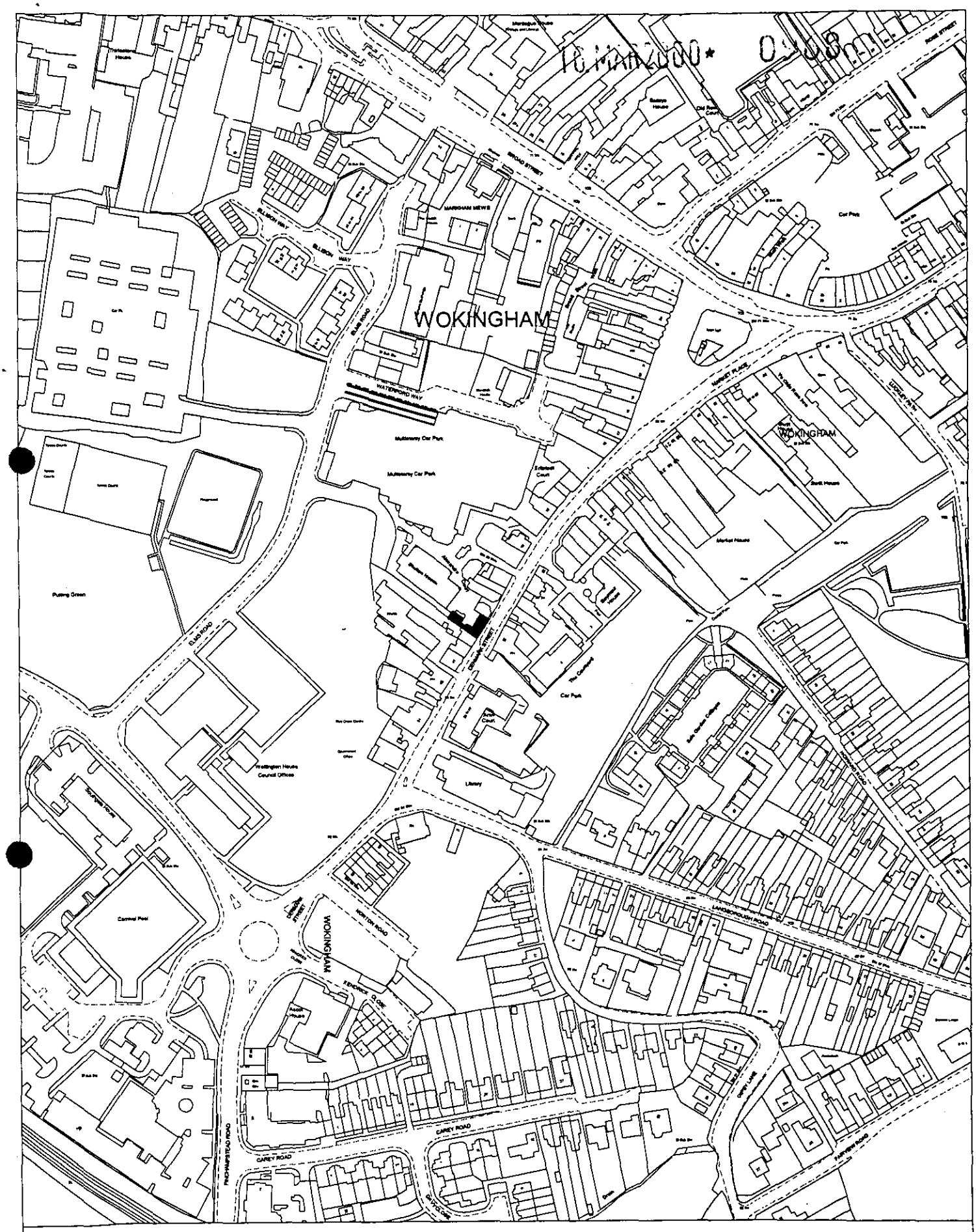
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions,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

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

John Mitchell
Development Control Manager
Date: 20/07/2000

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



Site Plan, Scale: 1 to 2500

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Date: 2 March 2000

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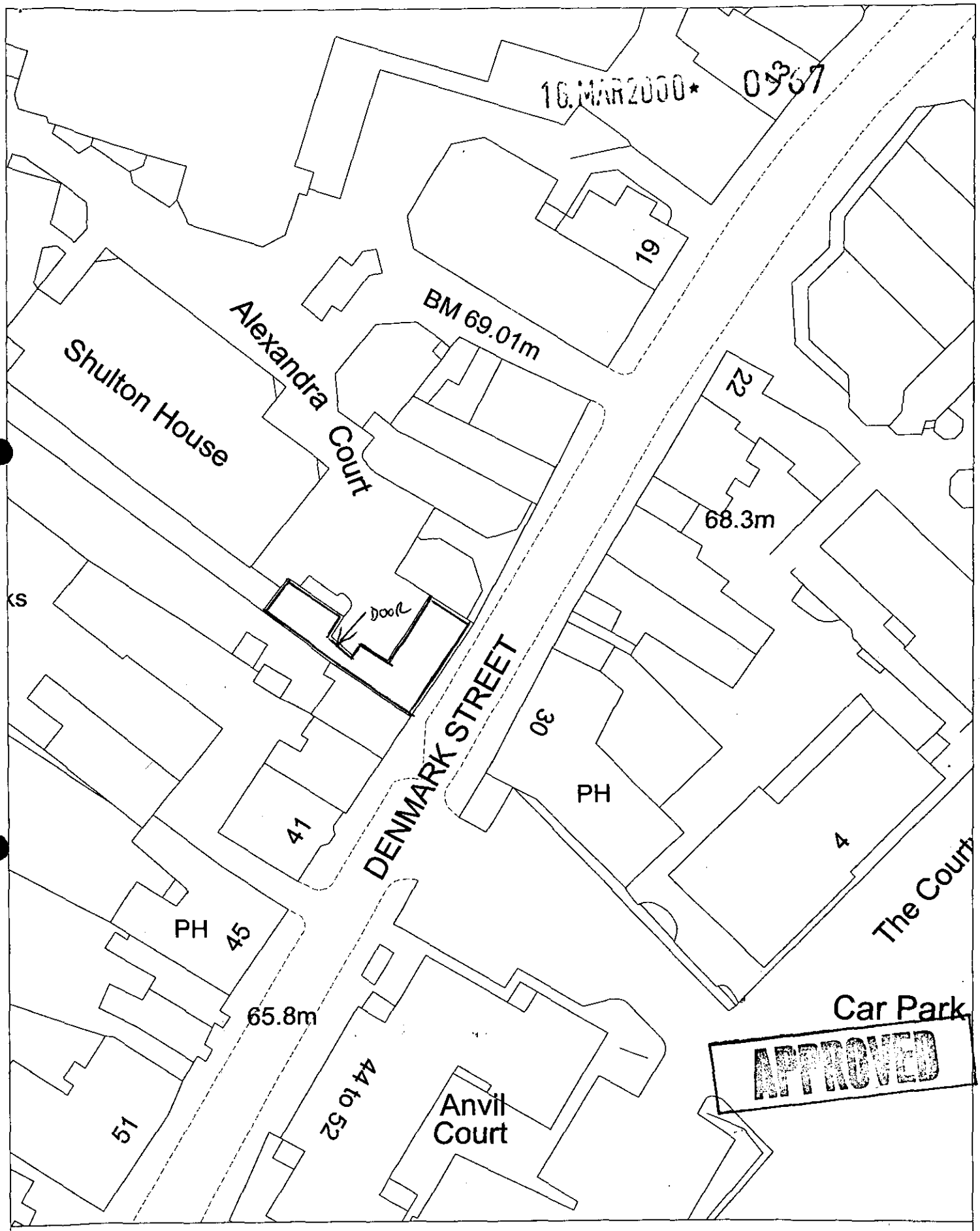

Site Plan, Scale: 1 to 500

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Date: 2 March 2000

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Received by Wokingham District Council

Application No: F/2000/0967

Proposal:
Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

Location:
3, Alexandra Court, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6492

Date: 7/7/2000

My ref: F/2000/0967

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2000/0967
3, Alexandra Court, , Wokingham.
Proposed change of use from A2 Estate Agents to A1 Shop.
Installation of security doors to rear.

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/7/2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0967**
3, Alexandra Court, , Wokingham.
Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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 6492

Date: 7/7/2000

My ref: F/2000/0967

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/0967
3, Alexandra Court, , Wokingham.
Proposed change of use from A2 Estate Agents to A1 Shop.
Installation of security doors to rear.

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/7/2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0967**
3, Alexandra Court, , Wokingham.
Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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 6492

Date: 4/7/2000

My ref: F/2000/0967

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 C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0967
3, Alexandra Court, , Wokingham.
Proposed change of use from A2 Estate Agents to A1 Shop.
Installation of security doors to rear.

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19/7/2000

Yours faithfully

John Hutchison

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0967**
3, Alexandra Court, , Wokingham.
Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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 : Natalie Brown

Application Number : F/2000/0967

Applicant : Mark Roberts C/OIndigo Design & Build (Dave Parry).

Location : 3, Alexandra Court, , Wokingham. (Romans Estate Agent).
Proposal : Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 2nd April (W/C 24/4)

Date Registered : 16/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

Wokingham TC : 12/4 "no objections"

Cons Officer : supports proposal.

Highways : 11/4 - rec approval with no conditions.

Neighbours/SN : none received.

Planning Issues : (cons area, LB, Id'd Sett, Retail/Town Centre, Historic Core, Principal business area)

1) Impact upon the character of the area

2) Policy issues

WBC 5 + WSH 19.

Application Number: F/2000/0967

Appraisal :

- Development: installation of security doors (on a listed bldg) and change of use from A2 → A1. (LB app has been submitted for the installation doors).
The site lies within a conservation area & is within the principal business area of Workington. The site is located within a 2° frontage area.

1) Impact upon the character of the area.
It is considered that there would be no adverse negative impacts through the installation of security doors. The change would not be visible from Derwent Street - a route of traffic out of the town centre. Likewise, it is considered that a change of use from A2 → A1 (from estate agents → shop room selling TV & hi-fi equip) would have no adverse -ve impacts upon the character of the area (conservation area).
(The cons Architect supports the change, highways & NCC to have no objections)

2) Policy issues:
PRINCIPAL BUSINESS AREA.
Policy WSH6 says that Alexandra Court is a 2° frontage & ∴ a change of use from A1 to A2 or A3 (at g/f level) may be permitted. However - this change of use is from A2 → A1 so is therefore not contrary to the policy. Likewise the proposed change would not be contrary to Policy WSH5 which seeks to retain the essential retail character of shopping areas (& therefore seeks to retain A1 (retail) uses.

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

Application Number F/2000/0967
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	

RECORD OF SITE VISIT

SITE ADDRESS: 3 Alexandra Court Wokingham.

APPLICATION NUMBER: F/2000/0967

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS
Listed building - rear faces an open area at the rear of shops.
Wd set & cons area

3. DESCRIPTION OF SITE/BUILDING See photograph in file
main par from Denmark St.
rear faces 'Alexandra Court'.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See plan

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAR 2000	Map No. 75B Site 0:02
Officer: NAB | Application No. F/2000/0967	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CHANGE OF USE FROM A2 ESTATE AGENTS TO A1 SHOP. INSTALLATION OF SECURITY DOORS TO REAR

Location: 33 ~~DENMARK~~ Alexandra Court. STREET

Parish: WOKINGHAM Ward: Evendons 28.3.2000

Applicant: MARK ROBERTS

Fee Received A0-00 (1) 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	? ~~both forms~~		
4	Correct S 66 certificate	~~Signed on behalf of agent~~		
5	Elevation plans	Do we need to see elevation of new shop front (shop signs)?		
6	Floor plans	ADVERT APP?		
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 : 28.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-apps attached to listed application.

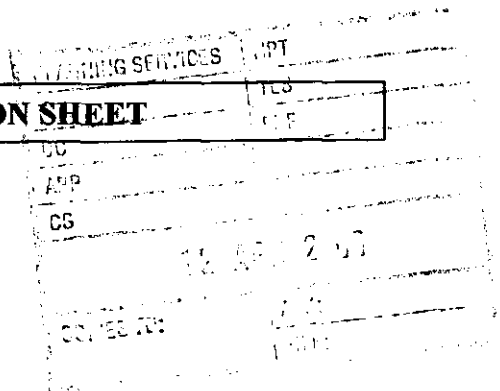
NEIGHBOURS:

S/N+ 33, Denmark Street, Wokingham ✓

30, 35, 37 Denmark Street

~~3 Alexandra Court~~

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: LB/2000/0968

Proposal: Proposed security doors to rear of property

Site Address: 3 Alexandra Court, Denmark Street, Wokingham

Applicant: Mark Roberts c/o Indigo Design and Build (Dave Parry)

Your observations are required in respect of this application by **21/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 05/04/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 28 March 2000

Application Number: F/2000/0967

Proposal: Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear.

Site Address:
3, Alexandra Court, , Wokingham.

Applicant:
Mark Roberts C/OIndigo Design & Build (Dave Parry).

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: N.S. Trotter **Print name:** N TROTTER

11-4-00

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

31 MAR 2000

Date: 28 March 2000

Application Number: F/2000/0967

Proposal: Proposed change of use from A2 Estate Agents to A1 Shop. Installation of security doors to rear..

Site Address:
3, Alexandra Court, , Wokingham.

Applicant:
Mark Roberts C/OIndigo Design & Build (Dave Parry).

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

I HAVE NO OBJECTION TO THIS CHANGE OF USE. I SUPPORT THE PROPOSAL

Harold Sanders.

05.04.00.

16.MAR2000* 0967

INDIGO



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

14 March 2000

Dear Sir/Madame

Re: Proposed Bang & Olufsen Showroom @ 33 Denmark Street, Wokingham

Please find enclosed our application for planning consent in respect of the above property including the following information:

- six copies of the completed application form
- two copies of section 66 certificate
- six copies of dwg no 002
- six copies of dwg no 003
- six site plan copies @ 1:500 & 1:2500
- application fee – cheque for £190.00

If you have any queries please do not hesitate to contact me.

Yours sincerely

Dave Parry
Project Manager

INDIGO DESIGN AND BUILD

Harvington Business Park, Brampton Road, Eastbourne, East Sussex BN22 9BN, ENGLAND
Telephone: + 44 (0)1323 505533 **Fax:** + 44 (0)1323 509911
E Mail: info@indigobuild.net **Website:** www.indigobuild.net

Sovereign Exhibition Services Limited T/A Indigo Design and Build
Registered Office: 28 Wilton Road, Bexhill on Sea, East Sussex TN40 1EZ Registered in England No. 3078738 VAT No. [illegible]

1769/a

SECTION 66 CERTIFICATE

Application No. 16.MAR2000* 0967

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that: MARK ROBERTS

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(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 . . D Evans

On behalf of . . . INDIGO DESIGN & BUILD MARK ROBERTS

Date . . . 13-03-2000

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

1933

(3) ALEXANDRA COURT & 27-35 DENMARK STREET

ADDRESS PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
BR22999	BATH SHOP CO. UNIT 1	DIVIDE UNIT - WC.	11.7.84	APP
36873/4 LBC	ROMANS EST. AGENTS	33-35 2 ILL. SIGNS	16.1.91	C
37760	MRS. S. CRIPPS 27	NON-ILL. SHOP SIGN	4.7.91	C
38218 LBC	IMPERIAL ESTATE AGENTS	33-35 REINTRODUCTION OF PART GALLERIED 1ST FLOOR.	29.10.91	R
43561 LBC	ROMANS EST. AGENTS 31/33	REINSTATE 1ST FLOOR TO PROVIDE ADD. OFFICE SPACE + NEW ACCESS STAIRS.	20.1.95	C
EP95/3262	" 33	"	23.2.95	C/APP
97/65526/E	WISE EMPLOYMENT 27	C/O/USE RETAIL TO EMPLOYMENT AGENCY	23.6.97	C
SL98/0524		Scaffold	23.01.98	APP.

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Office Partitioning - 28/1/99 - Mrs. Jessamine
+ air conditioning - 27/1/99 - Mr. Jackson

1933

(2) ALEXANDRA COURT

ADDRESS DENMARK STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
BR 21487	GASCOIGNE-PEES	INT. ALTS / WC.	21.9.83	APP
20028	CHARTERHOUSE CREDIT CO.	UNIT 5 C/O/USE RETAIL TO OFFICE	25.8.83	Re
20158	MR. J. RAMY 29 SHOP UNIT 2	SHOP FRONT	22.9.83	C
20276	GASCOIGNE-PEES	4 SIGNS & BRASS LETTERS	20.10.83	C
20277 LBC	"	WC/LOBBY/DEC. PLASTER PANELS, VIEWING GALLERY ELECTRICS & SIGN	20.10.83	C
20866	MR. C. DREW SHOP UNIT 3	SHOP FRONT & FITTING	8.3.84	C
BR22025	"	"	9.1.84	APP
21017 LBC	GASCOIGNE-PEES	FLOODLIGHTING	8.3.84	C
21192	BRYANT 5	(OFFICE ACC) - REAR WINDOWS	5.4.84	C
BR22773	" 5	COMPLETION OF UNIT	14.6.84	APP

MINISTRY DECISION 20028 - APPEAL ALLOWED - 22.1.85

SPECIAL ORDERS

1933

(1) ALEXANDRA COURT

ADDRESS 27-35 DENMARK STREET PARISH WOKINGHAM

PLOT No. SEE SEPERATE CARD FOR EXA HOUSE ORD. SHEET No.

BUILDER 31/33/35 LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09054	BURNHEATH PROPERTIES	DEM./CONVERSION/RESTORE OFFICES & SHOPS/NEW PED. ACCESS. ETC.	28.9.78	CIA
09055 LBC	"	"	28.9.78	CIA
09065	"	DEM. UNLISTED BUILDINGS	28.9.78	CIA
13121	BRYANT	RETAIL & OFFICE	3.7.80	CIA
13301 LBC	"	DEM. UNLISTED BUILDINGS	3.7.80	CIA
13302 LBC	"	REN. & REPAIRS. REMOVAL OF ART. & CHIMNEY STACK 35'	3.7.80	CIA
BR 15715	"	RETAIL & OFFICE	26.11.80	REF
BR 16479	"	2/SF. BUILDING - 27-29	13-6-81	APP
BR 16480	"	3/SF. BUILDING AT REAR	20.5.81	APP
19379	SURREY DEPT. GASCOIGNE-PEES	RETAIL TO EST. AGENCY & STORAGE	2.6.83	CIA

MINISTRY DECISION

SPECIAL ORDERS

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

16.MAR2000★ PART 1 0967

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	MARK ROBERTS
	ADDRESS	8A TUNSGATE, GUILDFORD SURREY
	POST CODE	GU1 3QT PHONE 01483 457900
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAVE PARRY
	ADDRESS	INDIGO DESIGN & BUILD, 2 HARVINGTON BUSINESS PARK, BRAMPTON ROAD, EASTBOURNE
	POST CODE	BN22 9BN PHONE 01323 505511
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	33 DENMARK STREET WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CLAD & STRENGTHEN GLASS WALLING & DOOR TO REAR OF PROPERTY FOR SECURITY PURPOSES & CHANGE OF USE TO BANK & OLIVSEN SHOP
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.01 HECTARE
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LEASEHOLDER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DWG NO. 003, SITE PLANS @ 1 to 500 / 1 to 2500

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

CHANGE OF USE	[X]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[X]

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

OUTLINE PERMISSION	[ ]	See question 10	
FULL PERMISSION	[X]		
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.
VACANT, ESTATE AGENTS JANUARY 2000

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.
SOFTWOOD PAINTED TIMBER

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?
AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system ~~YES~~/NO
If no, please give details YES

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

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190.00

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 ~~INDIGO DESIGN & BUILD~~ MARK ROBERTS DATE 8-03-2000

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

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				123
A2	FINANCIAL AND PROFESSIONAL SERVICES		123		
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	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				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	N/A
Proposed	N/A	N/A

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.
BANG & OLUFSEN SHOWROOM SELLING TV & HI-FI EQUIPMENT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
MARK ROBERTS, BANG & OLUFSEN OF GUILDFORD 8A TUNSGATE, GUILDFORD, SURREY
PREMISES WILL NOT BE VACATED.

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

Existing Staff	Transferred Staff	New Staff	Total
N/A	N/A	TWO	TWO

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

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