:X SYSTEMS LTD

APPLICATION NO:
F/2000/1160

LOCATION:
17 Greenwood Road, Crowthorne.

APPLICANT:
Chohan Properties (U K) Ltd C/O Lewis Webb Associates

PROPOSAL:
Proposed single storey rear extension to restaurant.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **29/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Chohan Properties (U K) Ltd
C/O Lewis Webb Associates
24 Mill Road
Llanishen
Cardiff
CF14 OXB

Application Number: F/2000/1160

Parish: **WOKINGHAM WITHOUT**

Location: **17, Greenwood Road, Crowthorne.**

Proposal: **Proposed single storey rear extension to restaurant.**

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 letter.

Condition
2. The use hereby permitted shall not be open to customers outside the hours of 10.00 to 23.00.

Condition
3. Prior to the commencement of development, a scheme for the installation and maintenance of an extraction system for ordour arrestment shall be submitted to and approved by the Local Planning Authority. Any works included in the approved scheme shall be completed before the use hereby permitted is commenced.

Condition
4. Prior to the commencement of development, details of the external appearance of the proposed extraction system on the flank wall of the property shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the use hereby permitted is commenced.

Condition
5. The premises shall be used for the sale of food or drink for consumption on the premises and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition
6. The single storey rear extension marked 'prep, unloading/store and disabled w/c' on plan No.97178-4, hereby permitted, shall not be used or occupied at any time other than for the purposes stated, ancillary to the A3 use of the remainder of the premises and shall be used for no other purpose, including customer seating, dining and/or take-away facilities.

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

Reason
2. In the interests of amenity.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of visual amenity.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 25/07/2000

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*.

Received by Wokingham District Council

Application No: F/2000/1160

Proposal:
Proposed single storey rear extension to restaurant.

Location:
17, Greenwood Road, , Crowthorne.

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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/05/2000. 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

23387

6 1 D

Tel: (0118) 974 6450 (Direct Line)
E-Mail: blp10@wokingham.gov.uk
Date: 29 November 1999
My ref: BP/Preappln Wokingham Without

Mr S R Chowdhury
30 Starpost Rd
Camberley
Surrey
GU15 4DF

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 Mr Chowdhury

RE: RESTAURANT USE AND TAKE-AWAY AT 17 GREENWOOD RD, CROWTHORNE

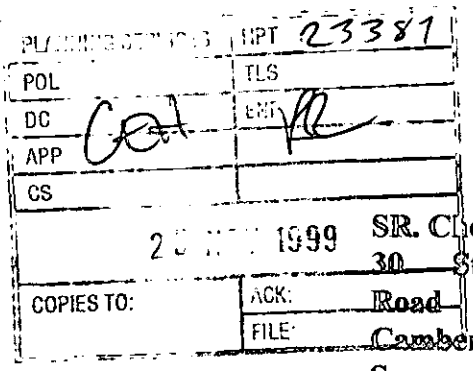
I refer to your letter received on the 29/11/99 with reference to the above.

An appeal was allowed for restaurant use in October 1997 (LPA ref: 97/65547/F) and therefore there is no objection to the premises being used as a restaurant, subject to all the conditions being complied with. However condition 5 restricts take-away use and it is unlikely that a relaxation of this condition would be forthcoming due to the increase in vehicular movements, general activity and noise to the detriment residential amenity.

I trust this advice is of use to you. Finally you should be aware that these comments are made without prejudice to the Council's normal decision making process.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer



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

SR. Chowdhury
30 Starpost
Road
Camberley
Surrey
GU15 4DF

23 November 1999

Dear Sir

I am interested in purchasing no-17 greenwood Road, Crowthorne, Berks, for the purpose of restaurant premises and for delivery of hot food from orders taken over the telephone.

The delivery of hot food will generate additional employment and also will support the business.

I hope that there will be no objection in granting such permission.

I look forward to your help.

With many thanks.

Yours sincerely

SR Chowdhury

1160

32178

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 August 2000
My ref. JRM/SB/F/2000/1160
Your ref.

Lewis Webb Associates
Architects and Planners
24 Mill Road
Llanishen
CARDIFF
CF14 0XB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

PLANNING APPLICATION NO. F/2000/1160

Thank you for your letter of 21 July in which you comment on the poor handling of this planning application.

While I disagree with your assessment of the Council's planning service you will note that planning permission has now been granted. I am, however, concerned about the time this has taken and we are indeed introducing measures to expedite the handling of planning applications.

Thank you for drawing this matter to my attention which will help me tailor the planning service to meet customer requirements.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Lewis Webb Associates

ARCHITECTS AND PLANNERS

24 Mill Road
Llanishen
Cardiff
CF14 0XB
Telephone: 029 2075 3401
Facsimile: 029 2075 9128

FOR: DC JLM APP CS 32178 COPIES TO:

Our Reference: 20178/LWA/TP

Reference: F/2000/1160

Wokingham District Council,
Planning Services

P.O. Box 157

Shute End

WOKINGHAM

Berkshire

R G 40 1 G Y

21st July 2000

Dear Sir /Madam,

DEVELOPMENT CONTROL CUSTOMER SURVEY

We respond in respect of your invitation to contribute to the above mentioned, and our response is primarily based upon a current application registration number F/2000/1160 for a very limited rear extension to an existing commercial premises at Greenwood Road Local Shopping Centre, Crowthorne.

The facts are that this full application has been processed in your Planning department since a slightly delayed registration on the 19th **April** last, having been sent by post in early April. As you know the Statutory period allows a reasonable Eight weeks for determination even on more complex schemes. To date the current position is on record as being nearly Eight further weeks Out of Date since the 29th May when your department was obliged to give a notification. No such response has been received, and in dealing with LPA's all over the country, your department's record is undoubtedly the worst we have come across in over Thirty years experience.

Numerous 'phone calls have been made to ascertain the reasons for delay, and when we have actually been able to elicite a meaningful reply, they have ranged from an accepted 'backlog', lack of communication from straightforward 'Highways' consultations, etc. etc. On other more recent occasions we have left messages with assistants in the department who are not dealing directly with the application, but to date have not received the promised return call to advise. Clearly this is most unsatisfactory, and it does not give us any pleasure to place these simple facts on record, clearly some more positive managerial or re-organisation action is required.

With particular regard to the application in question we simply refer to the following Findings of Fact : (1) it is a rear extension to a previously Approved Use, and in the same block preced-

Lewis Webb Associates

ARCHITECTS AND PLANNERS

24 Mill Road
Llanishen
Cardiff
CF14 0XB
Telephone: 029 2075 3401
Facsimile: 029 2075 9128

Our Reference: 20178/LWA/TP

Reference: F/2000/1160

ents have already been set some two and three doors away where similar sized extensions have previously been approved and erected. (2) The purpose is to facilitate Storage and Food preparation to modern day standards, together with Unloading under cover and within the building enclosure. (3) An extra parking space in the unloading bay is incorporated and is supplemental to the separate Garage and rear Service areas located in an enclosed private area, only accessed and seen from the properties directly concerned. Other parking related to the approved Use was previously considered as perfectly acceptable in a detailed judgement, and the intention is in any event to cater for the local residents.

Hardly falling into the category of a 'complex' decision, the determination is long overdue, and we must advise you that since all the Building Regulations 1991 (as amended) have been met with only the Water Authority standard Agreement to build over a local sewer run; this commercial project is being held up by your department's lack of enertia, and the commercial cost is something that may eventually have to be taken into full account unless matters are resolved within the next ten days.

We await some positive decisions, and remain

Yours faithfully,

Lewis Webb Associates
Architect Planners.

97/65547/F 20-6-97 – REFUSED
A1-A3.
APPEAL OCT. 1997
(3rd).

7th August, 2000

COND: 6 – ~~limits the area for to use as stated on plan~~ states that area shall be used/occupied for purposes stated ancillary to the A3 use of the remainder of the premises & shall be used for no new purpose, including cust. seating, dining and/or take away facilities

Mr & Mrs P R Clayton
22 Greenwood Road
Crowthorne
Berkshire
RG45 6QU

Mr J Mitchell
Environmental Services Dept, Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
PDL	TLS
DC	CNF
APP	
CS 0155	
COPIES TO:	ACK
	FILE: F/2000/1160

Dear Mr Mitchell,

Re: Application No: F/2000/1160

I write to express my complete disbelief and disappointment that the proposal for the single storey restaurant extension at 17 Greenwood Road has been approved by WDC.

The implications of having a restaurant situated in a residential area were very clearly pointed out and I hasten to add were backed up by a large number of people in a petition to Elaine Connor on the 9th May. Mr Kyprianide's letter on behalf of the residents obviously had no impact whatsoever to your overall decision.

I was angered when I heard Helen Pollock's answer as to why the WDC had allowed the extension when it had previously rejected the restaurant applications. Her reply was 'that applications of this nature are granted or refused based on planning and environmental considerations and **not because people living nearby don't want it'**. Correct me if I'm wrong but I thought that the whole reason for having a Planning Application notice displayed was for the local community to be aware of such future plans!

I would like to reiterate the problems we currently have to endure due to the shops in the parade, and would like to see some immediate action in resolving them:-

- Large amounts of traffic with drivers having no respect for the speed limit or where they are parking, also bearing in mind there is a school just around the corner. It is common practice for inconsiderate drivers to block driveways and double park, so the traffic is forced to 'squeeze' through the cars parked on either side of the road.

  Traffic calming is a MUST – are there any plans in the pipeline?

  Additionally, where are you proposing for the restaurant customers to park?

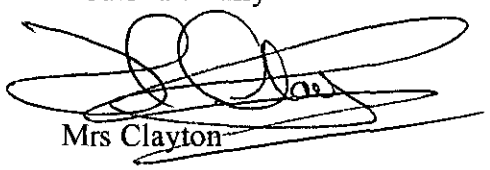
- Litter is dropped by customers of the Dillons One-Stop Convenience shop – never in the bins provided I hasten to add. The residents continually have litter strewn across their gardens and the parade is disgusting – to be perfectly honest it is an embarrassment to live in Greenwood Road at present. The shop should be warned about this problem and must be held responsible for tidying up their shop front. The restaurant will be another classic case for adding to this problem, as it is rumoured that the owners plan to provide a take-away service.

- Delivery lorries. Again they are ***not*** allowed to deliver before 7am but continually do so and make no effort to unload quietly. Again the drivers have no respect for where they park and even park the entire lorry on the path!

- For some reason the shops seem to be an attraction for the young community to congregrate and in doing so cause unwanted noise and litter. They frequently play football and use the parade as a skateboard run.

It seems to me that there has been no consideration of these factors during the approval of the planning application and at the end of the day it is too late to change your decision, but I'm sure you can appreciate the position we the residents are in and look forward to your proposed actions to the above points.

Yours faithfully



Mrs Clayton

To Val Fullick Planning Admin.

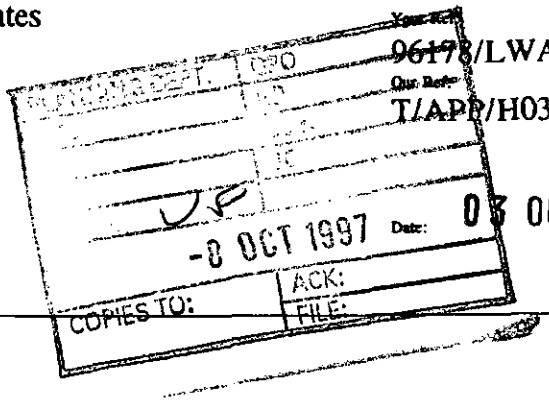
The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-8927
Switchboard 0117-987-8000
Fax No 0117-987-8769
GTN 1374-8927

Lewis Webb Associates
Coach house Studio
24 Mill Road
LLANISHEN
Cardiff
CF4 5XB



Your Ref: 96178/LWA
Our Ref: T/APP/H0330/A/97/283267/P4

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY CHOHAN PROPERTIES (UK) LTD
APPLICATION NO: 97/65547/F

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of Wokingham District Council to refuse planning permission for change of use to A3 (restaurant) from shop at 17 Greenwood Road, Crowthorne. I have considered the written representations made by you and by the Council and also those made by Wokingham Without Parish Council and interested persons. I have also considered those representations made directly to the Council which have been forwarded to me. I made an unaccompanied inspection of the site on 23 September 1997.

The site and its surroundings

2. No 17 is located on the south side of Greenwood Road at the end of a small parade of shops within a residential estate. There are flats above the shop units. In the parade there is an off-licence and a convenience store, the remaining 3 units, including the appeal premises, being vacant. A private access at the side of No 17 leads to a rear service yard.

The appeal proposal

3. The appeal proposal is for the change of use of the ground floor shop unit to Class A3 use as a restaurant. The appellant's statement dated August 1997 refers to an amended plan which shows the provision of additional off-street parking spaces at the front of the shop and in the rear service area. I have not had regard to that plan in my consideration of this appeal which I am determining on the basis of the submitted plans which show only the shop unit and yard behind edged in red and forming the application site.

100%
YCLED PAPER

Issues

4. From my consideration of the representations made and inspection of the site and its surroundings, I consider the main issues in this case are first, whether the proposed development would materially harm the living conditions of those residents in the surrounding area by reason of increased traffic activity, nuisance, noise, smell and general disturbance, secondly whether there would be likely to be an increase in on-street parking to the detriment of highway safety and thirdly the impact of the proposed flue on the street scene.

Planning policy

5. The statutory development plan comprises the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted by the Council in 1994 and agreed, pending the publication of a new District wide Local Plan, to continue to carry weight as the most up-to-date adopted policies. Structure Plan policy EN2 refers to protection from environmental nuisance and requires development not to give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions. Local Plan policy SBE2 seeks to resist development inappropriate in terms of its relationship with adjoining sites or buildings or by virtue of its siting.

Residential amenity

6. The appeal proposal has generated a significant number of letters of objection from residents in the immediate area, both at the application and appeal stages. There are flats above the shops in the parade and houses behind, opposite and adjoining the appeal premises. In this predominantly residential environment, I believe due consideration should be given to the interests of the residents living close by. However in so doing regard must also be had to the existing retail uses in the parade which are already open in the evening; the off-licence till 22.00 hours Mondays through to Saturdays while the convenience store closes at 23.00 hours. I also saw that one of the vacant units had been a video hire shop, a use which would have been open late. Thus it seems to me that in the evening the area must already experience some general activity and disturbance.

7. The appeal proposal is for the change of use of the premises to Class A3 use, which includes use for the sale of food or drink for consumption on or off the premises. Such uses can give rise to nuisance in various ways - through the coming and going of customers and their noisy congregation, from cooking smells and through vehicle movements. The potential for noise can be worse with take-aways as their customers are more numerous and stay for only a short time, giving the opportunity for greater disturbance from frequent vehicle movements, increased activity and as a focus for young people to gather. In this case, the appeal proposal is for a restaurant only and it is my experience that restaurant users stay longer, are fewer in number, tend to be more restrained in their behaviour and are less likely to cause unreasonable levels of noise, providing opening hours are not unduly late.

8. Objection is made by the Council's Environmental Health Officer to the potential for cooking smells from the restaurant's kitchen. However in the absence of any evidence to the contrary, I am satisfied that modern, properly installed and maintained ventilation equipment can be effective in reducing the nuisance caused by cooking smells. Given the proposed

height and position of the extraction flue on the flank wall of No 17, I do not consider that smell is likely to be a cause of nuisance to the nearby residential properties and I am mindful is a matter subject to other leglisation.

Car parking

9. Parking for the shops takes place in a lay-by at the front which can accommodate between 7 and 8 cars. I noted on my site inspection, which took place on a Tuesday afternoon, that when the lay-by is full many customers park their cars on the road opposite and outside Nos 13 and 15. The Council has referred to its Car Parking Standards for restaurants of 1 space per 3 sq m net floor area, requiring the provision of 14 spaces for the proposed use. Although I accept that the shop use, if resumed, would generate a demand for parking, there is only a limited amount of parking space in front of the parade. Despite the suggestion that diners would favour the use of taxis, I believe the use of No 17 as a restaurant would increase the demand for parking on the street in Greenwood Road in front of residential properties. However given the floor area of the proposed restaurant and limited number of covers, I do not consider the development would give rise to such an unacceptable level of noise or disturbance to residents from cars doors being shut and engines started as to warrant the refusal of planning permission. Nor in my view would the presence of parked cars on the road significantly reduce traffic safety.

10. You suggest that off-street car parking could be provided at the front and rear of the premises and that this could be required by way of a planning condition. However to do so would fundamentally amend the form of the application and involve development beyond the scope and site area of the original application. In any event to provide spaces, as shown on Appendix D, at the front, side and rear of the premises would result in traffic activity and potential disturbance at the rear of residential properties during the evening when it is not unreasonable for their occupiers to expect some peace and quiet.

Impact on the street scene

11. The application plan show an extraction flue on the flank wall of the property rising up to the ridge. I agree with the Council that the design of the flue and use of metal ducting would be unsightly on the building and detrimental to the street scene. However this could be overcome, as you suggest, if it is contained in a brick chimney which would be similar in appearance to that on the adjoining house, such as to comply with the objectives of Local Plan policy SBE2.

Conclusion

12. Having regard to the provisions of policy EN2 of the Structure Plan, as the proposal in this case is for a restaurant only, and so long as opening hours are no later than the adjoining shops, I do not consider that it would give rise to an unacceptable nuisance in terms of noise, smell and general activity as to unduly disturb nearby residents. Nor am I convinced that the demand for on-street parking would be such as to materially reduce highway safety in Greenwood Road. Subject to the construction of a chimney to house the extraction duct, I am satisfied that the proposal would not be detrimental to the street scene. Thus I find no conflict with the provisions of Structure Plan policy EN2 or Local Plan policy

SBE2. I have taken into account all other matters raised, but I find nothing to be of such weight as to override the considerations that have led to my conclusion that the appeal should be allowed.

13. I have considered the conditions suggested by the Council and I agree that there should be a restriction on the opening hours of the restaurant and that 10.00 to 23.00 is reasonable, reflecting the opening hours of the neighbouring shop. However I have redrafted the wording to more closely reflect Model Condition 66 of Circular 11/95. A condition is needed to ensure a extraction system is installed and I have reworded that suggested to make it clearer. I am also imposing a condition to require the submission of details of the proposed "chimney" stack to house the extraction flue. Finally as my conclusions are based on the premise that no take-away use is intended I propose to specifically exclude the extension of the restaurant use to include a take-away service which I consider would be likely to generate a significant increase in vehicle movements, general activity and noise to the detriment of the residential amenities of the surrounding area.

Decision

14. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for change of use to A3 (restaurant) from shop at 17 Greenwood Road, Crowthorne in accordance with the terms of the application (No 97/65547/F) dated 21 April 1997 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.

2. The use hereby permitted shall not be open to customers outside the hours of 10.00 to 23.00.

3. Prior to the commencement of development, a scheme for the installation and maintenance of an extraction system for odour arrestment shall be submitted to and approved by the local planning authority. Any works included in the approved scheme shall be completed before the use hereby permitted is commenced.

4. Prior to the commencement of development, details of the external appearance of the proposed extraction system on the flank wall of the property shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details before the use hereby permitted is commenced.

5. The premises shall be used for the sale of food or drink for consumption on the premises and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

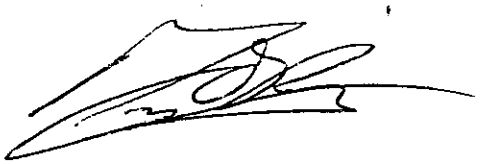
15. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a

statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

16. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

17. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully



MARY T O'ROURKE BA(Hons) DipTP MRTPI
Inspector

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 August 2000
My ref. JRM/SB/F/2000/1160
Your ref.

re NFA. 33/44

Mr & Mrs P R Clayton
22 Greenwood Road
CROWTHORNE
Berkshire
RG45 6QU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Clayton

ISSUES

Thank you for your letter of 14 August 2000. I will look into the issues you raise regarding inappropriate activity in Greenwood Road. As these involve a number of departments it will take me a while to co-ordinate a response so please bear with me.

Yours sincerely

JOHN MITCHELL
Development Control Manager

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES

M E M O R A N D U M

FROM :	**John Mitchell** **Development Control Manager**	**MY REF :** **☎**	**JRM/SB/F/2000/1160** **6487**
TO :	**Mark Moon** **Head of Engineering Services**	**YOUR REF :**	
		DATE :	**18 August 2000**

I attach a copy of a letter from Mr and Mrs Clayton of Greenwood Road, Crowthorne and would be grateful if you could answer the highlighted questions regarding the traffic calming and the disposal of waste. If you would send your reply to me I will co-ordinate a reply to Mr and Mrs Clayton.

John Mitchell

Encl

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES

M E M O R A N D U M

FROM : **John Mitchell**
Development Control Manager

MY REF : **JRM/SB/F/2000/1160**
☎ **6487**

TO : **Steve Kingston**
Head of Public Protection

FAO Charles Bradfield

YOUR REF :

DATE : **18 August 2000**

I attach a copy of a letter from Mr and Mrs P R Clayton of 22 Greenwood Road, Crowthorne. I would be grateful if you could send me a reply to the highlighted area of the letter so that I may send a co-ordinated reply to Mr and Mrs Clayton.

Thank you.

John Mitchell

Encl

PLANNING SERVICES	HPT
POL	HS
DC JRM	INF
APP	
CS	33144
13 AUG 2000	
COPIES TO:	ACK:
	FILE:

REPLY REQUIRED
30/8

14th August, 2000

Mr & Mrs P R Clayton
22 Greenwood Road
Crowthorne
Berkshire
RG45 6QU

Mr J Mitchell
Environmental Services Dept, Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell,

Re: Issues

Thank you for your prompt response concerning my enclosed letter.

Even though the planning application has been approved, please can you take the time to read through the issues residents in the vicinity of the One-Stop (formerly Dillons) Convenience store is causing us.

I know I'm not alone in having these concerns, so we would appreciate any assistance that could be given to these matters. Obviously, not all fall under your department's responsibility, therefore please can you forward to whoever concerned.

Yours faithfully

Mrs Clayton

Enc.

7th August, 2000

Mr & Mrs P R Clayton
22 Greenwood Road
Crowthorne
Berkshire
RG45 6QU

Mr J Mitchell
Environmental Services Dept, Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell,

Re: Application No: F/2000/1160

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The implications of having a restaurant situated in a residential area were very clearly pointed out and I hasten to add were backed up by a large number of people in a petition to Elaine Connor on the 9th May. Mr Kyprianide's letter on behalf of the residents obviously had no impact whatsoever to your overall decision.

I was angered when I heard Helen Pollock's answer as to why the WDC had allowed the extension when it had previously rejected the restaurant applications. Her reply was 'that applications of this nature are granted or refused based on planning and environmental considerations and **not because people living nearby don't want it'**. Correct me if I'm wrong but I thought that the whole reason for having a Planning Application notice displayed was for the local community to be aware of such future plans!

I would like to reiterate the problems we currently have to endure due to the shops in the parade, and would like to see some immediate action in resolving them:-

- Large amounts of traffic with drivers having no respect for the speed limit or where they are parking, also bearing in mind there is a school just around the corner. It is common practice for inconsiderate drivers to block driveways and double park, so the traffic is forced to 'squeeze' through the cars parked on either side of the road.

  Traffic calming is a MUST – are there any plans in the pipeline?

  Additionally, where are you proposing for the restaurant customers to park?

- Litter is dropped by customers of the Dillons One-Stop Convenience shop – never in the bins provided I hasten to add. The residents continually have litter strewn across their gardens and the parade is disgusting – to be perfectly honest it is an embarrassment to live in Greenwood Road at present. The shop should be warned about this problem and must be held responsible for tidying up their shop front. The restaurant will be another classic case for adding to this problem, as it is rumoured that the owners plan to provide a take-away service.

- Delivery lorries. Again they are ***not*** allowed to deliver before 7am but continually do so and make no effort to unload quietly. Again the drivers have no respect for where they park and even park the entire lorry on the path!

- For some reason the shops seem to be an attraction for the young community to congregrate and in doing so cause unwanted noise and litter. They frequently play football and use the parade as a skateboard run.

It seems to me that there has been no consideration of these factors during the approval of the planning application and at the end of the day it is too late to change your decision, but I'm sure you can appreciate the position we the residents are in and look forward to your proposed actions to the above points.

Yours faithfully

Mrs Clayton

REPLY REQUIRED

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPT

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
BS	
CS	33413
23 AUG 2000	
COPIES TO:	ACK:
	FILE:

From: Suzanne McLaughlin

My Ref: SEM/2000

To: John Mitchell
Development Control Manager

Your Ref: JRM/SB/F/2000/1160

Date: 21 August 2000

Further to your memo I would like to advise you of the past involvement of the Environmental Health team regarding noise from the shop at 21-23 Greenwood Road, Crowthorne and its proposed action.

We received complaints regarding early morning deliveries between July 1996 and January 1999 from the Dillons Convenience Store. Our final contact with the Manager of the store took place in February 1999 when it was informally agreed that no deliveries would arrive earlier than 7am.

We do not have a copy of the planning conditions relating to the shop. We would be grateful if you could send us a copy so that specific time restrictions can be taken checked.

We have not received any further complaints since the store changed to the One-Stop Convenience store.

In light of this new complaint regarding noise from deliveries, football and skateboarding please could you advise Mrs Clayton that this team will contact her direct for further details to re-open the complaint.

Suzanne McLaughlin

Suzanne McLaughlin
Principal Environmental Health Officer (Environmental Protection and Housing)

REPLY REQUIRED
5/10

PLANNING SERVICES	
POL	TLS
DC	
APP	
CS	34518
2	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Leanne Parlour
Technical Officer (Housing & Protection)

To: **John Mitchell**
Development Control Manager

My Ref: LMP/20002404

Your Ref: F/2000/1160

Date: 20 September, 2000

ONE-STOP SHOP 21 –23 GREENWOOD ROAD CROWTHORNE

I am writing again regarding the delivery times at the the above convenience store as have received a complaint from another neighbour about noise from deliveries before 7am.

I have checked the history file but could not find any information relating to conditions for the shop. Please can you send a copy of the planning conditions, in particular those relating to time restrictions, to myself or Suzanne McLaughlin asap. If there are no conditions, please let me know as we can then start the procedure to take action under our legislation.

LParlour

Leanne Parlour
Technical Officer

Drafted by Claire 25/8 in response to their letter – already replied to by JPM on ?

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 25 August, 2000
My ref: F/2000/1160
Your ref:

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

Mr & Mrs Clayton
22 Greenwood Road
Crowthorne
Berkshire
RG45 6QU

Dear Mrs Clayton

RE: SINGLE STOREY REAR EXTENSION AT 17, GREENWOOD ROAD, CROWTHORNE

I refer to your letter of 7th August 2000 regarding the recent approval of planning application F/2000/1160, for a single storey rear extension at the above property and your concerns about the use of the premises as a restaurant.

Planning permission was applied for in 1997 for change of use from a shop to a restaurant, and was subsequently refused by the Local Planning Authority on 20th June 1997. However, applicants have the right to challenge the decision of the Local Planning Authority to the Secretary of State for the Environment, should their application be refused. Such an appeal was submitted to the Planning Inspectorate, the outcome of which overturned the decision of the Local Planning Authority, thus granting permission for change of use to a restaurant on 3rd October 1997.

You mention in your letter concerns about additional traffic generation and parking provision. The application for a single storey rear extension is to provide additional toilet and food preparation facilities, and storage and unloading area. The application did not propose any additional customer seating area to increase the capacity of the restaurant; therefore, the Highways Authority did not consider that additional parking facilities were required. I enclose a copy of the Inspectors report, which addresses the car parking facilities.

As stated in your letter a petition and several letters of objection were received which 'highlighted the concerns of having a restaurant in a residential area.' However, since permission had already been granted for the restaurant use many of the issues raised were not relevant to the consideration of the application. Nevertheless all correspondence received was read and given due consideration. Due to residents concerns a condition was attached to the planning consent limiting the use of the extension to that stated on the plan i.e. preparation, unloading/store and disabled w/c,

and for no other purpose, including 'customer seating, dining and/or take away facilities.'

Unfortunately litter and the generation of noise from groups congregating in the vicinity is not a planning consideration and cannot be controlled through planning law. With regard to traffic calming measures it is advisable that you contact the Highways authority on 0118 974 6332. Full details of the issue of deliveries being made to the area before 7am should be reported to planning Enforcement, on 0118 974 6452, for further investigation.

I hope this letter clears up the issues addressed in your letter and explains the position of the Council in dealing with this application. However should you have any further queries please do not hesitate to contact Elaine Connor on the above number.

Yours sincerely

ANNA CRONIN

Head of Planning and Transportation

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	65547
BUILDING CONTROL NUMBER	FP2000/1020 Brian
APPLICANT/AGENT	Abroad
ADDRESS OF SITE	17. Greenwood Road Corsham WOK. WILTS.
DESCRIPTION OF PROPOSED WORK	change of use shop to restaurant

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	MOK/01	
FLOOR PLANS	-	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/10/00 ~~25/7/00~~.	
APPLIC.RECEIVED-NO DECISION	On appeal.	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ? Seen Brian + Elaine Brian says s/s new ext not required.		
DATE	8/9/00.	

Change of use was won on Appeal

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	

To Val Fullick Planning Admin.

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-8927
Switchboard 0117-987-8000
Fax No 0117-987-8769
GTN 1374-8927

Lewis Webb Associates
Coach house Studio
24 Mill Road
LLANISHEN
Cardiff
CF4 5XB

Your Ref:
96178/LWA
Our Ref:
T/APP/H0330/A/97/283267/P4

JP
-8 OCT 1997
ACK:
COPIES TO:

Date: 03 OCT 1997

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY CHOHAN PROPERTIES (UK) LTD
APPLICATION NO: 97/65547/F

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of Wokingham District Council to refuse planning permission for change of use to A3 (restaurant) from shop at 17 Greenwood Road, Crowthorne. I have considered the written representations made by you and by the Council and also those made by Wokingham Without Parish Council and interested persons. I have also considered those representations made directly to the Council which have been forwarded to me. I made an unaccompanied inspection of the site on 23 September 1997.

The site and its surroundings

2. No 17 is located on the south side of Greenwood Road at the end of a small parade of shops within a residential estate. There are flats above the shop units. In the parade there is an off-licence and a convenience store, the remaining 3 units, including the appeal premises, being vacant. A private access at the side of No 17 leads to a rear service yard.

The appeal proposal

3. The appeal proposal is for the change of use of the ground floor shop unit to Class A3 use as a restaurant. The appellant's statement dated August 1997 refers to an amended plan which shows the provision of additional off-street parking spaces at the front of the shop and in the rear service area. I have not had regard to that plan in my consideration of this appeal which I am determining on the basis of the submitted plans which show only the shop unit and yard behind edged in red and forming the application site.

100%
YCLED PAPER

Issues

4. From my consideration of the representations made and inspection of the site and its surroundings, I consider the main issues in this case are first, whether the proposed development would materially harm the living conditions of those residents in the surrounding area by reason of increased traffic activity, nuisance, noise, smell and general disturbance, secondly whether there would be likely to be an increase in on-street parking to the detriment of highway safety and thirdly the impact of the proposed flue on the street scene.

Planning policy

5. The statutory development plan comprises the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted by the Council in 1994 and agreed, pending the publication of a new District wide Local Plan, to continue to carry weight as the most up-to-date adopted policies. Structure Plan policy EN2 refers to protection from environmental nuisance and requires development not to give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions. Local Plan policy SBE2 seeks to resist development inappropriate in terms of its relationship with adjoining sites or buildings or by virtue of its siting.

Residential amenity

6. The appeal proposal has generated a significant number of letters of objection from residents in the immediate area, both at the application and appeal stages. There are flats above the shops in the parade and houses behind, opposite and adjoining the appeal premises. In this predominantly residential environment, I believe due consideration should be given to the interests of the residents living close by. However in so doing regard must also be had to the existing retail uses in the parade which are already open in the evening; the off-licence till 22.00 hours Mondays through to Saturdays while the convenience store closes at 23.00 hours. I also saw that one of the vacant units had been a video hire shop, a use which would have been open late. Thus it seems to me that in the evening the area must already experience some general activity and disturbance.

7. The appeal proposal is for the change of use of the premises to Class A3 use, which includes use for the sale of food or drink for consumption on or off the premises. Such uses can give rise to nuisance in various ways - through the coming and going of customers and their noisy congregation, from cooking smells and through vehicle movements. The potential for noise can be worse with take-aways as their customers are more numerous and stay for only a short time, giving the opportunity for greater disturbance from frequent vehicle movements, increased activity and as a focus for young people to gather. In this case, the appeal proposal is for a restaurant only and it is my experience that restaurant users stay longer, are fewer in number, tend to be more restrained in their behaviour and are less likely to cause unreasonable levels of noise, providing opening hours are not unduly late.

8. Objection is made by the Council's Environmental Health Officer to the potential for cooking smells from the restaurant's kitchen. However in the absence of any evidence to the contrary, I am satisfied that modern, properly installed and maintained ventilation equipment can be effective in reducing the nuisance caused by cooking smells. Given the proposed

height and position of the extraction flue on the flank wall of No 17, I do not consider that smell is likely to be a cause of nuisance to the nearby residential properties and I am mindful is a matter subject to other leglisation.

Car parking

9. Parking for the shops takes place in a lay-by at the front which can accommodate between 7 and 8 cars. I noted on my site inspection, which took place on a Tuesday afternoon, that when the lay-by is full many customers park their cars on the road opposite and outside Nos 13 and 15. The Council has referred to its Car Parking Standards for restaurants of 1 space per 3 sq m net floor area, requiring the provision of 14 spaces for the proposed use. Although I accept that the shop use, if resumed, would generate a demand for parking, there is only a limited amount of parking space in front of the parade. Despite the suggestion that diners would favour the use of taxis, I believe the use of No 17 as a restaurant would increase the demand for parking on the street in Greenwood Road in front of residential properties. However given the floor area of the proposed restaurant and limited number of covers, I do not consider the development would give rise to such an unacceptable level of noise or disturbance to residents from cars doors being shut and engines started as to warrant the refusal of planning permission. Nor in my view would the presence of parked cars on the road significantly reduce traffic safety.

10. You suggest that off-street car parking could be provided at the front and rear of the premises and that this could be required by way of a planning condition. However to do so would fundamentally amend the form of the application and involve development beyond the scope and site area of the original application. In any event to provide spaces, as shown on Appendix D, at the front, side and rear of the premises would result in traffic activity and potential disturbance at the rear of residential properties during the evening when it is not unreasonable for their occupiers to expect some peace and quiet.

Impact on the street scene

11. The application plan show an extraction flue on the flank wall of the property rising up to the ridge. I agree with the Council that the design of the flue and use of metal ducting would be unsightly on the building and detrimental to the street scene. However this could be overcome, as you suggest, if it is contained in a brick chimney which would be similar in appearance to that on the adjoining house, such as to comply with the objectives of Local Plan policy SBE2.

Conclusion

12. Having regard to the provisions of policy EN2 of the Structure Plan, as the proposal in this case is for a restaurant only, and so long as opening hours are no later than the adjoining shops, I do not consider that it would give rise to an unacceptable nuisance in terms of noise, smell and general activity as to unduly disturb nearby residents. Nor am I convinced that the demand for on-street parking would be such as to materially reduce highway safety in Greenwood Road. Subject to the construction of a chimney to house the extraction duct, I am satisfied that the proposal would not be detrimental to the street scene. Thus I find no conflict with the provisions of Structure Plan policy EN2 or Local Plan policy

SBE2. I have taken into account all other matters raised, but I find nothing to be of such weight as to override the considerations that have led to my conclusion that the appeal should be allowed.

13. I have considered the conditions suggested by the Council and I agree that there should be a restriction on the opening hours of the restaurant and that 10.00 to 23.00 is reasonable, reflecting the opening hours of the neighbouring shop. However I have redrafted the wording to more closely reflect Model Condition 66 of Circular 11/95. A condition is needed to ensure a extraction system is installed and I have reworded that suggested to make it clearer. I am also imposing a condition to require the submission of details of the proposed "chimney" stack to house the extraction flue. Finally as my conclusions are based on the premise that no take-away use is intended I propose to specifically exclude the extension of the restaurant use to include a take-away service which I consider would be likely to generate a significant increase in vehicle movements, general activity and noise to the detriment of the residential amenities of the surrounding area.

Decision

14. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for change of use to A3 (restaurant) from shop at 17 Greenwood Road, Crowthorne in accordance with the terms of the application (No 97/65547/F) dated 21 April 1997 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.

2. The use hereby permitted shall not be open to customers outside the hours of 10.00 to 23.00.

3. Prior to the commencement of development, a scheme for the installation and maintenance of an extraction system for odour arrestment shall be submitted to and approved by the local planning authority. Any works included in the approved scheme shall be completed before the use hereby permitted is commenced.

4. Prior to the commencement of development, details of the external appearance of the proposed extraction system on the flank wall of the property shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details before the use hereby permitted is commenced.

5. The premises shall be used for the sale of food or drink for consumption on the premises and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

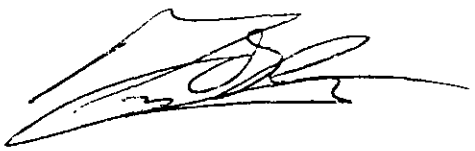
15. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a

statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

16. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

17. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully



MARY T O'ROURKE BA(Hons) DipTP MRTPI
Inspector

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 28786
POL	TLS
DC	ENF
APP	
CS	
27 APR 2000	
COPIES TO: JRM	ACK:
	FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Planning Department

Date: 26/04/00

---

17 GREENWOOD ROAD, WOKINGHAM W.O. F/2000/1160

Please ensure that the same conditions regarding the extract flue and noise as stipulated on 97/65547/F are included on this consent to prevent nuisance from noise and odour.

J mullaney

John Mullaney
Environmental Health Officer

ADDRESS 17 GREENWOOD ROAD PARISH WOK / WITHOUT

PLOT No. 41/47 STOCK 2 41/44 44A ORD. SHEET No. SH. 8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/223/59	GENERAL HOUSING COMPANY LTD	O/APP. RESIDENTIAL DEV.	5.1.60	N/A	C/A
O/55/60	" "	" "	10.3.60	N/A	C/A
PM/121/00	BROCKLEHURST, COOPER & WILLIAMSON	ROADS & SEWERS	12.4.60	APP.	N/A
175/60	GENERAL HOUSING COMPANY LTD.	SHOPS WITH FLATS	12.9.60	APP.	C/A
34/61	" "	4 SHOPS WITH FLATS	28.2.61	APP.	C/A
46/62	" "	SHOP	19.4.62	APP.	C/A
R/12/63	SADD & KING LTD	NEW SHOP FRONT	24.1.63	APP.	APP.
16837	GALLAHER LTD	INT ILL PROJ. SIGN	10.2.83	N/A	REF.
38359	WDC	SHOPPING PARADE ENHANCEMENT	10.10.91		DP
38360 W/DR.					
FP96/5780	MR. L. BENTLEY	INT. PARTITIONING	28.3.96	APP	
97/65547/E APPEAL	CHOMAN PROPERTIES	SHOP TO RESTAURANT	20.6.97		REF

DATE OF COMPLETION

MINISTRY DECISION 65547 - APPEAL ALLOWED - 3.10.97

SPECIAL ORDERS

DRAINAGE

091074

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 17 April 2000

Application Number: F/2000/1160

Proposal: Proposed single storey rear extension to restaurant.

Site Address:
17, Greenwood Road, , Crowthorne.

Applicant:
Chohan Properties (U K) Ltd C/O Lewis Webb 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: N.S. Trotter **Print name:** N TROTTER

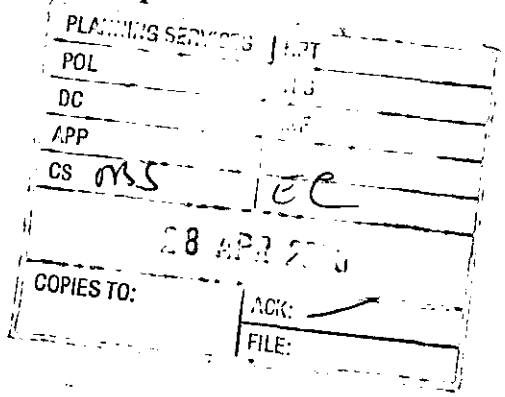
26-4-00

By hand 28/4/00

Your Ref: Elaine Connor
F/2000/1160
17 Greenwood Road
Crowthorne

Mr A B Newton
15 Greenwood Road
Crowthorne
Berkshire
RG45 6QX

27th April 2000



Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Madam

When the appeal was granted in 1997 it was stated that there would be a limited number of covers as the floor area was limited. This would curtail the number of cars so there would be ample parking facilities (in the opinion of the appeal panel).

Parking to the rear of the shops is for residents living in the flats above the shops and this is a private road anyway. The lay-by in front of the shops is for customers of all the shops and could not cope with the influx of cars the proposed enlarged restaurant would generate. This would mean residents of houses nearby would have to suffer the banging of car doors and loud calls of "Goodnight" , etc. (and some people cannot say "Goodnight" without sounding their car horns.)

By enlarging the premises it means increasing the number of tables which is contrary to the original application and is not in keeping with a private housing estate.

The service road is very narrow and my property has been damaged on numerous occasions by cars and lorries using it. With the proposed constuction of a brick-built chimney to (we hope) take away the cooking smells the width of the service road will be reduced which will mean even more damage to my property.

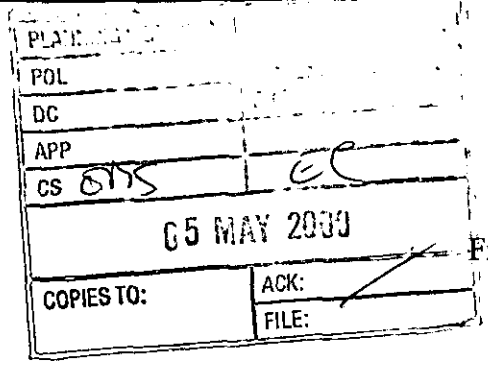
I have recently had my fence replaced at my own expense and I cannot watch every vehicle using the road. If you grant this application would you also grant me the right to recoup the cost of repairing any damage to my property from the applicant.

Someone should visit the site in the evening between the hours of 7 o'clock and 8.30 to see the congestion which already exists and that is before the restaurant is operational. It needs more than a few minutes during a weekday afternoon to assess the situation.

My wife and I strongly oppose the building of this extension.

Yours faithfully

A B & R K Newton



To: Elaine Connor.
PO Box 157.
Council Offices.
Shute End.
Wokingham.
Berks.
RG40 1WR.

From: Mr Peter McHale.
1. Greenwood Rd.
Crowthorne.
Berks.
RG45 6QX.

RE: Planning application F/2000/1160 Date: 2/5/00

Hello,

I object to the rear extension planning application at the Greenwood Rd Shop. There was a lot of objection to the initial planning application which was finally overruled on the grounds that the restaurant would be a small sit down only restaurant and any parking problems would be overcome by customers being allowed to park at the rear of the building. We strongly objected to the restaurant as Greenwood Road is in the middle of a housing estate where parking in the evening can be difficult and families have children who will not want to be disturbed as diners leave the restaurant. If the extension is allowed this will mean that the restaurant will have a larger capacity, which in turn means more cars and possibly more noise. The rear parking facilities may also be affected by any changes to the rear of the premises. It would be much more sensible if the shop owners were to consider opening a restaurant in the village of Crowthorne which has adequate parking and is not in the middle of a housing estate. Please do not let them increase the size in any way.

Yours sincerely,

P McHale

Mr P. McHale

PLANNING SERVICES
FOL
DC
AMP
CG OBS EC
COPIES TO:

14, Grange Avenue,
Crowthorne,
Berkshire.

Dear Sirs,

ref. F/2000/1160.

We have the following objections both to the siting of a restaurant in Greenwood Road and to the plan to extend the premises:—

1. This is a residential area and as such is unsuitable for a business attracting trade from a wide area. (We have received leaflets from restaurants up to

several miles away.)

2/. Parking is very limited and is already often over-full. This will be greatly increased by customers parking for an hour or more rather than a few minutes.

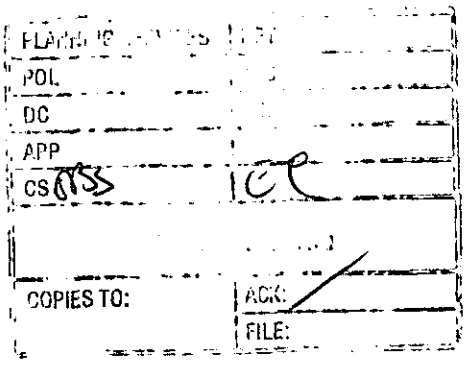
3/. Restaurants now offer many highly spiced dishes which result in the locality experiencing aromas which are often unpleasant. This will stop residents enjoying their gardens or even opening windows.

4/. The business is certain to increase noise nuisance

and traffic risks by people arriving and departing, particularly if it is late at night and they are somewhat inebriated.

5/. Extending the premises will accentuate all the above problems by bringing noise and smells closer to other properties and requiring increased trade, possibly including take away meals, in order to recoup the additional investment and running costs.

Yours faithfully,
J.D. and P.A. Johnson.



J.P.Buswell
23 Hillary Drive
CROWTHORNE
Berkshire RG45 6QF
Tel. 01344 773629
9-5-00

Elaine Connor
Environmental Services Dept.
WOKINGHAM DISTRICT COUNCIL
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sirs,

Objection to Planning Application
Restaurant and Extention at 17 Greenwood Road
Reference F/2000/1160

We have lived just around the corner from the Greenwood Road shops for some 30 years. It is our understanding that change of use permission was granted by Appeal, and this current application concerns a building extention to accommodate the facilities neccessary for a sizable restaurant.

Our objections centre on two main issues:-

1- Did the Appeals Inspector observe the locality during a weekend evening? Was he provided with a full history of complaints regarding the public nuisances already created by the existing evening business ?

2- What size of Restaurant (i.e. number of covers) was granted ? Has the Highways authority assessed the additional parking requirement ? The existing shops' lay-by for about 6 cars is not sufficient for the existing activities .

It is unquestionable that this development will have a serious impact on this residential area.

Yours faithfully

Jack Buswell

Woodville (1)

ADDRESS 428 FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD E

PLOT No. ORD. SHEET No. SU 7964 (106)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
456/49	J.J & H Chivers	shop & living accom	11.10.49	APP C/A
PD/287/65	MR. D. NEWPORT	GARAGE	8.7.65	APP N/A
BR15670	for B.J. Rendon.	Conv. of garage to bedroom/study & rebuild		
		2nd garage & workshop	10.10.80	App NA
14318	" "	as above	23.10.80	N/a C/A
BRA/420	MR. A. SINGLETON	KITCHEN EXT. & WC	16.9.86	REF
BRA 1866	"	" "	3.12.86	APP
32537/APPEAL	MR. G. KINGSBURY	SHOPS/OFFICE/RES	16.2.89	Ref
32657	"	RES. TO B1(A) EXTS/ALTS	22.7.92	C/A
		TO FORM FLAT. ADD. CAR PARKING		

DATE OF COMPLETION

MINISTRY DECISION 32537 - APPEAL ALLOWED - 28.1.90

SPECIAL ORDERS PO Enq - Prop. Sec. signs - 8/1/99

DRAINAGE

091074

1933 (2)

ADDRESS 428 FINCHAMPSTEAD ROAD PARISH FINCHAMPST.

PLOT No. ORD. SHEET No. SU 7964 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
40847	DR. J. MILLER	GROUND FLOOR TO HEALTH CENTRE/S/ST	25.6.93	C/
		RETAIL EST./S/ST.		
		RECEPTION & WAITING ROOM		
FP94/2557/A	FINCHAMPSTEAD HOLDINGS	ALTS & EXT.	6.3.94	REF
96/63564/F	MR. [illegible]	DWELLING TO NURSERY SCHOOL	S/C HRA. 13.5.96	C/
96/63602/F	MR. A. MIAH	F/O/USE GR. FLOOR TO A3 & S/SC. EXTS.	13.5.96	C/
FP96/5542	"	"	24.7.96	C/APP
97/66389/A	"	Int. Ill. Fascia Signs	24.10.97	RE
98/68323/A	Abdul Muhaimin Miah	Ill. Shop Signs	5.11.98	RE
98/68656/F	Xenuk Tandori Restaurant	S/SC/F&R	15.2.99	RE
99/70365/F				

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1160 LEC
BUILDING CONTROL NUMBER.	FP2000/0592 Bna
~~APPLICANT~~/AGENT	Lewis Webb. 2
ADDRESS OF SITE	R/o 17 Greenwood Road Coulsdon WOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	S/S rear ext to Commercial premises (restaurant)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	
ELEVATIONS	97178 · 4A	97178 · 4
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/7/00.	

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	

Application Number F/2000/1160
Conditions/Reasons for Refusal

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

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter. SR02

2. The use hereby permitted shall not be open to customers outside the hours of 10.00 to 23.00. - In the interests of amenity

3. Prior to the commencement of development, a scheme for the installation and maintenance of an extraction system for odour arrestment shall be submitted to and approved by the local planning authority. Any works included in the approved scheme shall be completed before the use hereby permitted is commenced. SR10.

4. Prior to the commencement of development, details of the external appearance of the proposed extraction system on the flank wall of the property shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details before the use hereby permitted is commenced. SR09

5. The premises shall be used for the sale of food or drink for consumption on the premises and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). SR05

6.		SR10.	The single storey rear extension marked 'prep., unloading/store & disabled W/C' on plan no. 97178-4, hereby permitted, shall not be used or occupied at any time other than for the purposes stated, ancillary to the A3 use of the remainder of the premises & shall be used for no other purpose, including customer seating, dining and/or take away facilities

21/7/2000

RECORD OF SITE VISIT

SITE ADDRESS: 17 Greenwood Road Crowthorne.

APPLICATION NUMBER: F/2000/1160

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
parade of local shops with some parking at front.

3. DESCRIPTION OF SITE/BUILDING
2 storey end of terrace w. service area to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
access road between premises with neighb prop no 15
hedging & fencing along rear boundary.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

† staff parking
* cond. windows & doors — WOODLEY - MILTHORP.
* no. of covers - capacity - remain as per appeal plan.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1160

Applicant : Chohan Properties (U K) Ltd C/O Lewis Webb Associates.

Location : 17, Greenwood Road, , Crowthorne.
Proposal : Proposed single storey rear extension to restaurant.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.5.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/04/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 29/05/2000

Consultation Responses :

HIGHWAYS : no comment.

ENV. HEALTH : extraction system condition from prev. app. to be reiterated.

OBS : 9 LETTERS PLUS ONE PETITION WITH 22 signatures.

Planning Issues :

* IMPACT UPON AMENITY OF NEIGHB. PROPS.
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/1160
PROP: S.ST REAR EXT. TO EXTEND W/C FACILITIES,
Appraisal : KITCHEN & SERVICE AREA/UNLOADING.

PLANNING HISTORY:
The application being considered proposes a S.st. rear extension to provide additional kitchen/prep., W/C & storage/unloading area. The premises has an existing permission for Change of Use to A3, which was allowed at appeal in 1997, with conditions attached to limit opening hours, removing the right to have a take away facility & the request for extraction details to be approved.

IMPACT UPON RESIDENTIAL AMENITY OF NEIGHB. PROPS:
This application has generated considerable public interest & local residents have expressed several concerns. However there would appear to be confusion over the nature of the proposal being considered on this planning application. This application is for the erection of a single storey rear extension to the unit @ no. 17 Greenwood Road, not for its C.O.U to A3. C.O.U to A3 has already been established through an appeal which was allowed in 1997. The use of the property is not under scrutiny in this application. However, residents have expressed that the capacity of the restaurant has the potential to increase should such an extension be allowed. The plans however clearly shows that the prop. extension will provide additional W/C & kitchen/preparation facilities plus an unloading/store area. It is not considered that this proposal will have an adverse negative impact upon the residential amenity of neighb. properties

IMPACT UPON CHARACTER OF AREA:
The proposed extension will be single storey

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

to the rear of the premises, projecting out towards an existing service area. It is considered that the scale of development is appropriate, particularly as a neighbouring unit has a large two storey rear extension. It is therefore not considered that the prop. extension will be out of character.

HIGHWAY SAFETY:
Another concern of local residents was obstruction of the existing service area & loss of parking area. However, the Councils highway Auth. have not expressed any undue ons.

Tel: (0118) 974 6451

Date: 19/7/00

My ref: F/2000/1160

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/1160
17, Greenwood Road, , Crowthorne.
Proposed single storey rear extension to restaurant.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31/7/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1160**
17, Greenwood Road, , Crowthorne.
Proposed single storey rear extension to restaurant.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 24.7.00

Councillor A Ross

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

Tel: (0118) 974 6451

Date: 19/7/00

My ref: F/2000/1160

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
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P.O. Box 157
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John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1160**
17, Greenwood Road, , Crowthorne.
Proposed single storey rear extension to restaurant.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6451

Date: 19/7/00

My ref: F/2000/1160

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 P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2000/1160
17, Greenwood Road, , Crowthorne.
Proposed single storey rear extension to restaurant..

I write to let you know that the above mentioned application has been recommended for:

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6451

Date: 19/7/00

My ref: F/2000/1160

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 P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/1160
17, Greenwood Road, , Crowthorne.
Proposed single storey rear extension to restaurant..

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Applicationo	Name & Address
F/2000/1160	A & R Newton 15 Greenwood Road Crowthorne RG45 6QX
F/2000/1160	Mr P McHale 1 Greenwood Road Crowthorne Rg45 6QX
F/2000/1160	The Kunkel Family 8 Grange Avenue Crowthorne RG45 6QG
F/2000/1160	J Buswell 23 Hillary Drive Crowthorne RG45 6QF
F/2000/1160	T K Truscott 12 Grange Ave Crowthorne RG45 6QG
F/2000/1160	Mr & Mrs D Johns 34 Butler Road Crowthorne RG45 6QY
F/2000/1160	Mr A Cuddon 18 Grange Avenue Crowthorne RG45 6QG
F/2000/1160	J & P Johnson 14 Grange Avenue Crowthorne RG45
F/2000/1160	Mr Kyprianides & Petition 27a Greenwood Road Crowthorne RG45 6QX
F/2000/1160	A E Hinckley 6 Grange Avenue Crowthorne RG45 6QG

App approved,
Letter sent 27/07/00

27A Greenwood Road
Crowthorne
Berkshire RG45 6QX

PLANNING SERVICES	
POL	TLS
DC	SLF
APP	
CS 0035	EC
11 MAY 2000	
COPIES TO:	ACK: ✓
	FILE:

Elaine Connor
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RE: PLANNING APPLICATION F/2000/1160, 17 GREENWOOD ROAD

9th May 2000

Dear Elaine

I write on behalf of the residents of Greenwood Road who live in the houses and flats directly above, opposite and adjacent to the Greenwood Road shops. We are strongly opposed to the planning application for single storey restaurant extension to the rear of 17 Greenwood Road, as per the planning application described above.

I cannot impress on you enough that this is a quiet residential area – not a high street, where you would expect to find such an establishment. We do not need or want such an establishment in the middle of a private estate. I understand that the planning application for this property for change of use to a restaurant was granted permission on appeal by a committee, independently of Wokingham District Council, as far back as 1997. ✓

Aside from the restaurant not being wanted or needed by the residents of Greenwood Road, we are opposed to the extension being built as this is obviously being planned to enable a larger seating capacity inside the restaurant. It is also understood that the previous approval was given on the basis of certain conditions being enforced on the proprietors (such as opening times, etc) but the major concern among the residents is how these conditions will be monitored and enforced – we have not been informed of what these conditions are. LARGER CAPACITY.

Also, at the time of writing this letter, the planning application notice, which was posted on the front of the premises, has now been absent for several days. You informed me that the application must be present for the public to view for 21 days and this has not happened. Surely this means that the applicant is in breach of his/her application and I would trust that you will ensure the applicant places the notice back on display for the required length of time. ✓

/continued over...

The main reasons for our objections to this extension are summarised below:

i) The odours emitted from this establishment will almost certainly not be very friendly – we believe the planned restaurant is one specialising in spicy Oriental/Indian cuisine. Such odours are likely to be very strong and will prevent us from sitting in our gardens or having our windows open in the evenings – the plans would indicate that some kind of pipe will run from the kitchen extension to the roof.

COND. EXT. SYSTEM.

ii) As stated before this is a quiet residential area, not a high street, which is a far more appropriate and suitable setting for a restaurant and there is already over-congested parking in the area – the entrances to our driveways and service roads (for those of us in the adjacent flats) are already being regularly blocked by cars and other vehicles belonging to people visiting the shops. If a restaurant goes ahead here, along with the planned single storey extension (thus significantly increasing the capacity of the seating area of the restaurant), this will aggravate the traffic problem and will no doubt lead to even more cars obstructing driveways and possibly also parking to the rear of the flats above the shops – both of which, it must be stressed, are private property.

USE ALREADY APPROVED

HIGHWAYS.

iii) Such an establishment will no doubt attract additional unwanted noise and disturbance, especially if it is licensed – there is already the ongoing problem of large groups of youths congregating outside the shops at night and causing unwanted noise and disruption. The presence of any restaurant here is almost certainly going to add to the problem, let alone one that (if given approval) will possibly double in size.

USE ALREADY EST.

On the following pages are signatures of residents living in Greenwood Road in the immediate vicinity of the shops and are all opposed to the proposed extension:

Mr M J Kyprianides, 27A Greenwood Road

Mr R Ashdown, 25A Greenwood Road

Lesley Dooley, 21A Greenwood Road

Lynda Merritt, 19A Greenwood Road

Mr & Mrs McHale, 1 Greenwood Road

Mr & Mrs Upton, 3 Greenwood Road

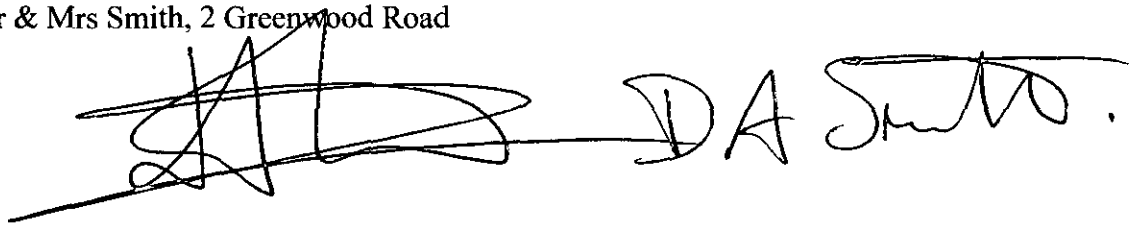
Mr & Mrs Evans, 7 Greenwood Road

Mr & Mrs Hyatt, 9 Greenwood Road

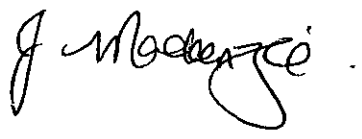
Mr & Mrs Glenister, 11 Greenwood Road

Mr & Mrs Newton, 15 Greenwood Road

Mr & Mrs Smith, 2 Greenwood Road



Mrs MacKenzie, 4 Greenwood Road



Mr & Mrs Hughes, 6 Greenwood Road



Mr & Mrs Mellor, 8 Greenwood Road



Mr Davis, 10 Greenwood Road 

Mr & Mrs Brady, 14 Greenwood Road

Mrs Beechey, 16 Greenwood Road

Mr & Mrs Howe, 20 Greenwood Road

Mr & Mrs Clayton, 22 Greenwood Road

Mr & Mrs Collins, 24 Greenwood Road

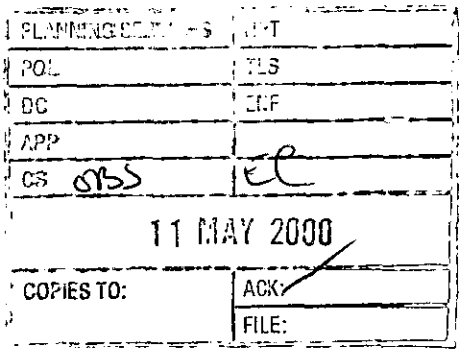
Mr & Mrs Walker, 26 Greenwood Road

Mr & Mrs Johnson, 28 Greenwood Road

I trust that you will give due consideration to our feelings about this application, along with the impact it may have on us, when deciding whether or not to give planning permission for this proposed restaurant extension.

Yours faithfully

Mr M J Kypriandes



34, Butler Road
Crowthorne
Berks
RG45 6QY
10th May 2000

To Elaine Connor
Environmental Services Dept
Wokingham District Council

RE: Planning Application reference F/2000/1160

This is to record my objection to this planning application for a restaurant and extension at 17 Greenwood Road.

It is one of an endless series of applications of this nature for the Greenwood Road shops. It seems that as soon as one application is turned down we have to go through the motions again with another. I presume that Wokingham District Council is taking all previous such objections into account. This particular application seems to be trying to sneak in a change of use disguised as a simple extension for a kitchen. C.O.U ALREADY EST.

My understanding is that this site already has permission for a European style Restaurant with limited opening hours, and that this application is for an extension for a Kitchen, and appears to be aimed at changing the type of restaurant to one specialising in an Indian / Oriental style. TYPE NOT REL.

My general grounds for objecting to Restaurants in the Greenwood Road shops are have been communicated to Wokingham District Council with respect to previous applications for such permission. The main points from these pertinent to this application are:

- This is a residential estate, and a restaurant of this nature is not appropriate due to odours, noise distrubance, litter etc.
- By extending the size of the premises it would presumably increase the seating capacity of the restaurant, but there is inadequate car parking facilities available. This will increase the number of incidents where local residents drives are either blocked off or partially obstructed. It would also limit street parking by the residents since there are an increasing number of residents with more than one car per household. *Look at the top end of Hatch Ride in the evening if you want to see this effect in action (and that is for a restaurant which has a dedicated car park).*

HIGHW.

- Note that obstruction of residents drives by restaurant patrons would be considerably worse than those just popping into the shops for a few minutes.
- The restaurant would also require regular deliveries of supplies which would increase the lorry and van traffic. This typically arrives during the morning peak times when people are going to work via the paper shop and children are going to school.
- Any increase in traffic during school drop off and pick up times would increase the risk of accidents to children.

COND.

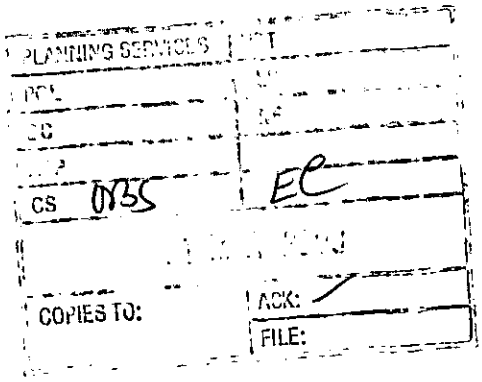
- Though not explicitly stated, these types of restaurant also tend to provide a take-away facility which will considerably increase the overall parking and litter nuisance.
- The restaurant would provide an additional point of focus for the gangs of youths who are increasingly becoming a nuisance and causing concern in the area. This would be especially true if the premises were licensed.

Under no circumstances should a change of type of restaurant or opening hours be authorised as part of this planning application.

(D already est.

Yours Sincerely,

On behalf of
Mr and Mrs D.L. Johns
34 Butler Road



18 Grange Avenue,
Crowthorne,
Berkshire.
RG45 6QG.
10th May, 2000.

Dear Madam,

I am writing to object to the planning application for a restaurant and single storey extension at number 17 Greenwood Road in Crowthorne, ref. no. F/2000/1160. Our property backs on to the rear of the shops in Greenwood Road and our reasons for objecting are as follows:

1) The resultant cooking smells from such an establishment would be very unpleasant especially in the summer months. COND.
2) Car parking is already a problem in this area with the few shops already there and this would be aggravated, resulting in our driveways being blocked even more than they are at present. HIGHW.
3) A restaurant would attract unwanted noise and disturbance, especially late at night, and again add to the gatherings of people that are seen in this area and also the litter that can be found in our gardens.

This is a quiet, very pleasant residential area and a restaurant would be totally out of place considering the close proximity to neighbouring homes, gardens and driveways.

I look forward to hearing the outcome of this application.

Yours faithfully,

A. Cuddon.

Mr. A. A. Cuddon.

BY HAND
11/05/2000

OBS CC

6 Grange Ave..
Crowthorne.
RG45 6QG
9th. May 2000

Dear Sir,

Ref. F/2000/1160

7

The above refers to a new planning application for a restaurant at 17 Greenwood Road, Crowthorne. I objected to the original application, my letter should be still on file, but I will state my objections again.

Location – centre of a residential estate, access solely by estate roads, therefore I do not consider the location suitable for this development.

plus

Noise – late night noise from vehicles and customers. If 'take away' is likely, increase noise and add increased litter.

Parking - insufficient space. Layby in front of shops already taken up in the early evenings by shop customers. If houses now have to conform to a bedroom/parking space ratio how many dedicated parking spaces must a restaurant have ?.

Smell – will invade adjacent properties and gardens

I quote from a letter from Nick Raynsford, Minister of Housing and Planning –

"We advise in Planning Policy Guidance Note 1 'General Policy and Principles' that good neighbourliness and fairness are among the yardsticks against which development proposals can be measured'.

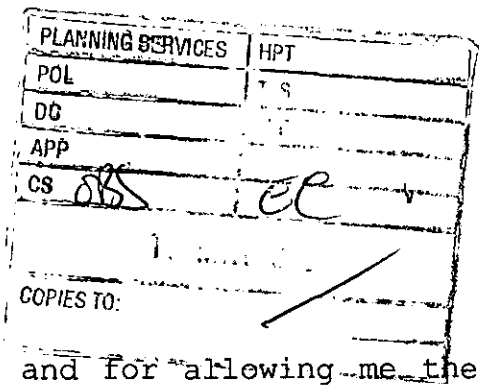
Neighbourliness and fairness to the residents surely applies in this case.

A.E. Hinckley

12 Grange Avenue
Crowthorne
Berkshire
RG45 6QG

5 May 2000

Head of Planning and Transportation
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR



Re: Planning Application F/2000/1160

Dear Sir,

Thank you for your letter of 17 April and for allowing me the opportunity to comment on the above application.

I am extremely concerned about the size of the proposed extension that would apparently provide an unloading/storage/food preparation area that is larger than the restaurant itself. It is not clear from the earlier application how these facilities would have been provided in the existing building but apparently now require such a large area. My concern here is that at some time in the future this part of the building would be converted into additional restaurant space, attracting additional customers with the associated noise and general disturbance.

When the original application to use this property as a restaurant was agreed after appeal both the appeal itself and the planning inspectors report referred to the limited number of customers that could be accommodated in the restaurant. Any increase in this number would significantly affect the basis on which the inspector's judgement was made. A planning application has been made for 19 Greenwood Road for a use which apparently will employ 8 people, from which it could be assumed that there will be a regular requirement for approximately 8 additional staff parking places at the rear of these properties.

The drawing submitted with the latest application does not give sufficient information to show the height of the proposed extension in relation to the fence which forms the boundary with my property. It is likely that the majority of the proposed building will not be visible from the ground floor of my property, however the majority **will** be visible from the first floor windows.

The large door at the rear of the proposed extension appears to be out of proportion to the building and the size of the restaurant. If it were used for brief periods of unloading as might be expected for a restaurant of this size then I would probably find this acceptable. However I would have concerns in this area if this door were left open for any length of time allowing noise to escape to the back of the restaurant. I would

question the need for a door of this size (which looks like a garage door) for a restaurant of this size.

This rear elevation also appears to contain a window with what appears to be an extractor fan, if this is so then this would appear to be in conflict with the agreements and reassurances made in connection with the earlier application for restaurant use.

One shop in the row already has a rear extension with a roof that has been raised to the level of the first floor walkway and appears to provide a balcony or roof garden to the occupants of flats above the shops. The proposed extension does not appear to allow access to the roof but I would ask that if approval is given that a condition be imposed which would prevent such access at any time in the future as this would severely affect the privacy of the whole of the rear of my property.

I do not understand the technical details shown for the extractor equipment but I assume that this fulfils the requirement to adequately filter out cooking smells before the extracted air is emitted from the premises. It is not clear whether the premises will be air conditioned, if it is necessary for windows to be opened to allow heat to escape from the restaurant/kitchen then this would also allow noise to escape to the detriment of the local residents.

The application as submitted does not appear to have too much effect on the local residents, however approval could allow subsequent changes to be made without the requirement for further planning approval which could be very detrimental to the local environment. To ensure that these changes cannot be made I would request that if the application is approved that conditions be attached which would:

- Prevent an increase in the number of customers that can be accommodated in the restaurant, (or perhaps to limit the floor space which can be used for restaurant use) to ensure that the additional space cannot be converted to restaurant space later.
- Restrict access to the roof of the proposed extension except for normal essential maintenance activities.

Yours Sincerely

T K Truscott

Tuesday, 9th May 2000

8 Grange Avenue
Crowthorne
Berks RG45 6QG

Elaine Connor
Environmental Services Dept.
Wokingham District Concil Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 685 | EC
10 MAY 2000
COPIES TO: | CLERK

REF: F/2000/1160

Dear Ms Connor

Re: OPPOSITION TO PLANNING APPLICATION FOR RESTAURANT & EXTENSION AT 17 GREENWOOD ROAD

We have just been informed this morning regarding the above proposed planning of a restaurant. We live just behind 17 Greenwood Road and we are strongly opposed to this. From some time we have noticed more traffic in this area and we would like to see it increased because this is a residential area. We have already noticed rats in the past in our back garden and we do not want this to develop into a big problem.

The most important factor of our opposition would be the odour this would create every day of our lives. We would find our everyday lives very unpleasant and this would probably push us to move out of this area. One of us is allergic to curries and therefore would not be able to tolerate this smell. We have children who go to local schools and we do not want to move. This restaurant would give us depression.

We have alreay parking problems, over-congestion, traffic noise and most importantly noise and smells in our back garden especially in the evening.

We strongly oppose this because our lives would affected badly.

Surely we do not need another restaurant as there are so many around Crowthorne, in the high street and near the railway station.

Once more this is not a high street, it is a residential area.

Please could you take our consideration into respect.

Yours sincerely

Karol Kunkel, Maria Kunkel, Caroline Kunkel, Lisa Kunkel

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: -3 APR 2000	Map No. 108 Site 0.03
Officer: EC	Application No. F/2000/1160
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO RESTAURANT

Location: 17 GREENWOOD RD

Parish: WOK W/OUT Ward: Wok w/out 17.4.2000

Applicant: CHOHAN PROPERTIES (UK) LTD

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

Enforcement Section (S) 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	red line to include access. amended	phoned 13/4	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevation does not show the 2 doors (obscured by bins/stairs)	✓	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary (both sides)? Letter required	✓	
9	Miscellaneous	all buildings in same ownership.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.4.2000 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-app attached.

NEIGHBOURS:

..... SIN + 17 Greenwood Rd, Crowthorne.

..... 15, 19, 8, 10, 12 Greenwood Road

..... 12, 14 Grange Avenue

.....

.....

.....

.....

.....

.....

ADDRESS 17 GREENWOOD ROAD PARISH WOK / WITHOUT

PLOT No. 4/47 SHEET 2 41-44 44A ORD. SHEET No. SH. 8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/223/59	GENERAL HOUSING COMPANY LTD	O/APP. RESIDENTIAL DEV.	5.1.60	N/A	C/A
O/55/60	" "	" "	10.3.60	N/A	C/A
PO/121/00	BROCKLEHURST, COOPER & WILLIAMSON	ROADS & SEWERS	12.4.60	APP.	N/A
175/60	GENERAL HOUSING COMPANY LTD.	SHOPS WITH FLATS	12.9.60	APP.	C/A
34/61	" "	4 SHOPS WITH FLATS	28.2.61	APP.	C/A
46/62	" "	SHOP	19.4.62	APP.	C/A
C/12/63	SADD & KING LTD.	NEW SHOP FRONT	24.1.63	APP.	APP.
18437	GALLAHER LTD.	INT ILL PROJ. SIGN	10.2.83	N/A	REF
38359	WDC	SHOPPING PARADE ENHANCEMENT	10.10.91		DP
38360 W/DR.					
FP96/5180	MR. L. BENTLEY	INT. PARTITIONING	28.3.96	APP	
97/65547/E APPEAL	CHOMAN PROPERTIES	SHOP TO RESTAURANT	20.6.97		REF

DATE OF COMPLETION

MINISTRY DECISION 65547 - APPEAL ALLOWED - 3.10.97

SPECIAL ORDERS

DRAINAGE

091074

CAPITAL Consortium

03.APR.2000* 1160

ARCHITECTS AND PLANNERS ○ CHARTERED CIVIL & STRUCTURAL ENGINEERS ○ DEVELOPMENT CONSULTANTS
CHARTERED QUANTITY SURVEYORS ○ COST CONTROL & PROJECT MANAGERS

24 MILL ROAD
LLANISHEN
CARDIFF CF4 5XB

~~Telephone~~/Fax: 01222 759128

Ref: 20178/TP/LWA

District Planning Dept.,

Wokingham District Council,

P. O. BOX No 157

Council Offices,

Shute End,

W O K I N G H A M

Berkshire **R G 40 1 W R**

30th March 2000

Dear Sir /Madam,

PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION TO EXISTING COMMERCIAL PREMISES - 17 GREENWOOD Rd., CROWTHORNE.

Please find attached the following documentationf for the above mentioned formal application on orginal shop premises formerly approved as a Restaurant:

(1) Apllication Forms (six copies as requested)

(2) 1/100 Scale Drawings of Proposals, inc Location PLan, Sections and Elevations.

(3) Ownership Certificate "A"

(4) Cheque for £190.00 fee for limited extension, in respect of which we request a formal Receipt for record purposes.

We look forward to receiving your acknowledgement and registration details in early course, and remain

Yours faithfully

Lewis Webb Associates
Architect Planners.

ENCS.

1789/a

SECTION 66 CERTIFICATE

03 APR 2000 ★ 11160

WOKINGHAM DISTRICT COUNCIL

Application No.

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
	N/A	

+ 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
	N/A	

(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.

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

N/A

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
	N/A	

Signed . . . [signature] . . . . . .

On behalf of . . . Chorman (UK) LTD . . . . . .

Date . . . . . 30/3/2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

03.APR.2000* 1160

1.	APPLICANT'S NAME	CHOHAN PROPERTIES (UK) LTD
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	LEWIS WEBB & ASSOCIATES
	ADDRESS	24 MILL ROAD, LLANISHEN CARDIFF
	POST CODE	CF14 0XB PHONE 029 20753401
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	17 GREENWOOD ROAD CROWTHORNE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO APPROVED RESTAURANT
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.154 HA
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	97178/4

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.

VACANT COMMERCIAL PREMISES

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.

GOLDEN/BUFF FACINGS TO MATCH FLAT ROOF

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.

FACING BRICK WALLS

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

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

AS EXISTING
OFF SERVICE ROAD AND YARD

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

YES

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 CHEQUE

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 CHOTMAN(UK) LTD DATE 30/3/2000

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".

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		NIL	62 m²	GRANTED
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		—	62 m²	—

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NIL	SERVICE YARD
Proposed	ONE	—

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.

A3 RESTAURANT/KITCHEN

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

UNKNOWN TENANT AS YET

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
—	—	2/3	3

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

10 April 2000

Scale: 1 : 1250

N
W E
S