APPLICATION NO:
F/2001/5444

LOCATION:
180 Crockhamwell Road, Woodley Reading.

APPLICANT:
Specsaver Optical Superstores C/O Daleside Group

PROPOSAL:
Proposed installation of new shopfront and doors.

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2002

APPROVED

CASE OFFICER: **Andrew Thorley**

Heidi Lynch

560

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Specsaver Optical Superstores
C/O Daleside Group
Park Road East
Calverton
Nottingham
NG14 6LL

Application Number: F/2001/5444

Parish: **WOODLEY**

Location: **180, Crockhamwell Road, Woodley, Reading.**

Proposal: **Proposed installation of new shopfront and doors.**

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

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

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

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

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LBE4, PWE13, LBE11 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE15 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

Notice checked by: _____

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

Application Number: F/2001/5444

Appraisal:

The development is the proposed installation of a new shopfront and doors. The site is a shop located in Woodley Town Centre (Crockhamwell Road). This area is an 'outside' shopping mall and so is characterised by many retail shops. The site itself is a mid-terraced building and the shop is at ground floor level and has a deep canopy over it. The new shopfront will occur below this canopy.

The entire shop width is 5.66m. It is proposed to place a double door of 1.7m width in the middle of the shopfront and this will be 2.1m high and in white aluminium and glass. The double doors will open inwards to the shop. There will be two, white aluminium glass windows on either side of the door, each being 1.45m in width and 2.0m in height. The top facia will be a green colour and the secondary fascia below it will be coloured white. It is proposed to place several signs along the top of the shop at the front however this is subject to planning application number A/2001/5525. The two outside pillars on the corners of the shop will be rendered.

1. Impact upon neighbouring properties

The new shopfront will have little effect on the surrounding property owners they are also retail shops. The proposed shopfront will be virtually in line with the adjoining shopfronts on either side of it. The closest residential properties are at least 60m away. The proposal therefore has little impact on the amenity of the adjoining neighbours.

2. Impact upon the street scene

The property is located in a district town centre and therefore is surrounded by retail shops. The new shopfront is consistent with a commercial venture and therefore is not considered to be out of character with the site. The environmental improvements to this particular shopping area (policy PWE13 of the Loddon Area Local Plan) pertains mainly to landscaping and shelter for residents as well as refurbishment of existing premises at the 'unattractive' northern end of the district centre. The shop is located at the northern end and the new shopfront helps to refurbish the site and make it appear more attractive and newer.

3. Impact upon highway safety

The highways department are satisfied there will be no road safety implications arising from the erection of the new shopfront. Therefore there are no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5444

Applicant : Specsaver Optical Superstores C/O Daleside Group.

Location : 180, Crockhamwell Road, Woodley, Reading.
Proposal : Proposed installation of new shopfront and doors.

Site Notice Displayed ? :	YES	NO	DATE
		✓	28/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 28/01/02

Date Registered : 21/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 15/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - approval with no conditions

Planning Issues :

Proposed Environmental Improvement - Crockhamwell Road District Centre } LBE4, PNE13, LBE11

Impact on street scene } WDS3, WBE1, WBE15
Impact on neighbouring properties } ENI LO3
Highway implications } WT7, LT5

Local Area Local Plan

Application Number F/2001/5444
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 180 Crockhamwell Road Woodley Reading.

APPLICATION NUMBER: F/2001/5444

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Comercial area, shopping mall.

3. DESCRIPTION OF SITE/BUILDING

2 storey terrace, shops on gond floor level charity shop on left & saves discount shop on right. Canopy over shop.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neighboring sites are shops so not out of character with area.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING NA

LEVELS level

BOUNDARY TREATMENT —

OTHERS

FROM: Andrew Thorley

DATE: 08 January 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5444

Proposal: Proposed installation of new shopfront and doors..

Site Address: 180, Crockhamwell Road, Woodley, Reading.

Applicant: Specsaver Optical Superstores C/O Daleside Group.

Your observations are required in respect of this application **by 01/02/2002** .

No comment.

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley HL **Date:** 08 January 2002

Application Number: F/2001/5444

Proposal: Proposed installation of new shopfront and doors.

Parish: WOODLEY TOWN

Site Address:
180, Crockhamwell Road, Woodley, Reading.

Applicant:
Specsaver Optical Superstores C/O Daleside Group.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** AC 11/1/02

Received by Wokingham District Council

Application No: F/2001/5444

Proposal:
Proposed installation of new shopfront and doors.

Location:
180, Crockhamwell Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5444 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5444
CASE OFFICER: Andrew Thorley

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

F

Application Number : NEW/2001/5444	Map No : 42
Case Officer : AT	Site Area : 0·02.
Valid Date : 21/12/01	Received Date: 07/12/2001

Level : Delegated Application

Description : Proposed installation of new shopfront and doors.

Location : ~~182~~ - 180, Crockhamwell Road, Woodley, Reading. ← pl amend.

Parish : WY Ward : BUL 8·1·02 B.

Applicant : Specsaver Optical Superstores C/O Daleside Group.

Fee Required: £95 Fee Received: £95

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	none	Sent 7/12	21/12
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8-1-02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

●

NEIGHBOURS

S/N + see map
incl. all addresses on
plot 176 – 180

No relevant pre-apps.

OTHERS

DALESIDE GROUP
Total Shopfitting, Design & Project Management

DALESIDE HOUSE
PARK ROAD EAST
CALVERTON
NOTTINGHAM
NG14 6LL
TEL: 0115 9656696
FAX: 0115 9656328
EMAIL: info@dalesidegroup.com

21.DEC.2001 * 54 1 P

6th December 2001

Ref: GF/ST

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire
RG10 1WR

Dear Sir:

sent 7/12 clt

RE: PLANNING APPLICATION

Please find enclosed planning application for Specsavers shopfront at Woodley, also please send location plans for this application.

Yours faithfully
For Daleside Group

Graham Ferguson
Group Sales

1789/a

SECTION 66 CERTIFICATE

Application No.

21.DEC.2001* 5444

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

CERTIFICATE A

I certify that: N/A.

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
Specsavers Optical Superstore	Melrose House 42 Dingwall Rd Croydon Surrey CR0 2NE	5/12/01

+ 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.

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

the (c) .....

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) N/A

(b) Insert description of steps taken

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

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

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

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed .....

On behalf of Specsavers Optical Superstore

Date ... 5/12/01

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
21.DEC.2001* 5444

1.	APPLICANT'S NAME	Specsavers Optical Superstores
	ADDRESS	Melrose House, 42 Dingwall Road, Croydon Surrey
	POST CODE	CR0 2NE PHONE 020 8760 7420
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Dalesides Group
	ADDRESS	Park Road East Calverton, Nottingham
	POST CODE	NG14 6LL PHONE 0115 965 6696
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	~~178~~ 180 182 B Crockhamwell Road Woodley, Berkshire RG5 3JH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Fit new Shopfront & Doors in New prepared opening by Landlord.
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	New Opticians, Retail Store
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Proposed 530604 No Existing Clear Opening

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

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only			
	OUTLINE PERMISSION	☐	See question 10
	FULL PERMISSION	☒	
	APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
	TEMPORARY PERMISSION	☐	State period required
	RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Retail. Vacant but landlord is preparing site for Specsavers to take possession

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.

White powdercoated Aluminium Shopfront & entrance doors
Clear glazing to building Control & Safety Standards.

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.

As Existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As Existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/

If no, please give details

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

As Existing

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

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	N/A / *	/ *	/ *
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.

£95 For Planning.

£24.42 For Location plans Separate Cheques

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 S Ferguson ON BEHALF OF Specsavers Optical Superstores DATE 5/12/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	New Shopfront to be prepared		Opening	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

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

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

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

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
Not known.			

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.'

Tel: 0118 974 6441

Date: 31/01/02

My ref: F/2001/5444

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rahmouni
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2001/5444
180, Crockhamwell Road, Woodley, Reading.
Proposed installation of new shopfront and doors.

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 ~~**Andrew Thorley**~~ Heidi Lynch on **0118 974 ~~6441~~** 6482.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11th February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~**Andrew Thorley**~~ Application Number: **F/2001/5444**
180, Crockhamwell Road, Woodley, Reading.
Proposed installation of new shopfront and doors.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Rahmouni

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 6441

Date: 31/01/02

My ref: F/2001/5444

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: F/2001/5444
180, Crockhamwell Road, Woodley, Reading.
Proposed installation of new shopfront and doors.

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11th February 2002

Yours faithfully

Principal Development Control Officer

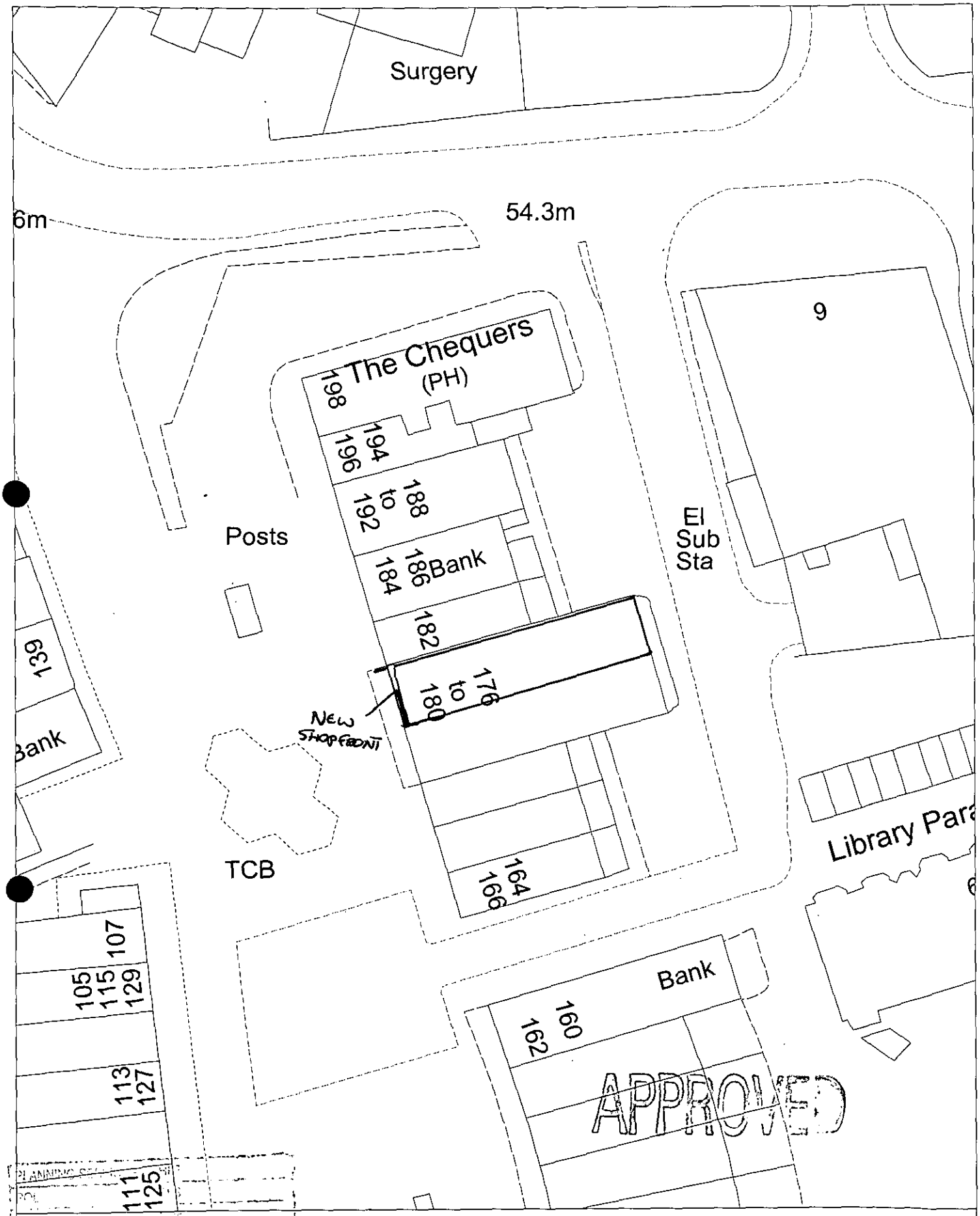
LISTING FORM Heidi Lynch
Case officer: ~~**Andrew Thorley**~~ Application Number: **F/2001/5444**
180, Crockhamwell Road, Woodley, Reading.
Proposed installation of new shopfront and doors.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Preston

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



Site Plan, Scale: 1 to 500

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Date: 7 December 2001

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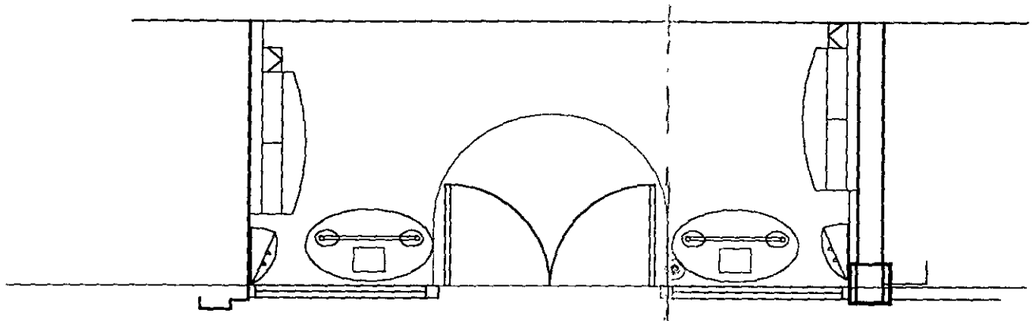
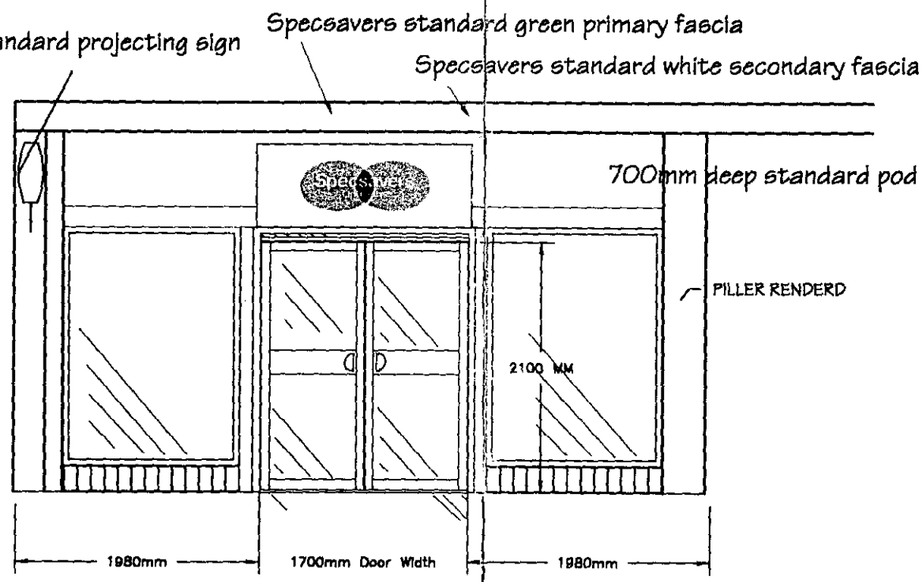
21.DEC.2001* 5444





SPEC SAVERS OPTICAL SUPPERSTORE WOODLEY
PROPOSED SHOP FRONT ELEVATION
SCALE 1/50

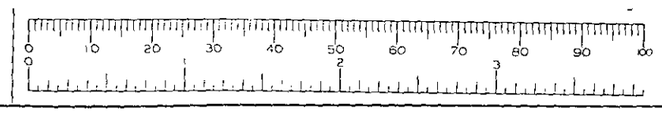
EXISTING OPENING PREPARED BY LANDLORD TO ACCEPT
OUR NEW SHOP FRONT

APPROVED

DALESIDE GROUP
Total Shopfitting, Design & Project Management

CLIENT	SPEC SAVERS
SITE ADDRESS	WOODLEY
PROJECT	
DRAWING TITLE	PROPOSED SHOPFRONT
DATE	06/12/01
SCALE	1/50
REV NO	
DRAWN BY	NB
DRAWING NO	530604

PARK ROAD EAST, CALVERTON
NOTTINGHAM, NG14 6LL
TEL. 0115 9656666 FAX. 0115 9656325
E-MAIL: info@daleside group.com



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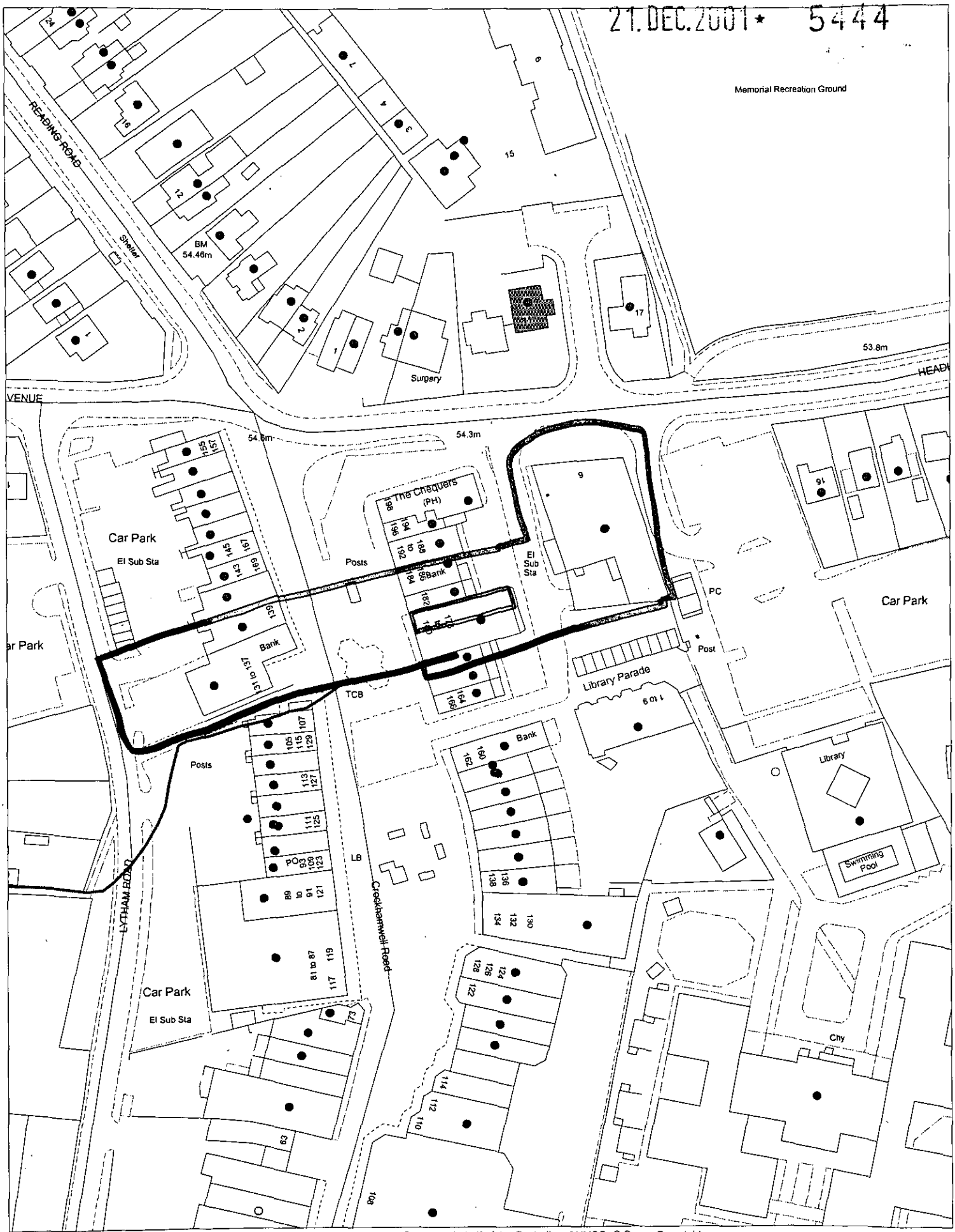

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Development Control Section, Environmental Services, Wokingham District Council.
7 January 2002

Scale: 1 : 1250

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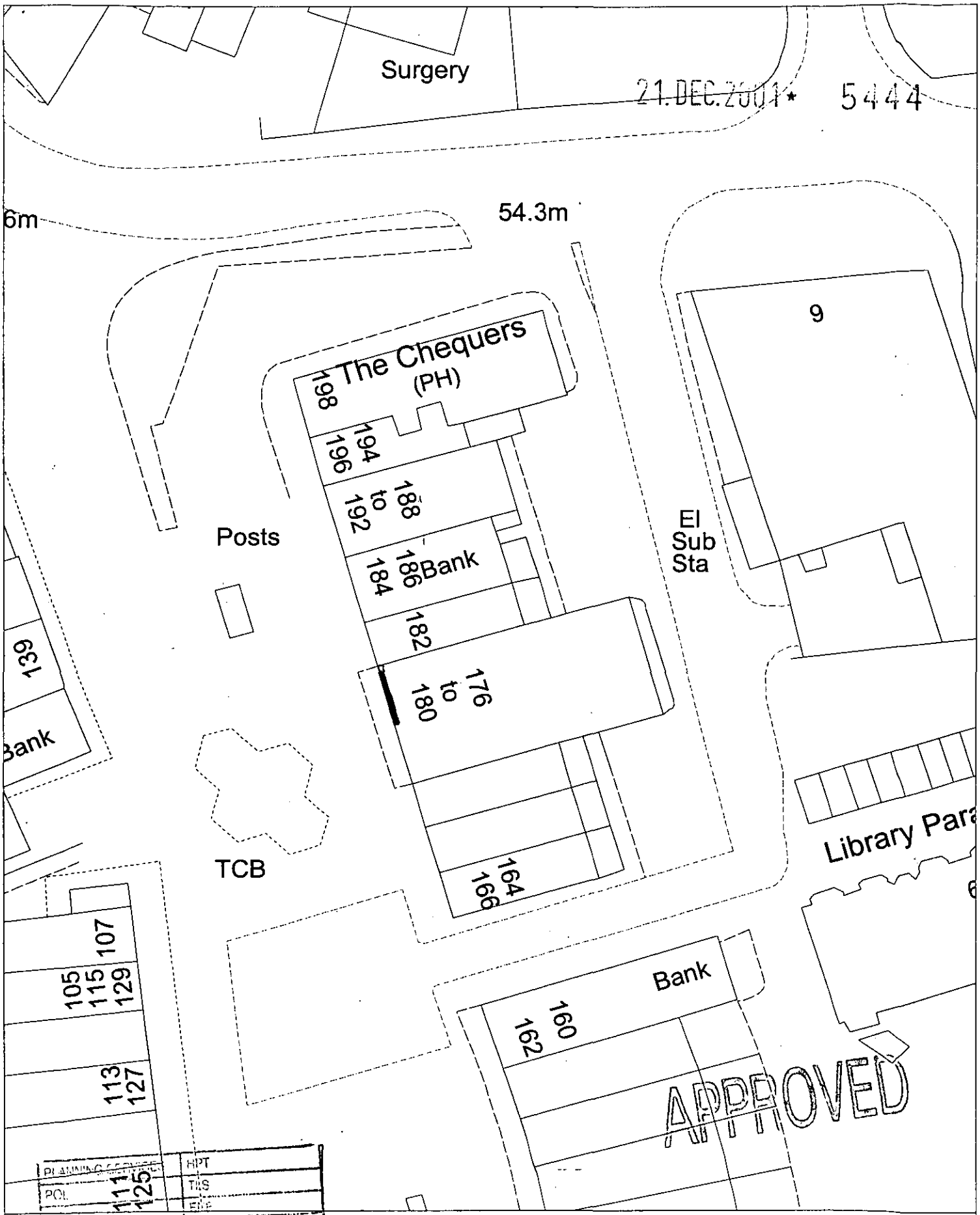

Site Plan, Scale: 1 to 500

PLANNING SERVICES	HPT
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CC	

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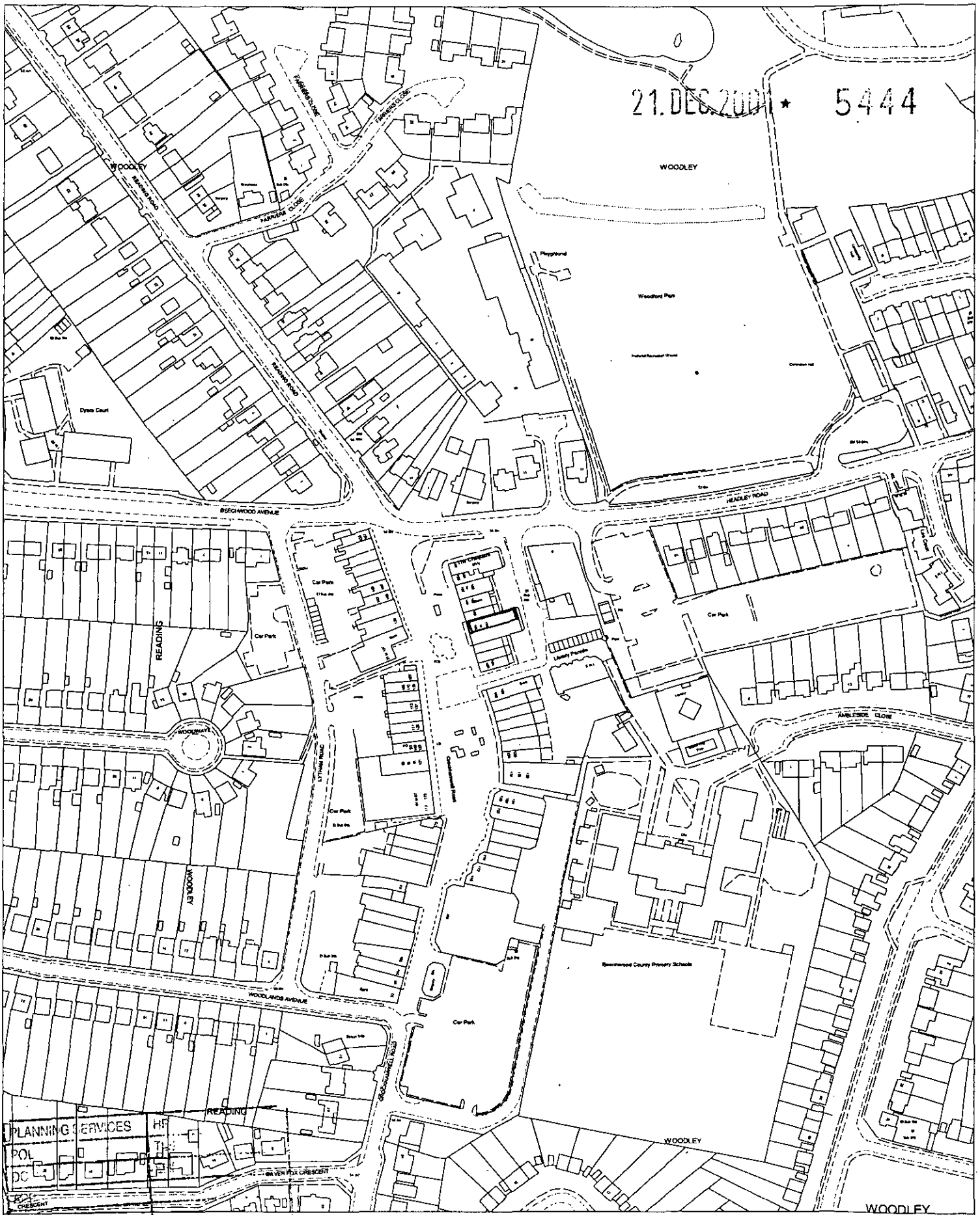

21.DEC.2001 * 5444

PLANNING SERVICES
POL
DC
CE
1 DEC

Site Plan, Scale: 1 to 2500

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