X SYSTEMS LTD

SOUTHPORT U.
LONDON OFFIC

APPLICATION NO:
F/2000/0448

LOCATION: Swallowfield
Farley Hill Primary School Church Road, Farley Hill Reading.

APPLICANT:
Property Services Dept Wokingham D.C. C/O Cornerstone Design

PROPOSAL:
Proposed installation of pitched roofs over existing flat roofs to school.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Property Services Dept Wokingham D.C.
C/O Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire
SL6 4JP

Application Number: F/2000/0448

Parish: **SWALLOWFIELD**

Location: **Farley Hill Primary School, Church Road, Farley Hill, Reading.**

Proposal: **Proposed installation of pitched roofs over existing flat roofs to school.**

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. Materials used for the pitched roofs shall be those stated in the applicaion and no other materials other than those approved shall be used.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 17 March 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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 October 2000
My ref: NB/AC/F/2000/0448

Mr G.H. Jones
Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berks
SL6 4JP

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 Jones,

APPLICATION: F/2000/0448 – PITCHED ROOFS OVER EXSITING FLAT ROOFS
SITE: FARLEY HILL PRIMARY SCHOOL, SWALLOWFIELD

I refer to your letter and drawings (201, P201A, P202A, 301, P301A, 302, P302A, P303, P03A and P401) received on the 16 October 2000 with reference to the above.

I can confirm that you would require a further planning application as the height of the roofs are being increased and this can not be treated as a minor amendment. As with the previous application, as the Council is the applicant, the application would need to be decided by the Development Control Committee. Please find enclosed relevant application forms for your use.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

ANNA CRONIN
Head of Transportation and Planning

Enclosure: Planning Application Forms

PLANNING SERVICES | APT 35382
POL | TLS
DC | ENF
APP |
CS | NB
16 OCT 2000
COPIES TO: | ACK: | FILE:

CORNERSTONE DESIGN
Chartered Surveyors

Summit Chambers
Castle Hill Terrace
Maidenhead
Berks, SL6 4JP
Fax: 01628 773408
***Telephone:* 01628 783518**
email: surveyors@cornerstonedesign.freeserve.co.uk
www.cornerstonedesign.freeserve.co.uk

The District Planning Officer,
Wokingham District Council,
P.O.Box No 157,
Council Offices,
Shute End,
Wokingham,
Berkshire, RG 40 1WR

13 October 2000

Your Ref: F/2000/0448
Our Ref: WDC 887

Dear Sirs,

Re: Proposed Installation of Pitched Roofs over Existing Flat Roofs at Farley Hill Primary School, Reading

Further to the Planning Approval granted on 17 March 2000 to undertake works to the above address, our clients have requested that the covering material be changed from slate grey tile effect metal sheets as shown on the approved drawings, to that of Eternit Thrutone grey slates on traditional timber roof trusses.

These will require the pitch to be increased from 15 degrees to 22.5 degrees with the slates matching those already used on the, "link" classroom extension built five years ago.

We therefore enclose six copies of revised drawings, showing elevations and roof plans to highlight these alterations and shall be obliged if they can be considered as a minor change to the approved plans and look forward to receiving your confirmation in writing.

If you have any further queries, please do not hesitate to contact us on the above phone number.

Yours faithfully,

G. H. Jones F.R.I.C.S.
FOR
CORNERSTONE DESIGN

APPROVED

Development Control Sub-Committee
15 March 2000

Application No. F/2000/0448 | **Received** 24/01/00 | **Swallowfield**

Leading to A327.

Applicant: Property Services Department, Wokingham District Council
Location : Farley Hill Primary School, Church Road, Farley Hill
Proposal : Installation of pitched roofs over existing flat roofs at school

1. **Planning History** –
The site is located within a rural area which has the designations of Area of Special Landscape Importance and an Area of Sporadic Development as well as being an Area of Special Character/Area of Traditional Local Character. There have been previous planning applications for the above site, but these are not relevant to the current application.

The application is before the planning committee as the applicant is the Property Services department of the Council.

2. **Proposal** –

The proposed development is for pitched roofs to replace the existing flat roofs at the school.

3. **Consultations** -
- ***Swallowfield Parish Council*** – Considers the proposal will improve the visual aspect of the building, therefore no objection
- ***Landscape*** – No objections as the visual impact upon the Area of Special Landscape Importance will be minimal
- ***Environmental Health*** – No objections
- ***Neighbours/Letters*** – No responses received

3. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
(Loddon Area Local Plan policies LBE2 and Wokingham District Local Plan (Deposit Draft) policies WBE1)

B. Impact upon the character of the area
(Loddon Area Local Plan policies LBE1, LBE2, LTV2, LBE16, LS5, LC3 and LC4, and Wokingham District Local Plan (Deposit Draft) policies WCC1, WCC7, WLL2, WLL3 and WHE8)

New D'ment – Inappropriate design – D'ment in rural area – Area Trad local character – Area Trad local character – ASLI

D'ment in c. side ASLI Area special character.

A. Impact upon neighbouring properties
The proposed development involves no increase in floor space to the school. The roofs already exist with a mixture of both flat and pitched roofs. The proposal is to put pitched roofs over the existing flat roofs.

The rear of the school overlooks a wooded area and fields, so there will be no impact to any neighbours at the rear. The front of the school is bounded by wire

mesh fencing and hedging which is approximately one metre in height. This allows clear views across to neighbouring properties, but it is considered that pitching the roofs will visually improve the school.

B. Impact upon the character of the area
The school lies within a rural/countryside area. At the rear, the school backs on to a small area of woodland which obscures the view to the fields beyond. The school is located within a small village with dwellings located in front of and at the side of the school. Due to the fact that the area is built up to a certain degree, the pitching of the flat roofs will have no detrimental impact on the open character of the countryside.

In addition, there will be no detrimental impact to the Area of Special Landscape Importance. Comments from Landscape state that the impact will be minimal.

Likewise, there will be no detrimental impacts on the Area of Special Character/Area of Traditional Local Character. Impact will be minimal and it is considered that the pitched roofs will be more aesthetically pleasing than the existing flat roofs.

4. **Conclusion** –
It is considered that the proposed development will have no detrimental impact on the character of the area and to neighbouring properties, and will visually improve the school, and would therefore not be contrary to local plan policies.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Materials used for the pitched roofs shall be those stated in the application, and no other materials other than those approved shall be used.

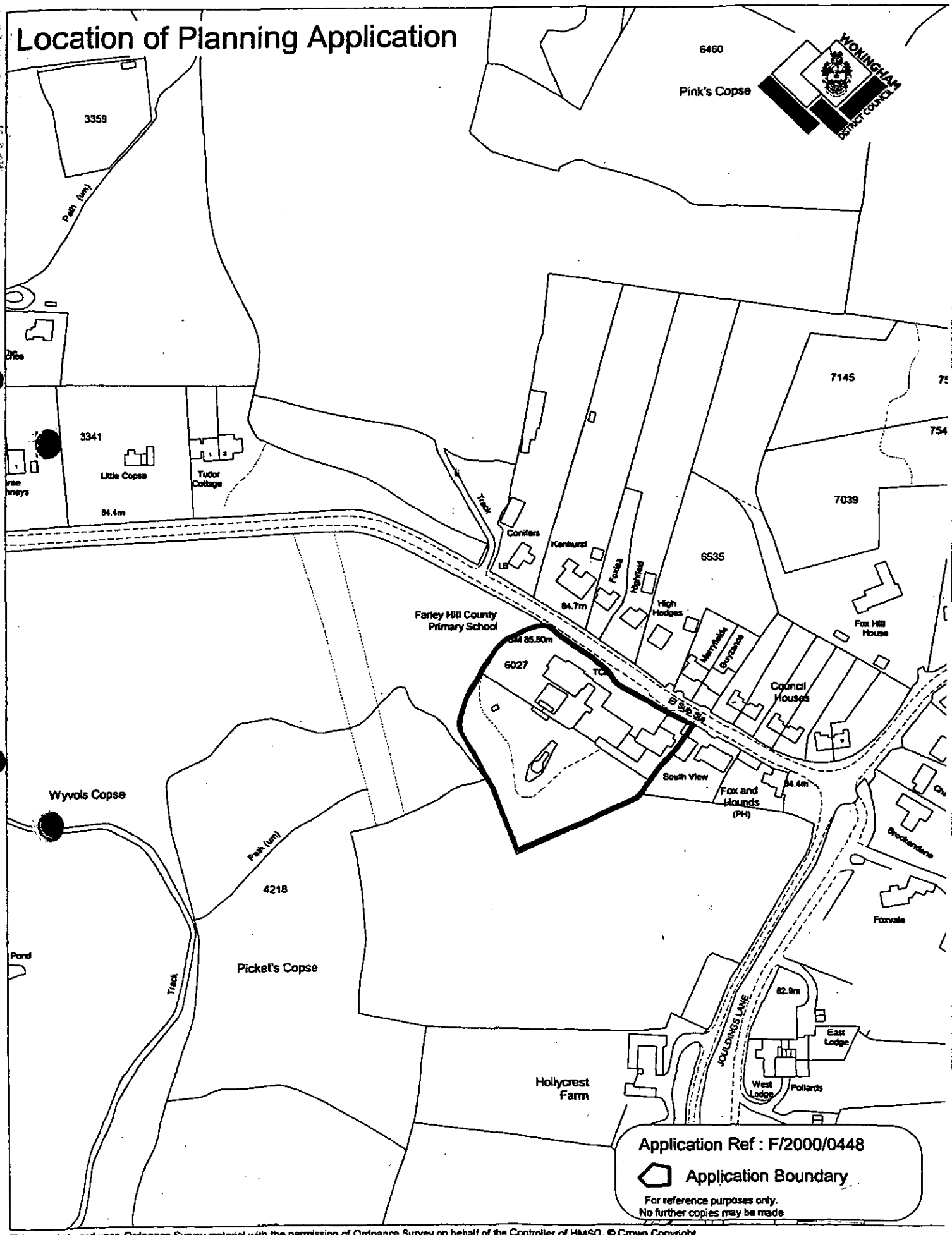
REASONS:
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Natalie Brown

Distance from Southview : 2-3m.
Height existing flat roof:
Height point of existing pitched roof:

24-01-00

Location of Planning Application



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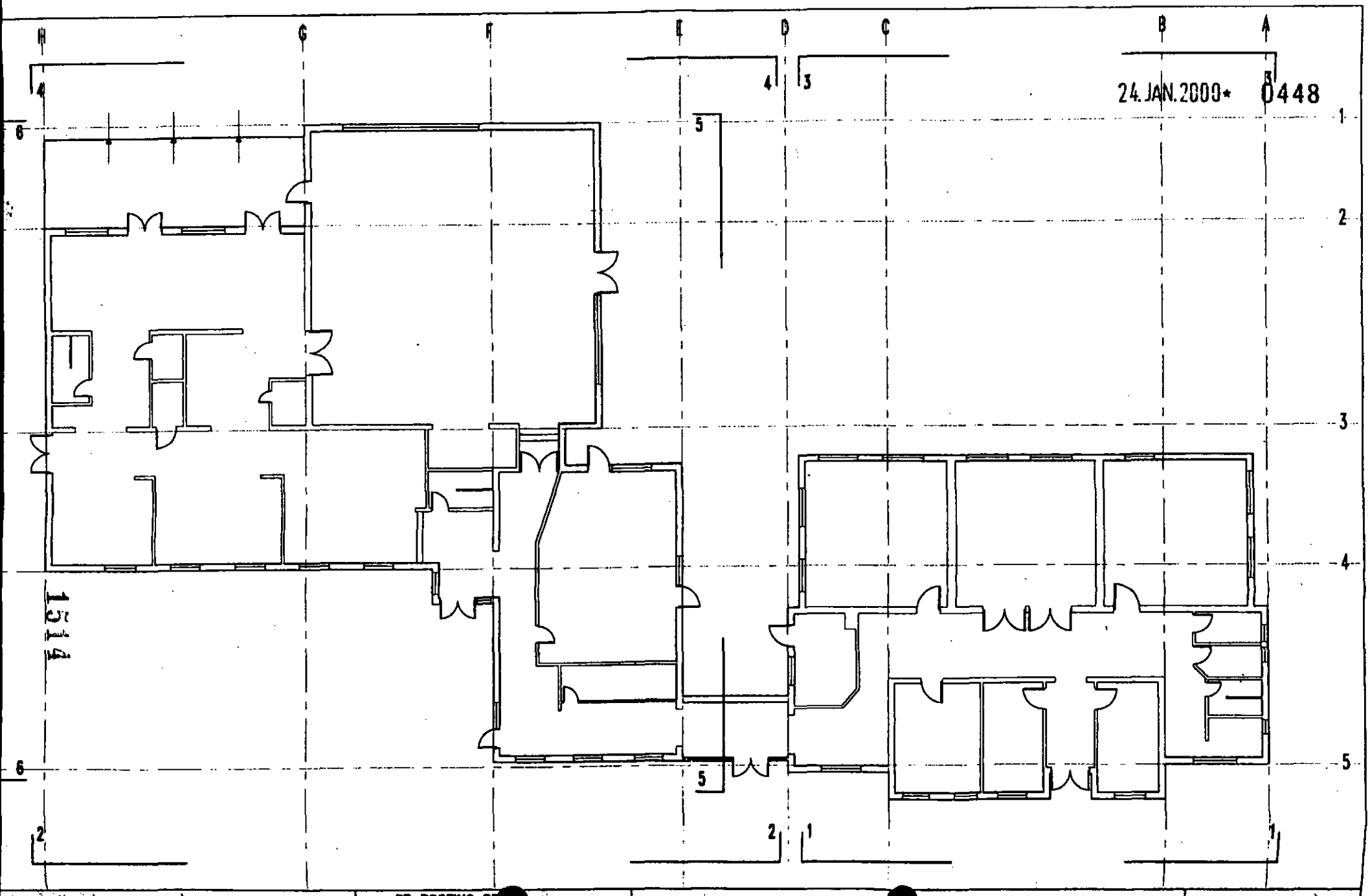
Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

1513

Scale: 1 : 2500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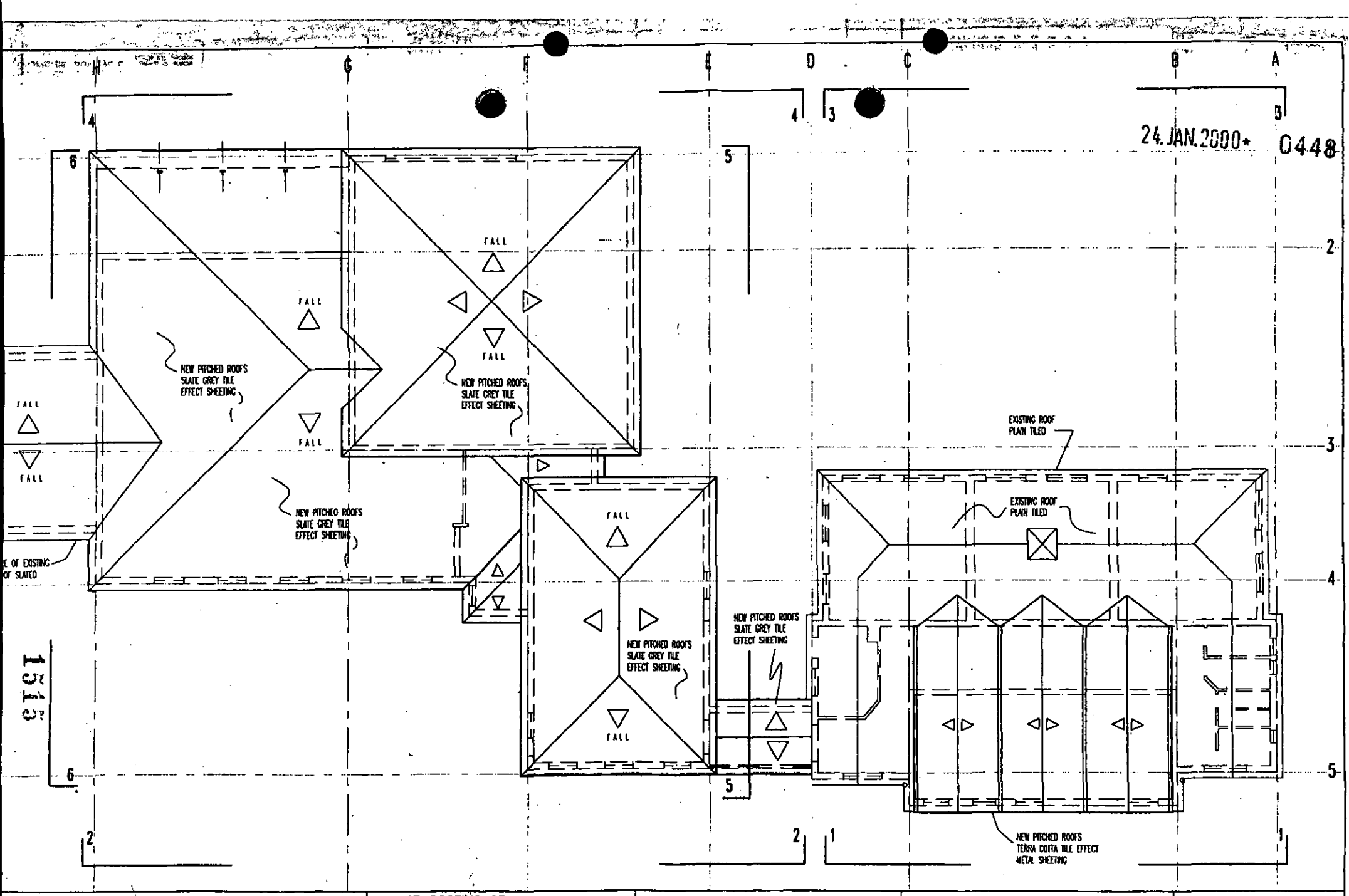
24 JAN 2000*
0448
NEW PITCHED ROOFS SLATE GREY TILE EFFECT SHEETING
NEW PITCHED ROOFS SLATE GREY TILE EFFECT SHEETING
NEW PITCHED ROOFS SLATE GREY TILE EFFECT SHEETING
NEW PITCHED ROOFS SLATE GREY TILE EFFECT SHEETING
NEW PITCHED ROOFS TERRA COTTA TILE EFFECT METAL SHEETING
EXISTING ROOF PLAIN TILED
EXISTING ROOF PLAIN TILED
FALL
FALL
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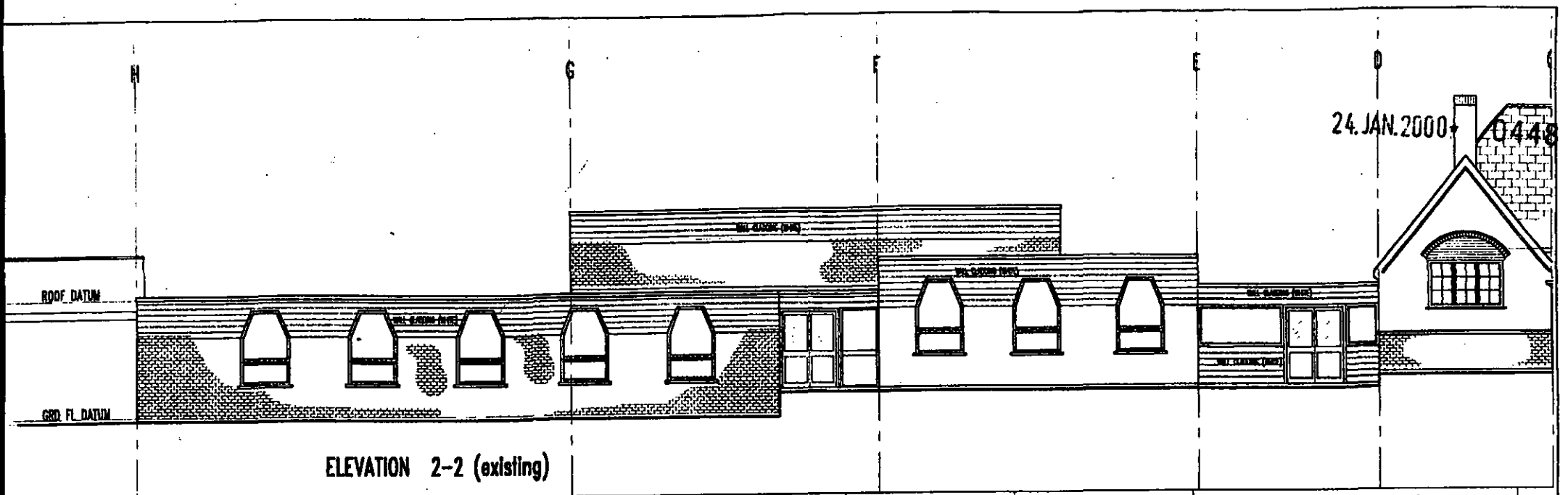
24. JAN. 2000 0448



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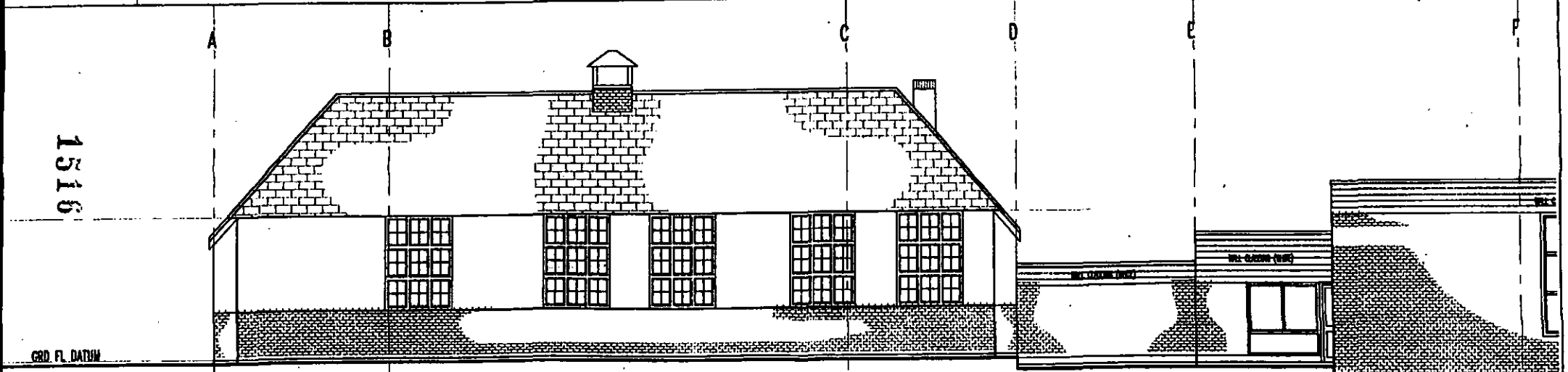


ELEVATION 3-3 (existing)

1516

CORNERSTONE DESIGN
Chartered Surveyors

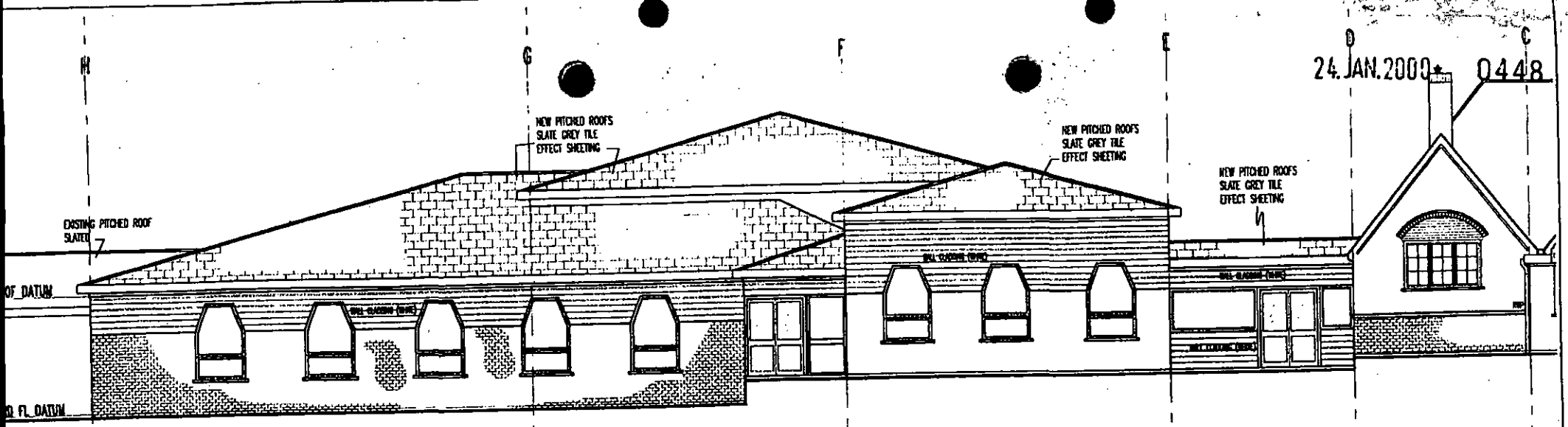
Job RE-ROOFING
FARLEY HILL PRIMARY SCHOOL

Client WOKINGHAM DISTRICT COUNCIL

Drawing EXISTING
ELEVATIONS 2-2 & 3-3

Rev | Date
Scale | Drawn | Date

24.JAN.2000 0448



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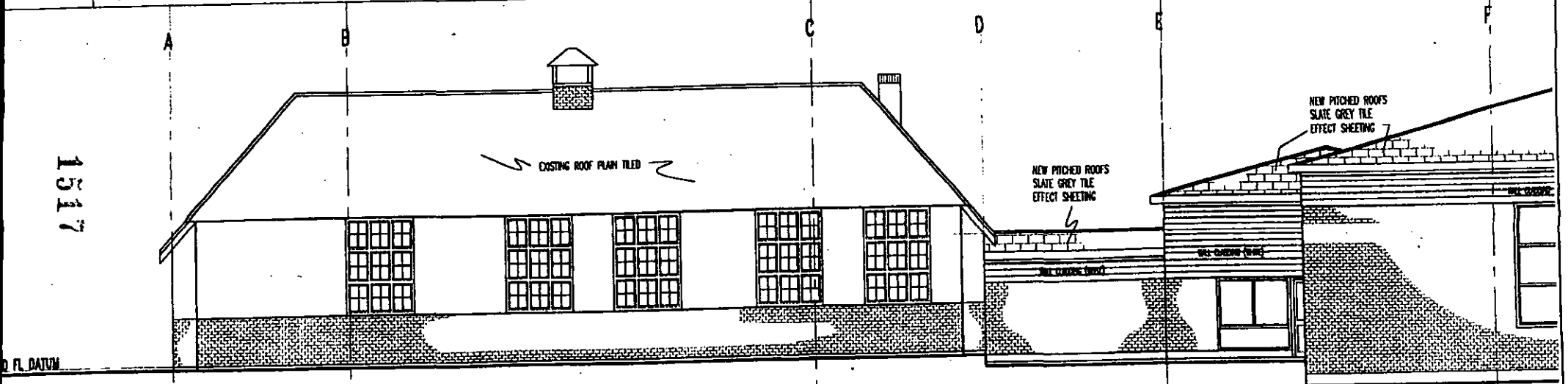


ELEVATION 3-3 (proposed)

1517

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783616
Fax: 01628 773408

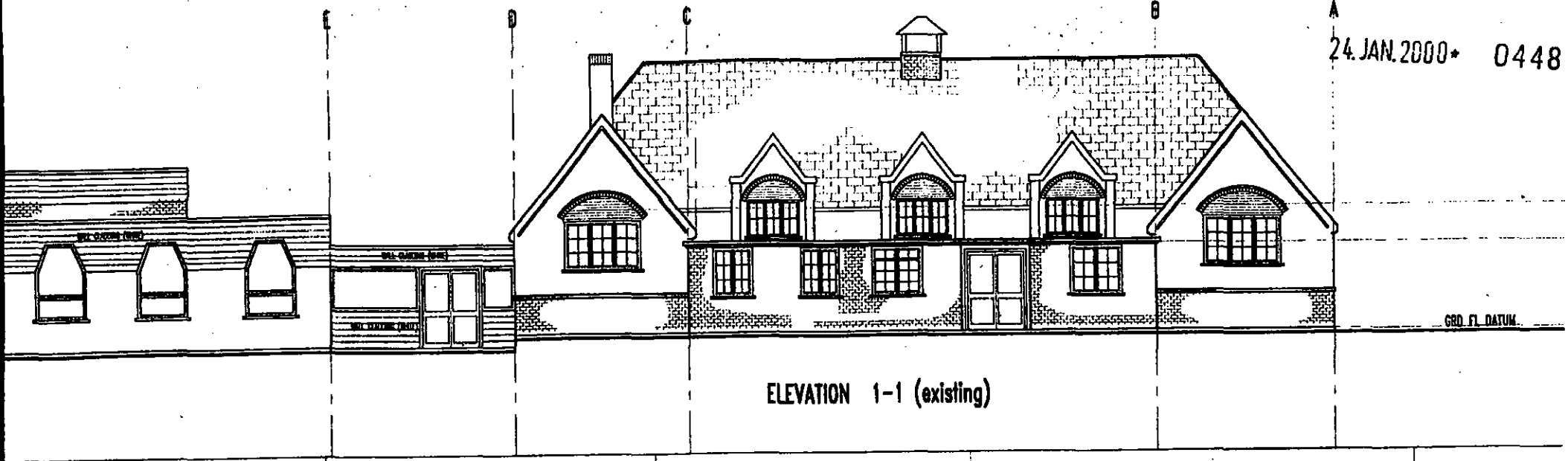
Job: RE-ROOFING OF
FARLEY HILL PRIMARY
SCHOOL
CHURCH ROAD, READING.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 2-2 & 3-3

Rev.	Date		
Scale 1:100	drawn AYD	Date JAN 2000	
Job No WDC.887	Drwg P301	Rev.	



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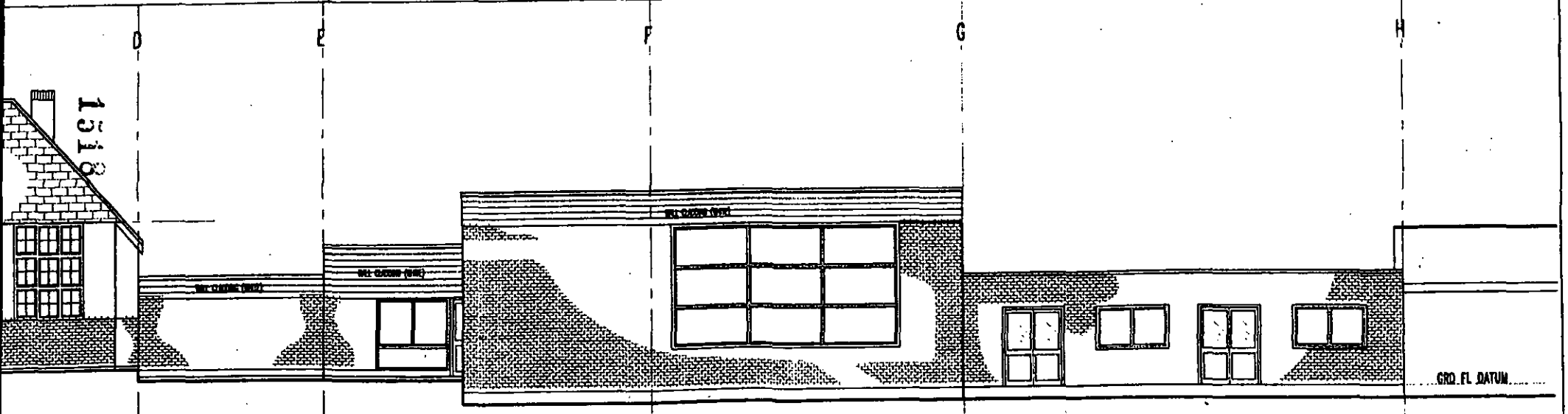


ELEVATION 4-4 (existing)

24 JAN 2000* 0448

CORNERSTONE DESIGN
Chartered Surveyors

Job: RE-ROOFING OF FARLEY H[illegible] PRIMARY SCHOOL

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: EXISTING

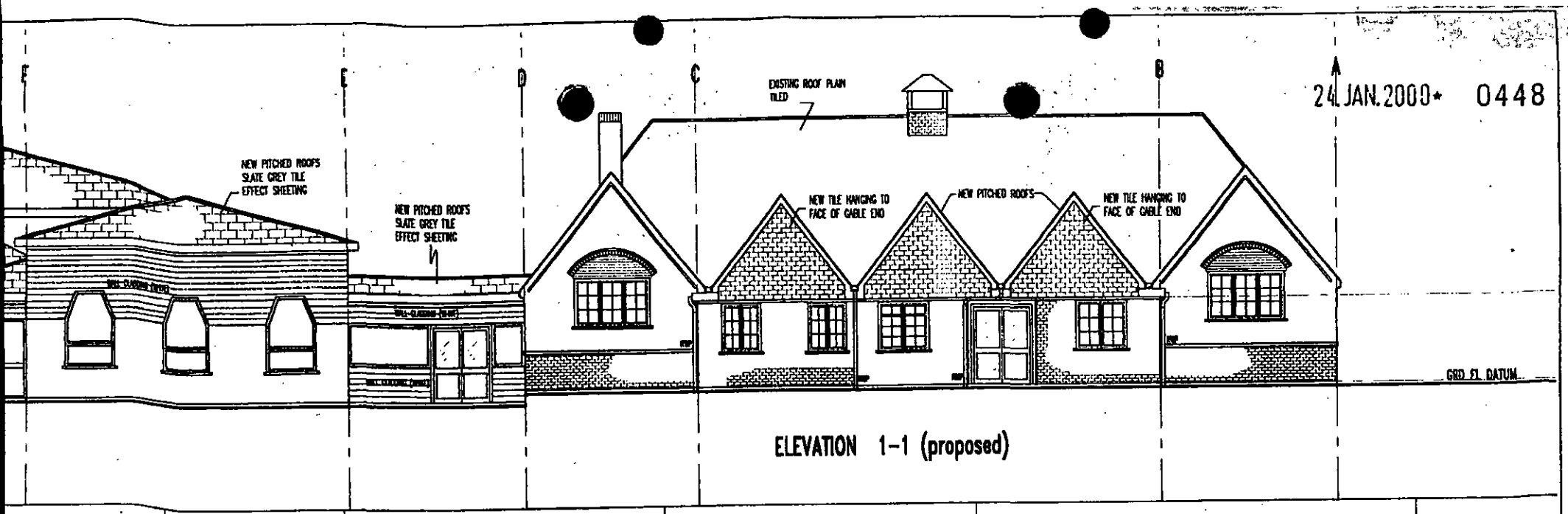
ELEVATIONS 1-1 & 4-4

Rev. | Date

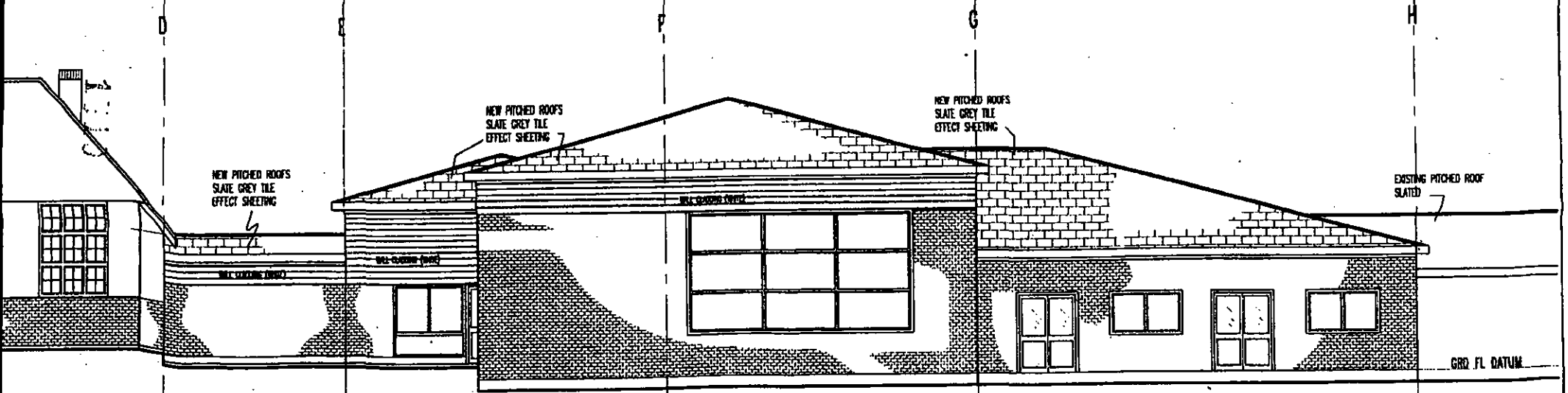
Scale 1:100 | drawn AB | Date JAN 2000

Job No. | Dwg | Rev.

24 JAN 2000* 0448



ELEVATION 1-1 (proposed)



ELEVATION 4-4 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Surrey Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783818
Fax: 01628 773408

Job: RE-ROOFING OF
FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

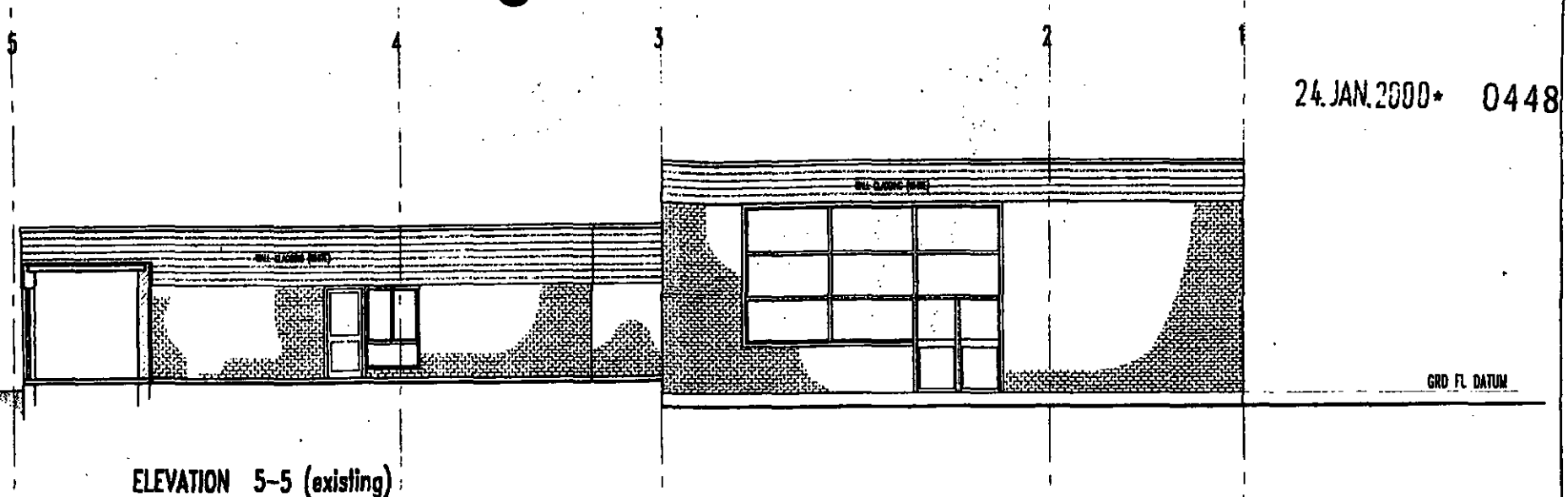
Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 1-1 & 4-4

Rev.	Date
Scale: 1:150	drawn: AYD
Date: JAN 2000	
Job No: WOC/007	Dwg: P302
Rev.	

24.JAN.2000* 0448



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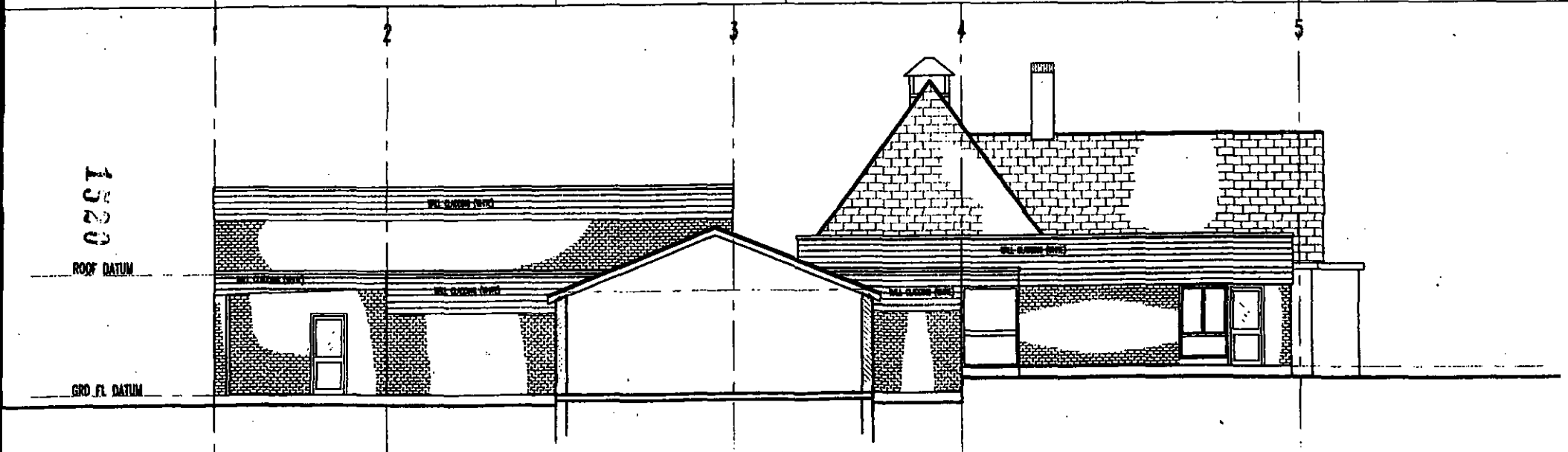

ELEVATION 6-6 (existing)

CORNERSTONE DESIGN
Chartered Surveyors

Job: RE-ROOFING OF FARLEY H[illegible] PRIMARY SCHOOL

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: EXISTING

ELEVATIONS 5-5 & 6-6

Rev.	Date
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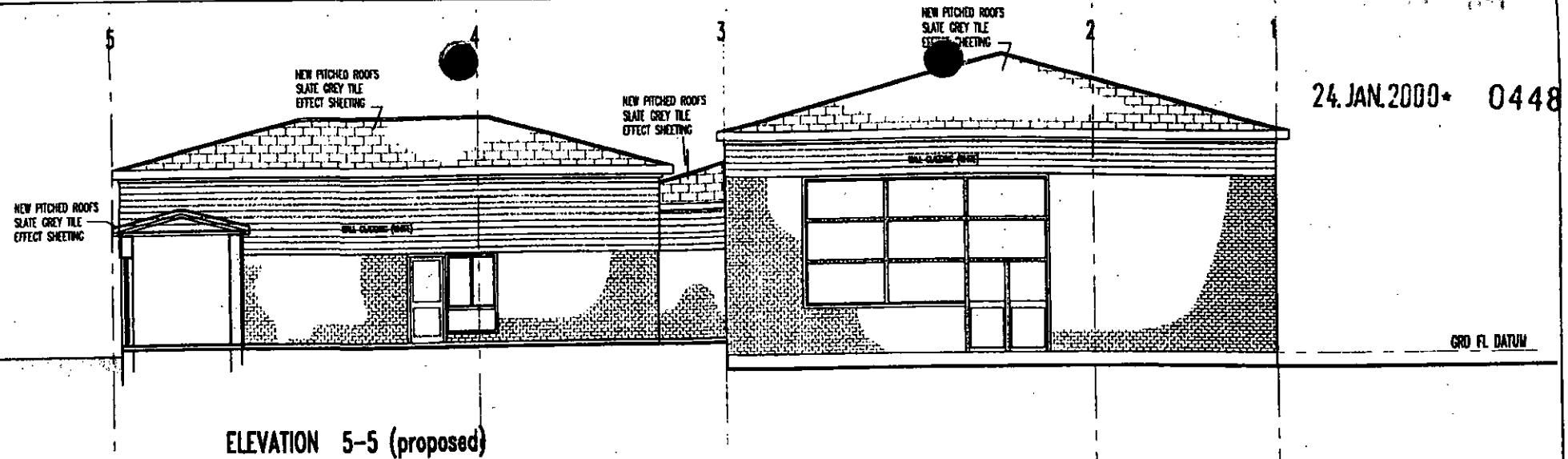
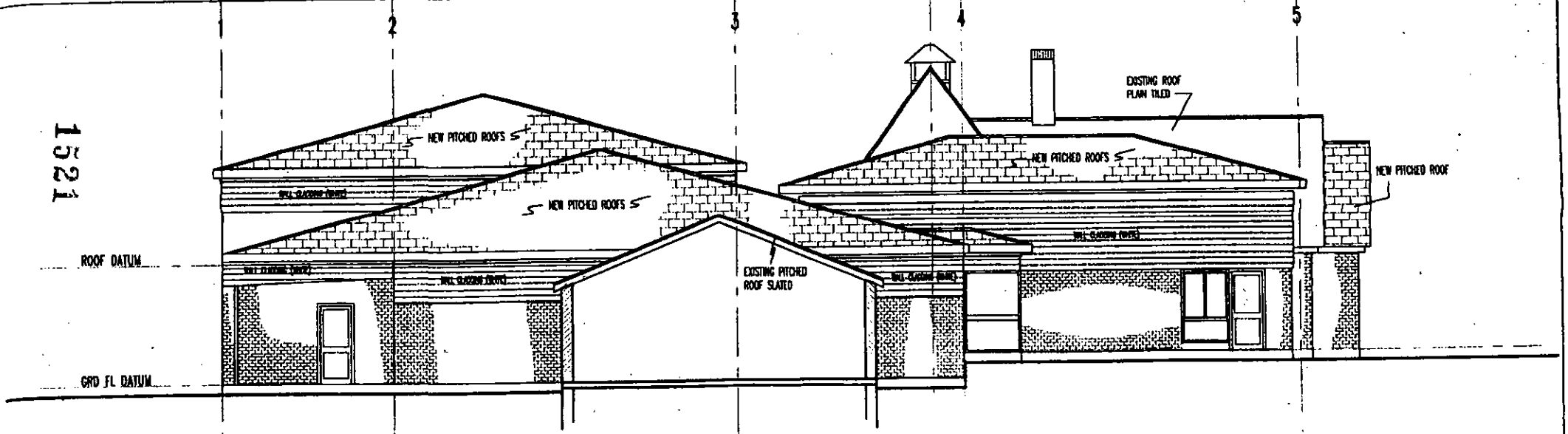
	Date: JAN 2000

24.JAN.2000* 0448



ELEVATION 5-5 (proposed)



ELEVATION 6-6 (proposed)

1521

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers, Devils Hill Terrace, Maidenhead, Berkshire SL6 4JP
Telephone: 01628 783818
Fax: 01628 773408

Job: RE-ROOFING OF FARLEY HILL PRIMARY SCHOOL

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 5-5 & 6-6

Rev. | Date

Scale	drawn	Date
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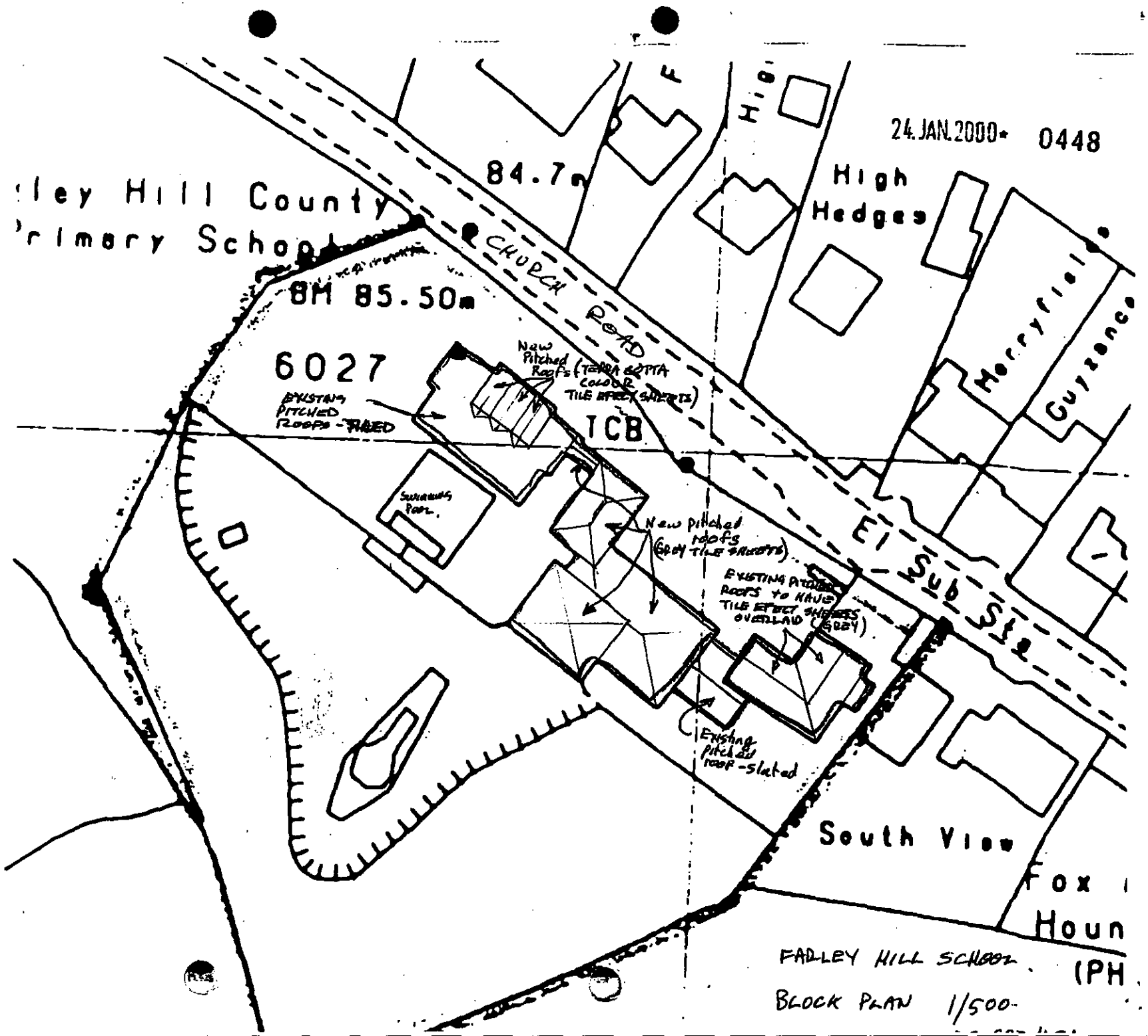
Job No. | Drwg | Rev.


24.JAN.2000* 0448
ley Hill County
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High Hedges
CHURCH ROAD
BM 85.50m
6027
EXISTING PITCHED ROOFS - TILED
New Pitched Roofs (TERRA COTTA COLOUR TILE EFFECT SHEETS)
TCB
Swimming Pool
New pitched roofs (GREY TILE SHEETS)
EXISTING PITCHED ROOFS TO HAVE TILE EFFECT SHEETS OVERLAID (GREY)
Existing pitched roof - slated
El Sub Sta
Merryfield
Guyzance
South View
Fox
Houn
(PH
FARLEY HILL SCHOOL
BLOCK PLAN 1/500

1522

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL SUB-COMMITTEE HELD ON WEDNESDAY 15th MARCH 2000 FROM 7:30 PM TO 8:30 PM

Present:- Mrs A N C Drake (Chairman), Mr A J Ross (Vice-Chairman), Mrs D C Beatty, Mr M J Bryant, Mr S R Conway, Mr R F N Eke, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 38: Mr F D Browne, Mr M Storry.

186. MINUTES

The Minutes of the meeting of the Sub-Committee held on 23rd February 2000 were confirmed as a correct record and signed by the Chairman.

187. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mr T Dredge.

192. APPLICATION NO F/2000/0448 - INSTALATION OF PITCHED ROOFS OVER EXISTING FLAT ROOFS AT SCOOL - FARLEY HILL PRIMARY SCHOOL, CHURCH ROAD, FARLEY HILL - FOR PROPERTY SERVICES DEPARTMENT, WOKINGHAM DISTRICT COUNCIL

The Sub-Committee considered a report about this application set out on Agenda pages 1511 to 1522.

Members considered details of this Application and it was

RESOLVED: That Application No F/2000/0448 be approved, subject to the conditions set out on page 1512 of the Agenda.

Application No. **Received** **Swallowfield**
F/2000/0448 **24/01/00**

Applicant: **Property Services Department, Wokingham District Council**
Location : **Farley Hill Primary School, Church Road, Farley Hill**
Proposal : **Installation of pitched roofs over existing flat roofs at school**

1. **Planning History** –
The site is located within a rural area which has the designations of Area of Special Landscape Importance and an Area of Sporadic Development as well as being an Area of Special Character/Area of Traditional Local Character. There have been previous planning applications for the above site, but these are not relevant to the current application.

The application is before the planning committee as the applicant is the Property Services department of the Council.

2. **Proposal** –

The proposed development is for pitched roofs to replace the existing flat roofs at the school.

3. **Consultations** -
- ***Swallowfield Parish Council*** – Considers the proposal will improve the visual aspect of the building, therefore no objection
- ***Landscape*** – No objections as the visual impact upon the Area of Special Landscape Importance will be minimal
- ***Environmental Health*** – No objections
- ***Neighbours/Letters*** – No responses received

3. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
(Loddon Area Local Plan policies LBE2 and Wokingham District Local Plan (Deposit Draft) policies WBE1)
B. Impact upon the character of the area
(Loddon Area Local Plan policies LBE1, LBE2, LTV2, LBE16, LS5, LC3 and LC4, and Wokingham District Local Plan (Deposit Draft) policies WCC1, WCC7, WLL2, WLL3 and WHE8)

A. Impact upon neighbouring properties
The proposed development involves no increase in floor space to the school. The roofs already exist with a mixture of both flat and pitched roofs. The proposal is to put pitched roofs over the existing flat roofs.

The rear of the school overlooks a wooded area and fields, so there will be no impact to any neighbours at the rear. The front of the school is bounded by wire

mesh fencing and hedging which is approximately one metre in height. This allows clear views across to neighbouring properties, but it is considered that pitching the roofs will visually improve the school.

B. Impact upon the character of the area
The school lies within a rural/countryside area. At the rear, the school backs on to a small area of woodland which obscures the view to the fields beyond. The school is located within a small village with dwellings located in front of and at the side of the school. Due to the fact that the area is built up to a certain degree, the pitching of the flat roofs will have no detrimental impact on the open character of the countryside.

In addition, there will be no detrimental impact to the Area of Special Landscape Importance. Comments from Landscape state that the impact will be minimal.

Likewise, there will be no detrimental impacts on the Area of Special Character/Area of Traditional Local Character. Impact will be minimal and it is considered that the pitched roofs will be more aesthetically pleasing than the existing flat roofs.

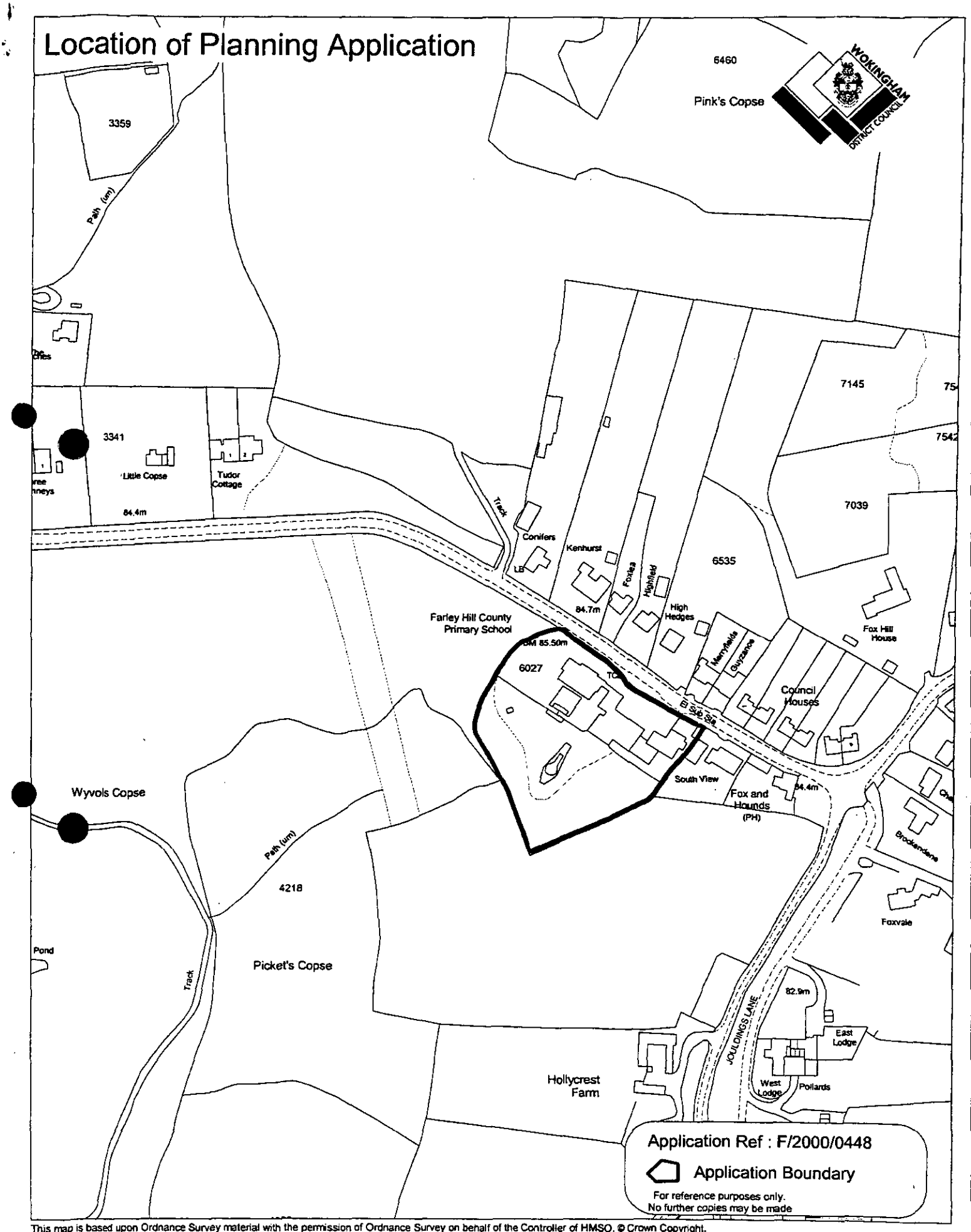
4. Conclusion –
It is considered that the proposed development will have no detrimental impact on the character of the area and to neighbouring properties, and will visually improve the school, and would therefore not be contrary to local plan policies.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Materials used for the pitched roofs shall be those stated in the application, and no other materials other than those approved shall be used.

REASONS:
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Natalie Brown



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

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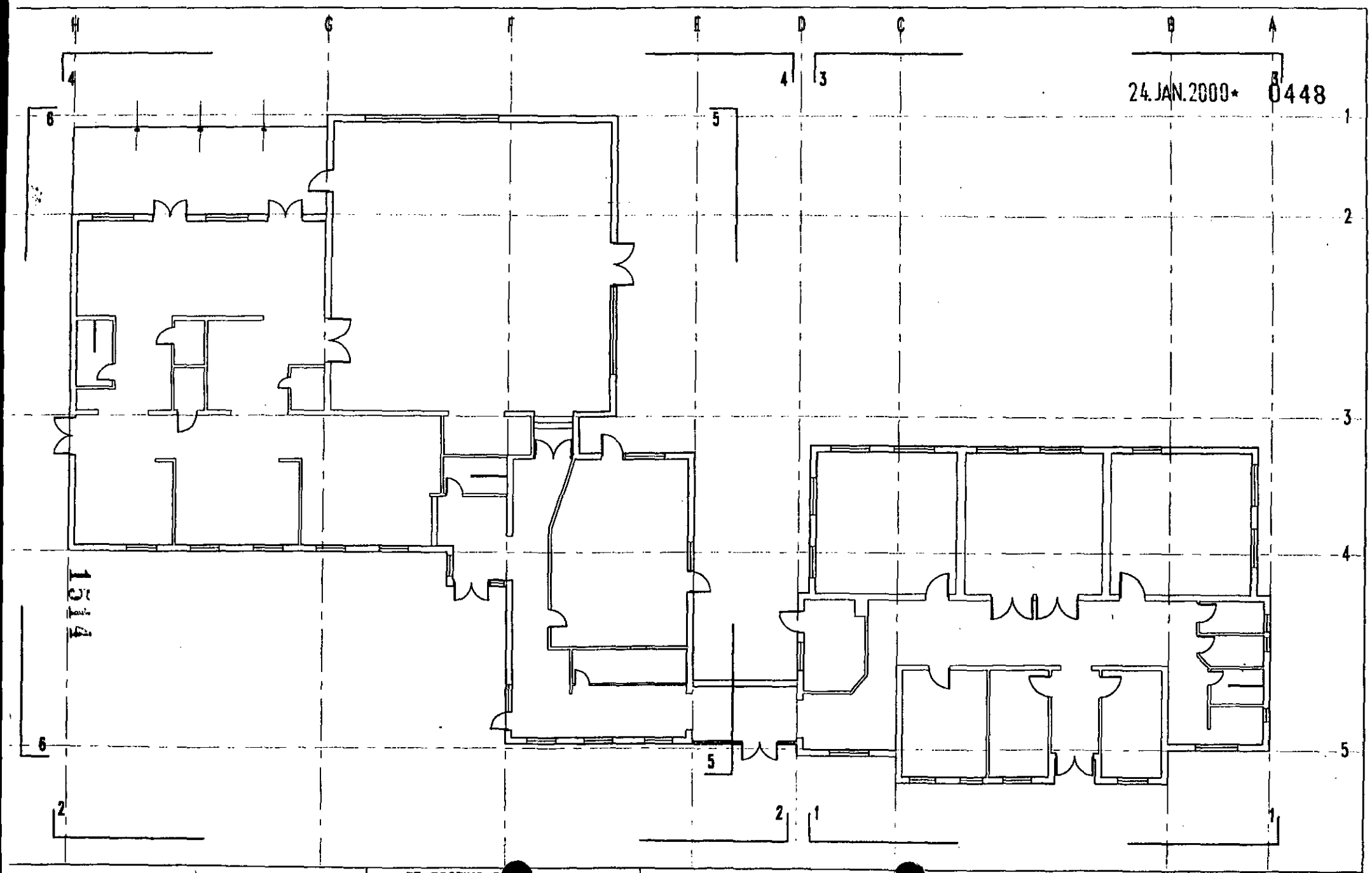


CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783618
Fax: 01628 773408

Job: RE-ROOFING OF
FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

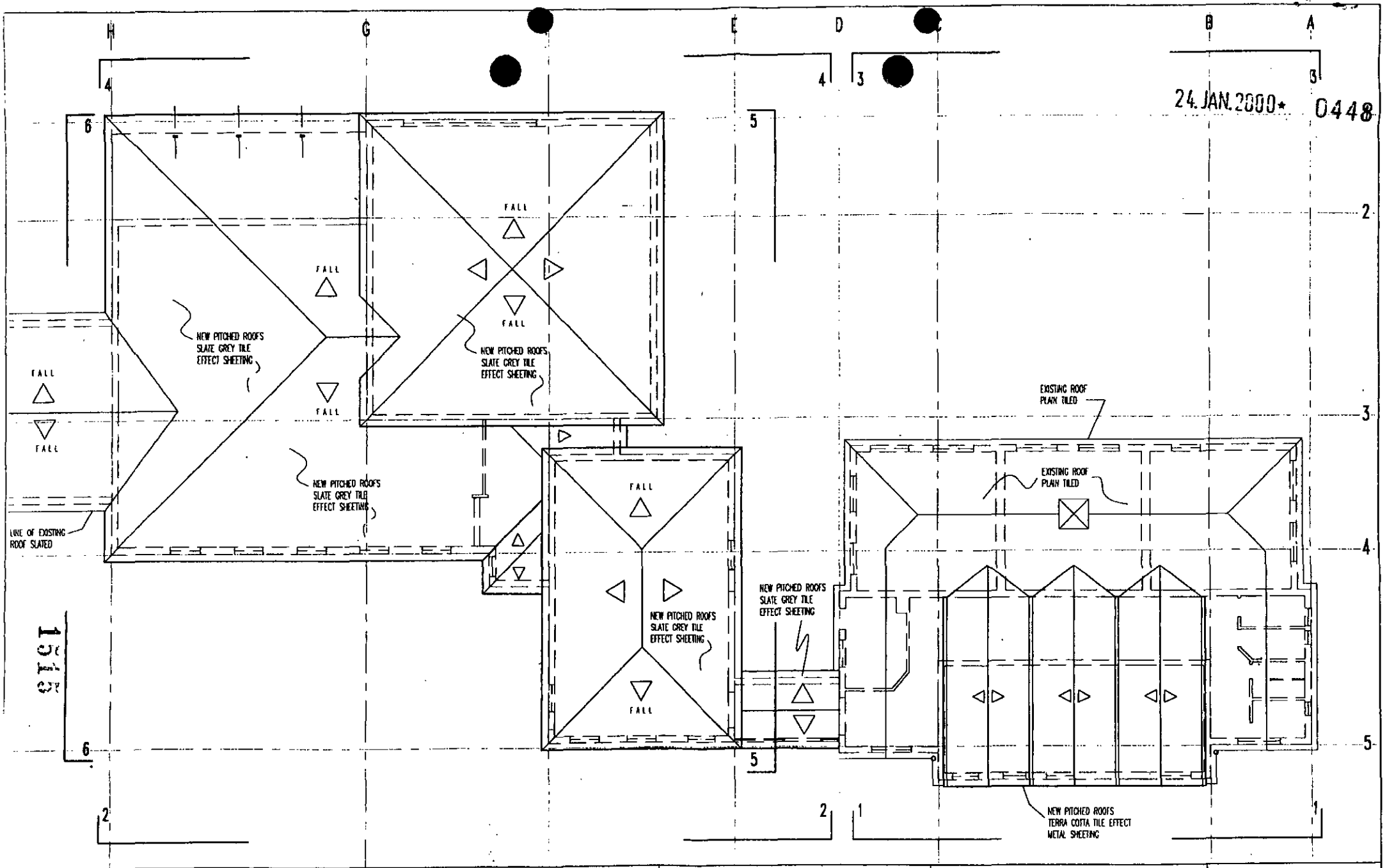
Client: WOKINGHAM DISTRICT COUNCIL

Design: EXISTING

GROUND FLOOR PLAN

Rev.	Date

Scale	drawn	Date
1:150	AM	JAN 2000
Job No.	Dwg	Rev.
WDC/017	201	



CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783818
Fax: 01628 773488

Job: RE-ROOFING OF
FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

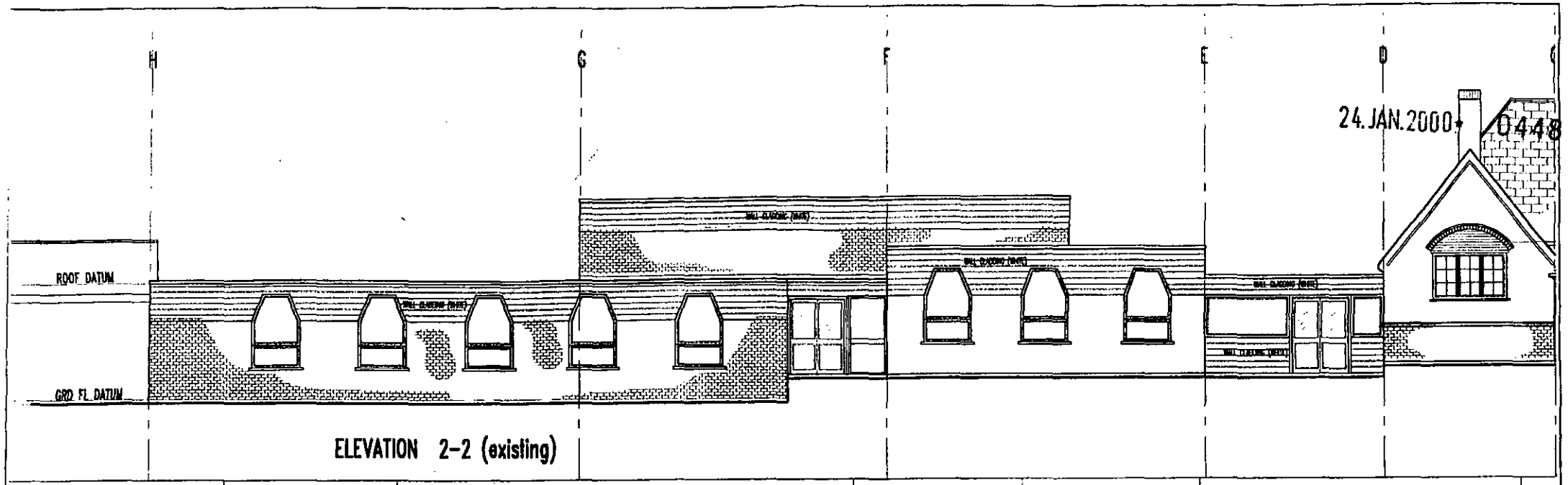
Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

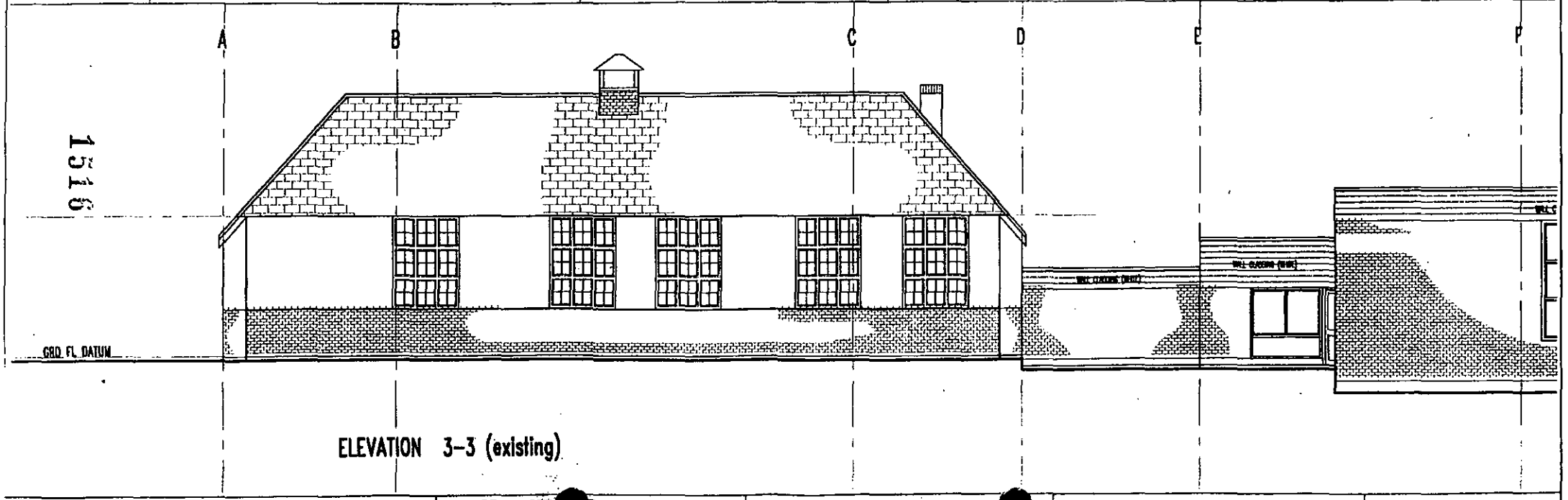
ROOF PLAN

Rev.	Date

Scale	drawn	Date
1:100	AYO	JAN 2000
Job No	Drwg	Rev.
WDC.697	P201	



ELEVATION 2-2 (existing)



ELEVATION 3-3 (existing)

1516

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Deetle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 763516
Fax: 01628 773408

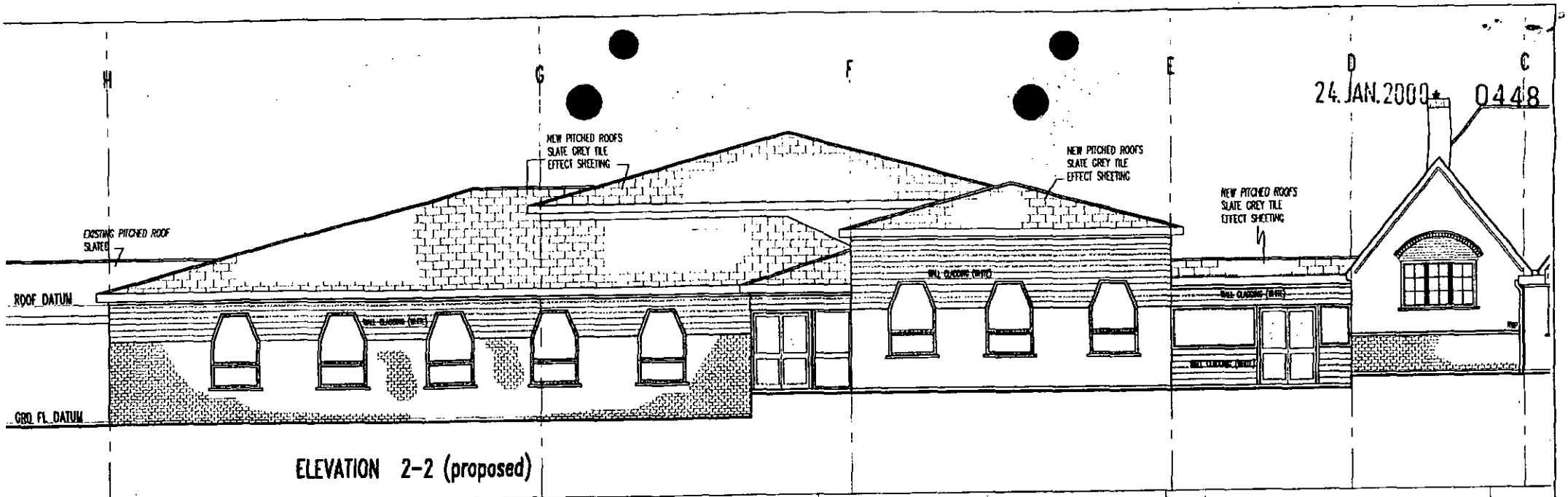
Job: RE-ROOFING OF FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

Client: WOKINGHAM DISTRICT COUNCIL

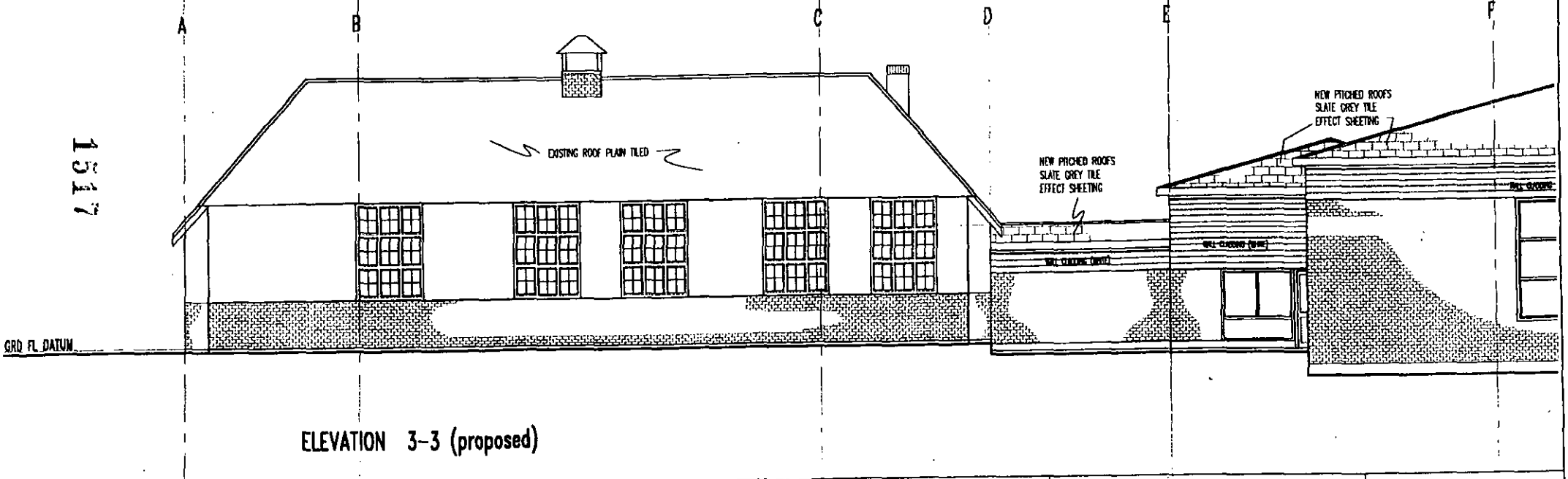
Drawing: EXISTING
ELEVATIONS 2-2 & 3-3

Rev.	Date		
Scale 1:100	drawn AYD	Date JAN 2000	
Job No WDC.887	Drwg 301	Rev.	

24 JAN 2000 0448



ELEVATION 2-2 (proposed)



ELEVATION 3-3 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783818
Fax: 01628 773408

Job: RE-ROOFING OF
FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

Client: WOKINGHAM DISTRICT COUNCIL

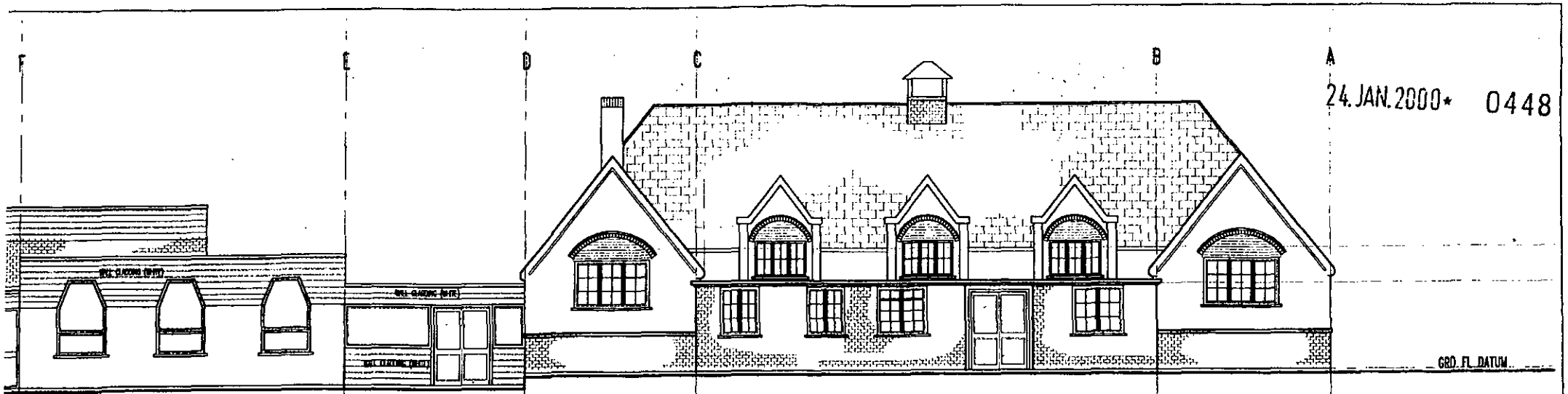
Drawing: PROPOSED

ELEVATIONS 2-2 & 3-3

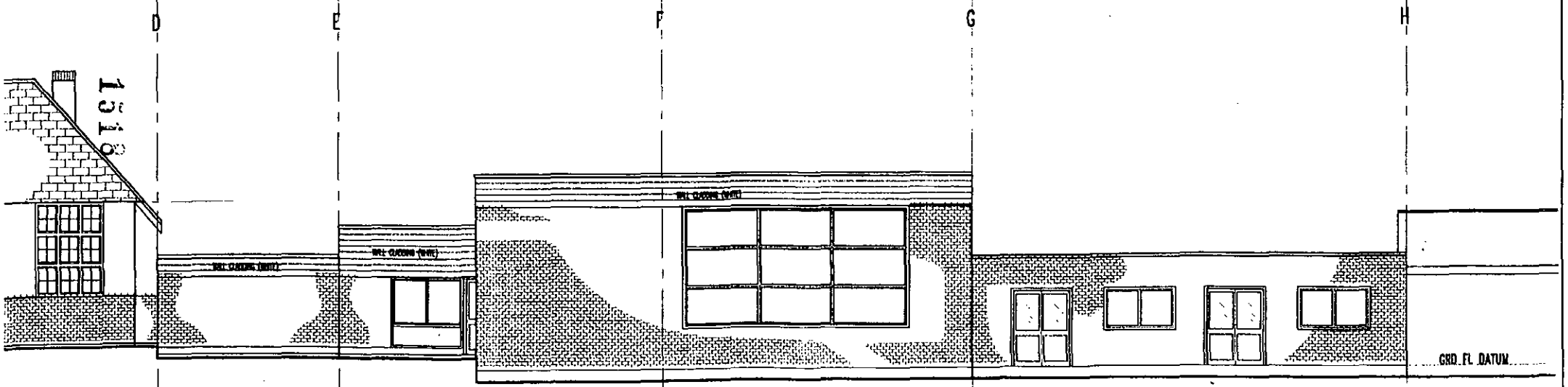
Rev.	Date

Scale	drawn	Date
1:100	AYD	JAN 2000
Job No	Drwg	Rev.
90C.087	P301	

24.JAN.2000* 0448



ELEVATION 1-1 (existing)



ELEVATION 4-4 (existing)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783618
Fax: 01628 773408

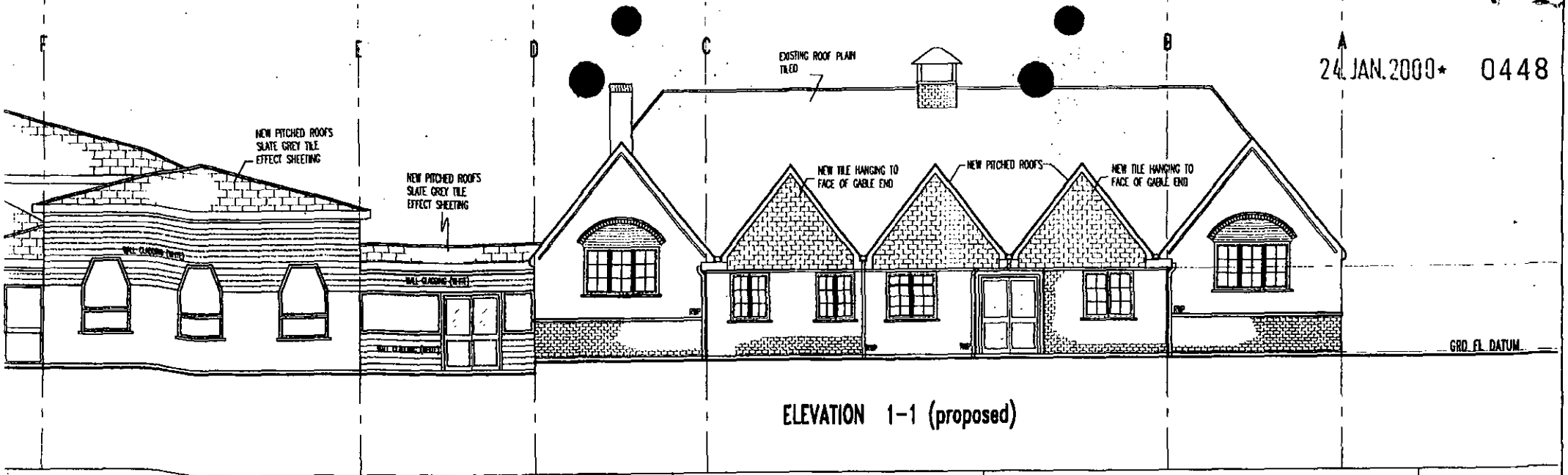
Job: RE-ROOFING OF FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

Client: WOKINGHAM DISTRICT COUNCIL

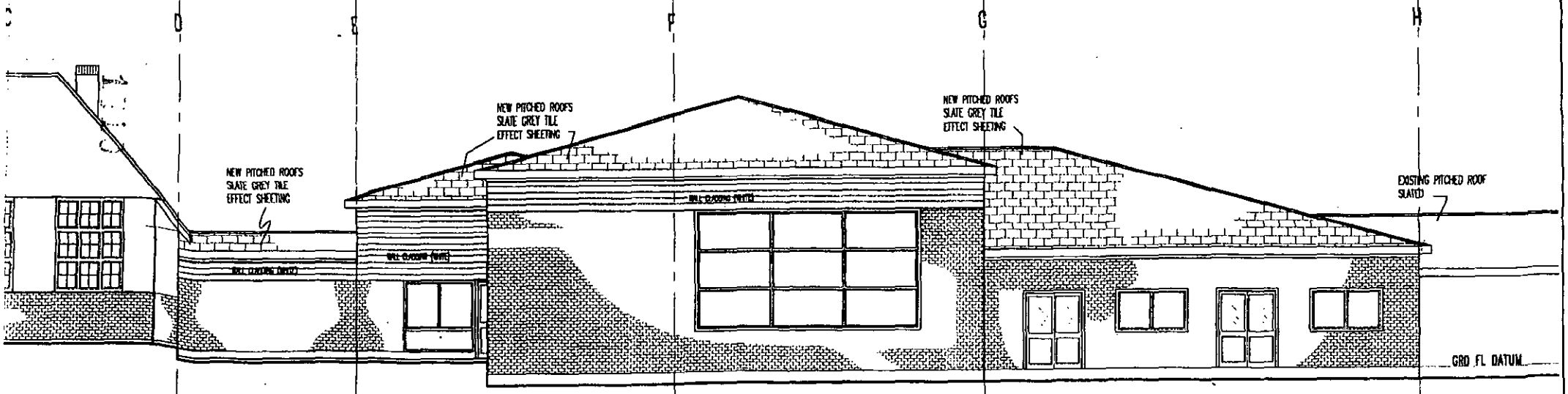
Drawing: EXISTING
ELEVATIONS 1-1 & 4-4

Rev.	Date		
Scale 1:100	drawn JRO	Date JAN 2000	
Job No [illegible]	Drwg 302	Rev.	

24 JAN.2000* 0448



ELEVATION 1-1 (proposed)



ELEVATION 4-4 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Surrey Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783518
Fax: 01628 773408

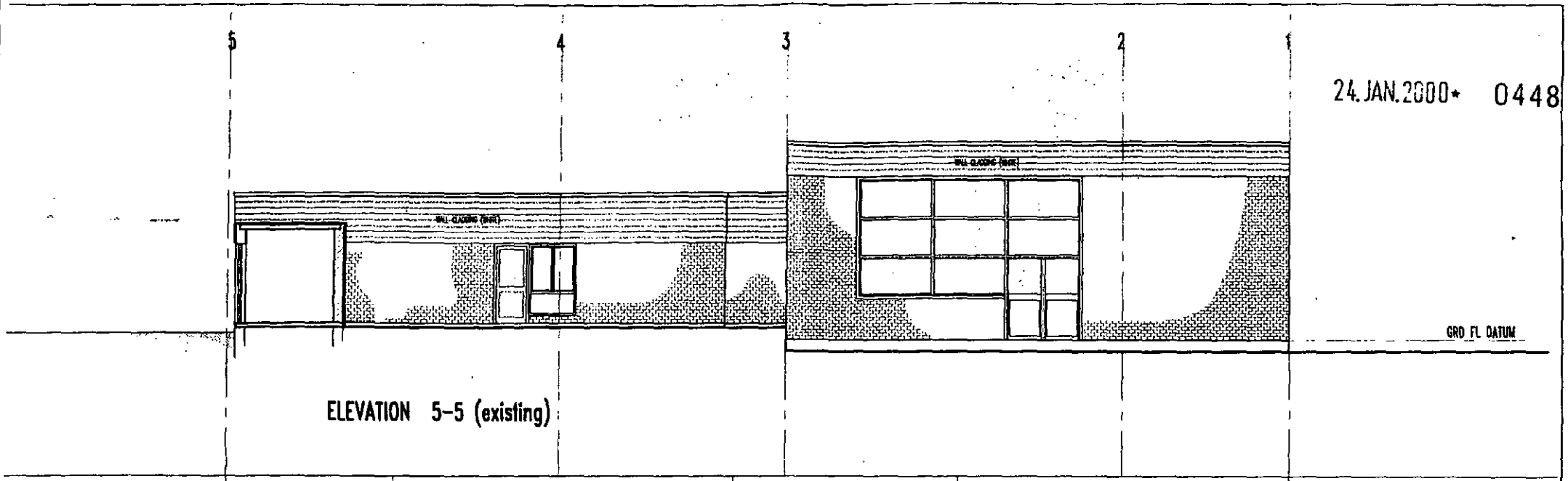
Job: RE-ROOFING OF FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

Client: WOKINGHAM DISTRICT COUNCIL

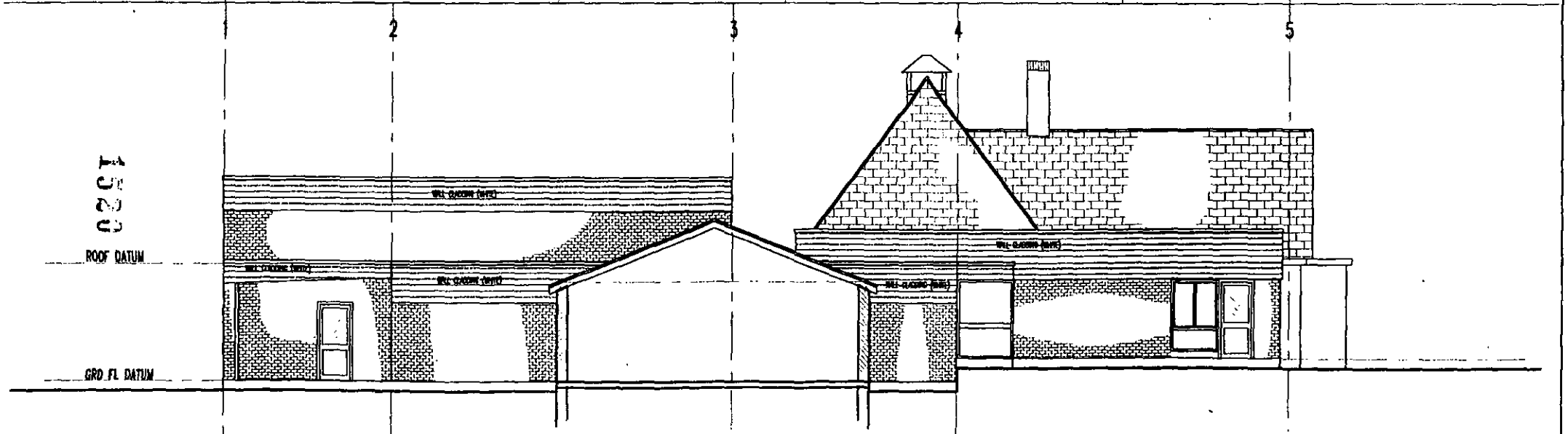
Drawing: PROPOSED
ELEVATIONS 1-1 & 4-4

Rev.	Date
Scale: 1:150	drawn: AYO
Date: JAN 2000	
Job No: WDC.007	Dwg: P302
Rev.	

24.JAN.2000* 0448



ELEVATION 5-5 (existing)



ELEVATION 6-6 (existing)

CORNERSTONE DESIGN
Chartered Surveyors
Burnett Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783618
Fax: 01628 773408

Job: RE-ROOFING OF FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

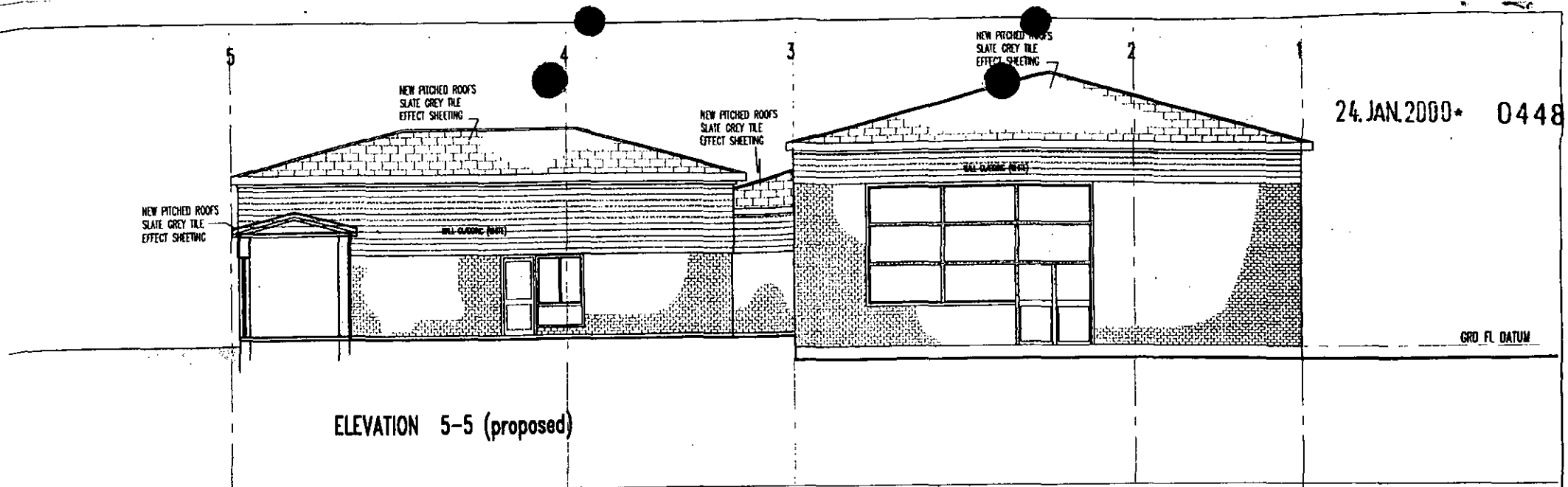
Client: WOKINGHAM DISTRICT COUNCIL

Drawing: EXISTING

ELEVATIONS 5-5 & 6-6

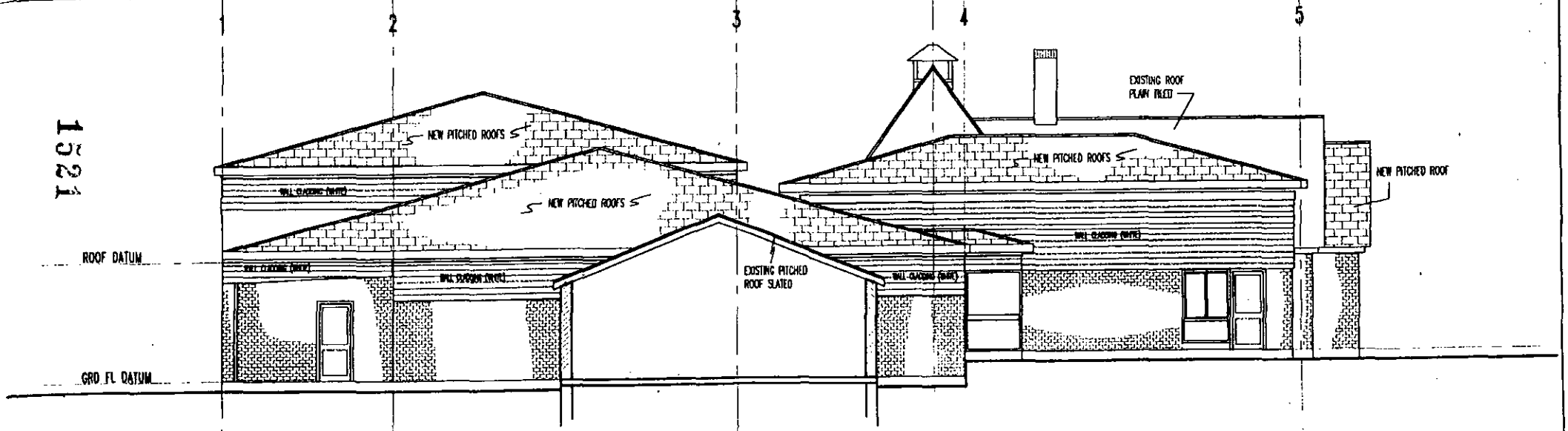
Rev. | Date

Scale: 1:100	drawn: AJO	Date: JAN 2000
Job No: WDC.097	Dwg: 303	Rev:



ELEVATION 5-5 (proposed)

24. JAN 2000* 0448



ELEVATION 6-6 (proposed)

1321

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783618
Fax: 01628 773408

Job: RE-ROOFING OF
FARLEY HILL PRIMARY SCHOOL
CHURCH ROAD, READING.

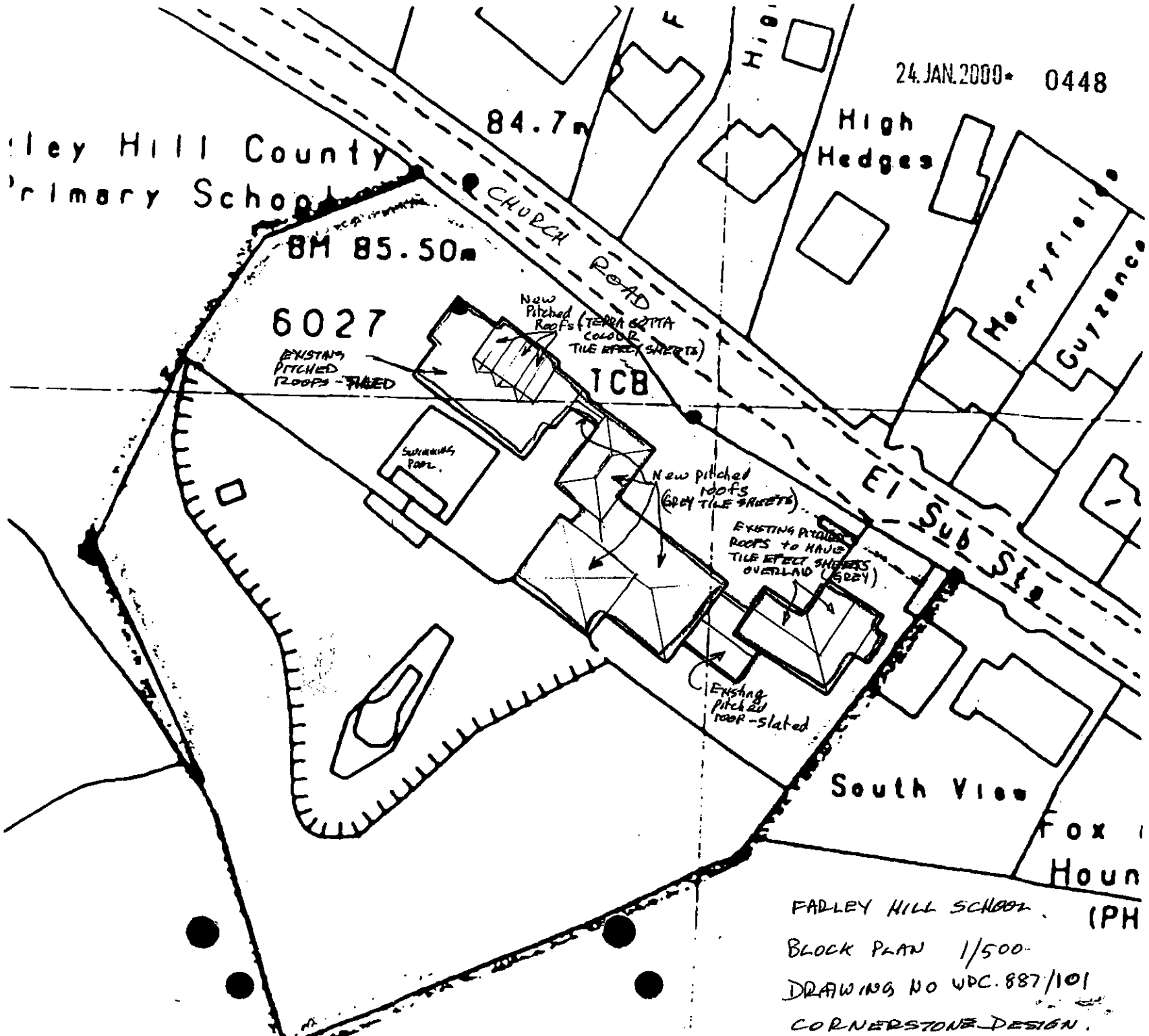
Client: WOKINGHAM DISTRICT COUNCIL

Design: PROPOSED

ELEVATIONS 5-5 & 6-6

Rev.	Date

Scale	drawn	Date
1:100	AYO	JAN 2000
Job No.	Dwg	Rev.
WDC.687	P303	


84.7m
High Hedges
CHURCH ROAD
BM 85.50m
6027
New Pitched Roofs (TERRA COTTA COLOUR TILE EFFECT SHEETS)
EXISTING PITCHED ROOFS - TILED
ICB
Swimming Pool
New pitched roofs (GREY TILE SHEETS)
EXISTING PITCHED ROOFS TO HAVE TILE EFFECT SHEETS OVERLAID (GREY)
Existing pitched roof - slated
El Sub Sta
South View
FARLEY HILL SCHOOL.
BLOCK PLAN 1/500
DRAWING NO WDC.887/101
CORNERSTONE DESIGN.

1522

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0448

Applicant : Property Services Dept Wokingham D.C. C/O Cornerstone Design.

Location : Farley Hill Primary School , Church Road, Farley Hill, Reading.

Proposal : Proposed installation of pitched roofs over existing flat roofs to school.

(yes 21/2/2000)

Site Notice Displayed ? :	YES	NO	DATE
		✓	14/2/00

Date of Neighbour Notifications : 15/2/00

Date of Site Visit : 14/2/00

Date Registered : 24/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : 27/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

Swallowfield PC : 10/2 : "no objections"

Landscape : no objections

Environmental Health : no env health objections (9/2).

29/02 { Education : / Neighbours/SN : } no responses received.

Planning Issues : (AONB, Rural, traditional character)

(1) Impact upon the ~~open~~ character of the area ~~countryside/area special character~~

(2) ~~Impact upon AONB~~

(3) Impact upon env. health

(4) Impact upon neighbouring properties

Application Number: F/2000/0448

Appraisal :

See attached committee report.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0448 see committee report
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Farley Hill Primary School Church Road Farley Hill Reading.

APPLICATION NUMBER: F/2000/0448

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No. Yes 21/2/2000 - on main gate - entrance to school.

2. DESCRIPTION OF SURROUNDINGS

School - set in rural surroundings
existing flat roof/pitched roof. (proposed pitched over flat roof).

3. DESCRIPTION OF SITE/BUILDING

elev 4 - 4 - Woodland & fields face this elev (no props visible but farm outbuildings).
elev 5 - 5 - School surrounding (woodland at side, playground in front of).
elev 2 - 2 - Pitch roof over reception - front facing).

4. RELATIONSHIP TO ADJOINING PROPERTIES

properties facing school at front (road inbetween).

5. SITE CONSTRAINTS

TREES - wooded area at rear.

ACCESS/PARKING parking by school for teachers

LEVELS

BOUNDARY TREATMENT Im fencing by school, wire mesh fencing surrounding woodland at rear

OTHERS Im wire mesh fencing/hedging at front.

Application No.	Received	Swallowfield
F/2000/0448	24/01/00	

Applicant: **Property Services Department, Wokingham District Council**
Location : **Farley Hill Primary School, Church Road, Farley Hill**
Proposal : **Installation of pitched roofs over existing flat roofs at school**

1. Planning History –
The site is located within a rural area which has the designations of Area of Special Landscape Importance and an Area of Sporadic Development as well as being an Area of Special Character/Area of Traditional Local Character. There have been previous planning applications for the above site, but these are not relevant to the current application.

The application is before the planning committee as the applicant is the Property Services department of the Council.

2. Proposal –

The proposed development is for pitched roofs to replace the existing flat roofs at the school.

3. Consultations -

- ***Swallowfield Parish Council*** – Considers the proposal will improve the visual aspect of the building, therefore no objection
- ***Landscape*** – No objections as the visual impact upon the Area of Special Landscape Importance will be minimal
- ***Environmental Health*** – No objections
- ***Neighbours/Letters*** – No responses received

3. Appraisal – The main considerations are:

A. Impact upon neighbouring properties
(Loddon Area Local Plan policies LBE2 and Wokingham District Local Plan (Deposit Draft) policies WBE1)
B. Impact upon the character of the area
(Loddon Area Local Plan policies LBE1, LBE2, LTV2, LBE16, LS5, LC3 and LC4, and Wokingham District Local Plan (Deposit Draft) policies WCC1, WCC7, WLL2, WLL3 and WHE8)

A. Impact upon neighbouring properties
The proposed development involves no increase in floor space to the school. The roofs already exist with a mixture of both flat and pitched roofs. The proposal is to put pitched roofs over the existing flat roofs.

The rear of the school overlooks a wooded area and fields, so there will be no impact to any neighbours at the rear. The front of the school is bounded by wire

mesh fencing and hedging which is approximately one metre in height. This allows clear views across to neighbouring properties, but it is considered that pitching the roofs will visually improve the school.

B. Impact upon the character of the area
The school lies within a rural/countryside area. At the rear, the school backs on to a small area of woodland which obscures the view to the fields beyond. The school is located within a small village with dwellings located in front of and at the side of the school. Due to the fact that the area is built up to a certain degree, the pitching of the flat roofs will have no detrimental impact on the open character of the countryside.

In addition, there will be no detrimental impact to the Area of Special Landscape Importance. Comments from Landscape state that the impact will be minimal.

Likewise, there will be no detrimental impacts on the Area of Special Character/Area of Traditional Local Character. Impact will be minimal and it is considered that the pitched roofs will be more aesthetically pleasing than the existing flat roofs.

4. Conclusion –
It is considered that the proposed development will have no detrimental impact on the character of the area and to neighbouring properties, and will visually improve the school, and would therefore not be contrary to local plan policies.

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

SC01 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Materials used for the pitched roofs shall be those stated in the application, and no other materials other than those approved shall be used.

REASONS:
SR02 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
SL12 2. To ensure a satisfactory external appearance.

Natalie Brown

F/2000/0448.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	Map No. 108/104 Site 023
Officer: NAB | Application No. F/2000/0448	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED INSTALLATION OF PITCHED ROOFS OVER EXISTING FLAT ROOFS TO SCHOOL

Location: FARLEY HILL PRIMARY SCHOOL CHURCH ROAD

Parish: SWALLOWFIELD Ward: Swallowfield 3.2.2000

Applicant: PROPERTY SERVICES WDC
code to YE 214 8024

Fee ..... Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			/
5	Elevation plans	Need side elevations of building on right hand side of plans.	31/1	
6	Floor plans	See plan P303 elevation 6-b – New Pitched roof.		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape Area of Special Landscape Interest	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: (Area of Traditional Local Character) (Rural Area)

No pre-apps.

NEIGHBOURS:

S/N at entrance to school ✓

15/2/00 : Southview, 1 council Houses, Guyzanze, Merryfields, High Hedges, Highfields, Foxlea, Kenhurst } Church Road Farley Hill.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 16 February 2000

Location:	Farley Hill Primary School, Church Road, Farley Hill, Swallowfield
Proposal:	PROPOSED INSTALLATION OF PITCHED ROOFS OVER EXISTING FLAT ROOFS OF SCHOOL
Application Number:	F/2000/0448

In response to your consultation dated 3 February 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposals, as the visual impact on the ASLI will be minimal.

Catherine Brimble

Catherine Brimble
Landscape Architect

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING 2579/
POL
CS
APP
COPIES TO:
FILE:

09 February 2000

FAXED AND POSTED
9746484

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sirs,

Please find below the Parish Council's comments on current applications:

F/1999/0221 - Proposed single storey front and rear extensions to dwelling, Sunnyhaven, Spring Lane, Swallowfield
The Parish Council has no objection to this application.

F/2000/0362 - Proposed single storey rear extension to dwelling, 1 Norton Cottages, Norton Road, Riseley
The Parish Council has no objection to this application.

F/200/0385 - Proposed change of use of small holding to Animal Rescue Centre, Kingsbridge, Lambs Lane, Swallowfield
The Parish Council has no objection to this application.

NB F.2000/0448 - Proposed installation of pitched roofs over existing flat roofs to school, Farley Hill Primary School, Church Road, Farley Hill
The Parish Council considers that this proposal will improve the visual aspect of the building, and therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

09 February 2000

FAXED AND POSTED
0174 64884

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sirs,

Please find below the Parish Council's comments on current applications:

F/1999/0221 - Proposed single storey front and rear extensions to dwelling, Sunnyhaven, Spring Lane, Swallowfield
The Parish Council has no objection to this application.

F/2000/0362 - Proposed single storey rear extension to dwelling, 1 Norton Cottages, Norton Road, Riseley
The Parish Council has no objection to this application.

F/200/0385 - Proposed change of use of small holding to Animal Rescue Centre, Kingsbridge, Lambs Lane, Swallowfield
The Parish Council has no objection to this application.

NT

F.2000/0448 - Proposed installation of pitched roofs over existing flat roofs to school, Farley Hill Primary School, Church Road, Farley Hill
The Parish Council considers that this proposal will improve the visual aspect of the building, and therefore has no objection to this proposal.

Yours faithfully,

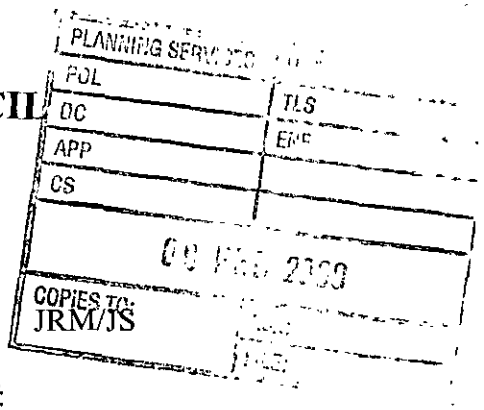
C Adams

Mrs. C. Adams, Clerk

9. Feb. 12:39 SWALLOWFIELD PARISH COUNCIL No. 0364 P. 1/1

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney, Environmental Health

My Ref:

To: Natalie Brown, Planning

Your Ref:

Date: 8 February, 2000

APPLICATION NO 04560/9999/1/000
PROPOSED INSTALLATION OF PITCHED ROOFS OVER EXISTING FLAT ROOFS TO SCHOOL
LOCATION: FARLEY HILL COUNTY PRIMARY FARLEY HILL

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

John Mullaney
Environmental Health Officer

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

24. JAN. 2000* 0448

1.	APPLICANT'S NAME	PROPERTY SERVICES DEPT, WOKINGHAM DISTRICT COUNCIL
	ADDRESS	SHUTE END
		WOKINGHAM BERKS
	POST CODE	RG40 1WR PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CORNERSTONE DESIGN
	ADDRESS	SUMMIT CHAMBERS
		CASTLE HILL TERRACE, MAIDENHEAD BERKS
	POST CODE	SL6 4SP PHONE 01628 783518
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	FARLEY HILL PRIMARY SCHOOL. CHURCH ROAD, FARLEY HILL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALLATION OF NEW PITCHED ROOFS OVER EXISTING FLAT ROOFS TO SCHOOL AND TILE EFFECT METAL SHEETING TO EXISTING FELT COVERED PITCHED ROOF TO DINING ROOM
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLD – WBC.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WDC. 887/100, 200, P200, 300, P300, 302, P302, 303, P303, 101 BLOCK PLAN,

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.

EDUCATIONAL

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.

"PANTILE" EFFECT PROFILED COATED METAL SHEETING AS ATTACHED BROCHURE (OR SIMILAR) IN TERRA COTTA OR SLATE GREY.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING RW DRAINAGE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO N/A.

If no, please give details

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

N/A

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

N/A.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

WDC CODE YE 214 8024

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 WOLLINGHAM DISTRICT COUNCIL DATE 20 JAN 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				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	NO CHANGE OF FLOOR SPACE			
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

2[redacted] WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A.	
Proposed		

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

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?

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

Existing Staff	Transferred Staff	New Staff	Total
N/A			

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

N/A.

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

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 bythe Chief Officerresponsible 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.'

ADDRESS FARLEY HILL PRIMARY SCHOOL CHURCH ROAD

PARISH SWALLOWFIELD

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
005-66	BERKSHIRE COUNTY COUNCIL	COVERED PATIO	16 5 74	N/A
BR 1098	EARLEY HILL C of E School	" "	29 7 74	App N/A.
TL-012	(Siting of Public Payphone Outside by BT Payphones)			
44182	BCC	NEW CLASSROOM +	7-6-95	C/A
95/60271/F		ALT TO EL. CLASSROOM		
RP95/3603	"	"	16-6-95	C/App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

24.JAN.2000* 044

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

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

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

On behalf of . . . WOKINGHAM DISTRICT COUNCIL . . . . . .

Date . . . . . 20 JAN 2000 . . . . . .

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