APPLICATION NO:

F/2002/8093

LOCATION:
Post Office Counters Ltd 55, Wargrave Post Office High Street, Wargrave Reading.

APPLICANT:
Mr Butler C/O Peter Collis

PROPOSAL:
Proposed change of use from shop to residential, plus alteration to a bay window.

EARLIEST DATE FOR DECISION: **04/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2003

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Butler
C/O Peter Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
RG10 8NE

Application Number: F/2002/8093

Parish: **WARGRAVE**

Location: **Post Office Counters Ltd, Wargrave Post Office, 55 High Street, Wargrave, Reading.**

Proposal: **Proposed change of use from shop to residential, plus alteration to a bay window.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed change from A1 retail to residential use would reduce the shopping floor space along the Wargrave High Street frontage. This would further erode the already fragile retail fabric of the village and have a detrimental effect on shopping provision. The proposal would therefore be contrary to policy LN1 of the Loddon Area Local Plan and to policy WSH17 of the Wokingham District Local Plan (as agreed to be modified).

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:

Loddon Area Local Plan Policies LSH1 and LN1.

Deposit Draft Wokingham District Local Plan Policies WSH9 and WSH17.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/01/2003

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.

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8093

Applicant : Mr Butler C/O Peter Collis.

Location : Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.

Proposal : Proposed change of use from shop to residential, plus alteration to a bay window.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....16.12.02.....

Date Registered : 28/11/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 23/01/2003. 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 :

- Highway officer: No objection subject to a condition
- Conservation Officer: Notes building is within the Conservation Area (but not listed) and contributes to the street frontage which is the focus of the area. Would require details of bay window if acceptable in planning terms
- 1 letter of comment: Disappointed at the loss of the P.O. which will affect many elderly and infirm residents of the village.
- Environmental Health Officer: No objection.

Planning Issues :

Application Number: F/2002/8093

Appraisal :

See attached report

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

F/2002/8093 – Appraisal

Proposal
Is to change the existing P.O. at the front of No. 55 to residential use (extension to living room) and relocate the P.O. into the rear part of the shop adjoining (shared front entrance). Also alterations to bay window.

Relevant planning history
Application 30698 for change of use to estate agents was refused permission on lack of parking grounds and the subsequent appeal dismissed (also on parking grounds).

Principle of proposal
Site is in the Wargrave Conservation Are. Policy SH9 (as agreed to be modified) protects shops that provide for day-to-day needs (including Post Offices) from being changed to other uses, unless (a) the predominantly retail character of the shopping area is unaffected and (b) alternative facilities are available nearby. Regarding (b), as it is proposed to relocate the P.O. in the shop next door, there is not a policy objection, providing the P.O. were to be relocated.

Policy SH17 (as agreed to be modified) states that within Wargrave High Street, change of use of existing retail (A1) to other uses will not normally be permitted (unless the building is listed and the proposals justified on listed building grounds). As the proposal is for change of use of the existing shop fronting the High Street in A1 shop use to residential use and the building is not listed, the proposal would be contrary to Policy SH17 and is considered unacceptable on this ground.

Effect on neighbouring properties
Consider the proposed change of use of this part of the building to residential use would not have a significant effect on neighbouring properties. This is because there is an accessway on the north side of the relevant part of the building and existing shop on the south side on the ground floor. Above is the bedroom accommodation of the same dwelling unit as the rear of the shop.

Parking
Existing parking shown at rear, and highway officer raises no objection.

Recommendation: refusal

Application Number F/2002/8093
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed change from A1 retail to residential use would reduce the shopping floorspace along the Wargrave High Street frontage. This would further erode the already fragile retail fabric of the village, and have a detrimental effect on shopping provision. The proposal would therefore be contrary to LALP Policy LN1 and to WDLP (as agreed to be modified) policy WSH17.

RECORD OF SITE VISIT

SITE ADDRESS: Post Office Counters Ltd 55, Wargrave Post Office High Street Wargrave Reading.

APPLICATION NUMBER: F/2002/8093

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.12.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Village centre.

3. DESCRIPTION OF SITE/BUILDING double fronted building with existing P.O. on N. side of joint entrance and photographer's studio on S. side.

4. RELATIONSHIP TO ADJOINING PROPERTIES residential properties to S., N. (beyond accessway) and opposite.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 December 2002

Application Number: F/2002/8093

Proposal: Proposed change of use from shop to residential, plus alteration to a bay window.

Parish: WARGRAVE PARISH

Site Address:
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.

Applicant:
Mr Butler C/O Peter Collis.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C122, R122

Signed: _____ **Print name:** AR 20/12/02

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

17 DEC 2002

From: Angela Odell

Date: 11 December 2002

Application Number: F/2002/8093

Proposal: Proposed change of use from shop to residential, plus alteration to a bay window..

Site Address:
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.

Applicant:
Mr Butler C/O Peter Collis.

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

NO 55 HIGH STREET IS NOT A LISTED BUILDING BUT IT IS WITHIN THE WARGRAVE CONSERVATION AREA AND CONTRIBUTES TO THE STREET FRONTAGE WHICH IS THE FOCUS OF THE AREA.

THE INTERNAL ALTERATIONS, I QUOTE, DO NOT REQUIRE PLANNING PERMISSION.

- DETAILS OF THE BAY WINDOW TO BE PROVIDED AS RESERVED MATTERS IF ACCEPTABLE IN PLANNING TERMS.

Harold Sanders
18.12.02.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8093. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AP	
CS	

17 DEC 2002 23/12

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8093

YOUR NAME: ROBERT WATERS

YOUR ADDRESS: (if these details are incorrect please amend)
38 HIGH STREET
WARGRAVE
READING
RG10 8BY

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
I am disappointed at the loss of the Post Office which will affect many elderly and infirm residents of the village.

Continue over the page if more room required

Angela Odell

From: John Mullaney
Sent: 17 December 2002 11:01
To: Angela Odell
Subject: F/2002/8093 Post Office Counters Ltd, 55 Wargrave PO High Street

I have no objections to the proposed change of use.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number : F/2002/8093	**Map No :** 21
Case Officer : AO	**Site Area :** 0·01
Valid Date : 28·11·02	**Received Date: 28/11/2002**

Level : Delegated Application

Description : Proposed change of use from shop to residential, plus alteration to a bay window. ~~Alteration~~

Location : Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.

Parish : WA **Ward : WAR**

Applicant : Mr Butler C/O Peter Collis.

Fee Required: £220 **Fee Received: £220** (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
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 Wargrave

Is the site a Listed Building: ☐ Yes ☑ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area

---

INTERNAL CONSULTATIONS

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	55A	55AHIGH STREETREADING	RG10 8BU
		49HIGH STREETREADING	RG10 8BU
L D J MOTORS		53HIGH STREETREADING	RG10 8BU
		30HIGH STREETREADING	RG10 8BY
		32HIGH STREETREADING	RG10 8BY
		34HIGH STREETREADING	RG10 8BY
		36HIGH STREETREADING	RG10 8BY
		38HIGH STREETREADING	RG10 8BY
		40HIGH STREETREADING	RG10 8BY
		42HIGH STREETREADING	RG10 8BY
		44HIGH STREETREADING	RG10 8BY
		46HIGH STREETREADING	RG10 8BY
	49A	49AHIGH STREETREADING	RG10 8BU
WHITE HART		45HIGH STREETREADING	RG10 8BU
HAILEY HEALING CENTRE		57HIGH STREETREADING	RG10 8BU
	THACKERAY COTTAGE	THACKERAY COTTAGEHIGH STREETREADING	RG10 8BU
		61HIGH STREETREADING	RG10 8BU
LAND AT			
NOT BUILT			
NOT BUILT			
POST OFFICE		55HIGH STREETREADING	RG10 8BU

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 11 December 2002

My ref: F/2002/8093

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
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/2002/8093
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.
Proposed change of use from shop to residential, plus alteration to a bay window.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8093**
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.
Proposed change of use from shop to residential, plus alteration to a bay window.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 11 December 2002

My ref: F/2002/8093

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/8093
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.
Proposed change of use from shop to residential, plus alteration to a bay window.

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8093**
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, Reading.
Proposed change of use from shop to residential, plus alteration to a bay window.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8093

Proposal:
Proposed change of use from shop to residential, plus alteration to a bay window.

Location:
Post Office Counters Ltd 55, Wargrave Post Office, High Street, Wargrave, 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/2002/8093 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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.

Trevor Watson
Development Control Manager

11 December 2002

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

8093

28 NOV 2002

8093

1.	APPLICANT'S NAME	Mr BUTLER
	ADDRESS	55, HIGH STREET, WARGRAVE BERKS.
	POST CODE	RG10 8BU PHONE
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent		PETER COLLIS
	ADDRESS	THE BEREN, HATCHGATE FARM COCKPOLE GREEN, WARGRAVE
	POST CODE	RG10 8NE PHONE 0118 9401541
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	55, HIGH STREET, WARGRAVE BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM SHOP TO RESIDENTIAL.
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	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	FLOOR PLANS, ELEVATIONS

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

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

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

- OUTLINE PERMISSION [ ] See question 10
- FULL PERMISSION [x]
- APPROVAL OF DETAILS/RESERVED MATTERS [ ] State relevant outline permission number Also complete Question 10
- TEMPORARY PERMISSION [ ] State period required
- RELAXATION OF CONDITIONS [ ] State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

- SITING [ ]
- EXTERNAL APPEARANCE [ ]
- DESIGN [ ]
- MEANS OF ACCESS [ ]
- LANDSCAPING [ ]

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

Residential / Shops

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.

To match existing (timber)

~~N/A~~

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~~ As existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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.

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

No.

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.

£220

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 Peter Butler ON BEHALF OF Mr. Butler DATE 26.11.02

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		X 9.500 sqm		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
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 C3				9.500 Sqm
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	2	
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.

CHANGE OF USE TO RESIDENTIAL

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

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.

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.'

1789/a

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:

28 NOV 2002

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . Mr. BUTLER . . . . . .

Date . . . 26/11/02 . . . . . .

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

(3) 1938

ADDRESS 55/55A/57 High Street PARISH Wargrave.

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/2000/0222	—	Erect 3 dwell	14.09.00	APP
F/2002/8093	Mr. Butler	C. of U. from shop to res		

MINISTRY DECISION

SPECIAL ORDERS

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1) POST OFFICE E

ADDRESS 55, 55A, 57 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 (21)

BUILDER 30075 (55) MR. G. BUTLER SHOP TO RES 13.4.88 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
707/72	MR. G. C. BUTLER	ILLUMINATED SIGN	11.4.72	N/A REFUSED
09156	"	STORE ROOM TO OFF-LICENCE (57)	23.11.78	N/A C/A
BR9564	"	" "	11.10.78	APP. N/A
BR 15964	"	ALTS. & CHANGE OF USE	12.7.82	APP. N/A
17853	"	RETAIL & RES. UNITS	26.5.82	N/A C/A
21483	"	GR. FLOOR TO DANCE STUDIO & RETAIL	31.5.84	N/A REF
23697	"	CONVERT SINGLE RETAIL UNIT TO TWO SEPARATE UNITS	14.8.85	N/A C/A
BR25170	"	" " " (SHOP & OFFICE)	9.8.85	APP N/A
25199	"	TO DENTAL SURGERY	23.4.86	C/A
25630	"	P.O. TO EST. AGENTS / REPOS. P.O.	11.6.86	REF.

DATE OF COMPLETION

DECISION

SPEC

1933

(2) E

ADDRESS 55, 55A, 57 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7878 21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28683 APPEAL	MR. B. CLAYTON	OFFICE ARTS. TO CONSULTANTS - 57	4.11.87	REF
BRA 4018	55	/ SHOP TO 2 DWELLINGS	14.12.87	APP
29472	W/DR.			
30698 APPEAL	OAKRIDGE EST. AGENTS 55	GR. FLOOR TO EST. AGENTS	6.7.88	REF
31656	W/DR.			
44236	MR. B. CLAYTON 57	OFFICE TO RES	13.6.95	C/A
95/60325/F				
96/63549/F	MR. K. ABDEN 55	C/O USE STORAGE (B8) TO OFFICE (B1A) RETRO.	3.7.96	C/A
F/2000/0508	Mr G Butler 55	C/O use office (B1A) to Residential (C3)	18.04.00	APP

MINISTRY DECISION 28683 - APPEAL ALLOWED - 24.1.89 30698 - APPEAL REFUSED - 7.4.89

SPECIAL ORDERS T.P.O. 1004/1999 PD Reg (55) - Butler - C. of U. Liv. Action - 28.1.0