APPLICATION NO:
F/2002/6042

LOCATION:
St. Dominic Savio Rc(aided) Primary School Western Avenue, Woodley Reading.

APPLICANT:
Wokingham District Council C/O Donaldson & Associates Ltd

PROPOSAL:
Proposed single storey extension to school.

EARLIEST DATE FOR DECISION: **04/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/04/2002

CASE OFFICER: ~~Heidi Lynch~~
Kerrin Lithgow

1156
Do

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Donaldson & Associates Ltd
Oakwood House
212A Basett Green Road
Bassett
Southampton
SO16 3NF

Application Number: F/2002/6042

Parish: **WOODLEY**

Location: **St. Dominic Savio RC (aided) Primary School, Western Avenue, Woodley, Reading.**

Proposal: **Proposed single storey extension 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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of tree protection measures in respect to the fruit tree located alongside the existing covered walkway. These details shall identify measures for the tree's protection in the course of the development. The tree protection measures approved shall remain in place until the completion of the construction period.

Condition
3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
4. Within six months of completion of the development hereby approved the applicant shall prepare and submit for approval a school travel plan. This shall include measures to minimise the need to travel to and from the site by private car. The approved school travel plan shall be implemented and maintained thereafter.

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

Reason
2. The existing fruit tree represents an important visual amenity to the area which should be retained.

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

Reason
4. To reduce the likelihood of roadside parking, and to avoid adverse impact on the public highway in the interests of highway safety.

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

Berkshire Structure Plan Policies OS1, EN1, EN3 and EN4.
Loddon Area Local Plan Policies LBE1, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3 and WIC16.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

Notice checked by: _____

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

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 11 June, 2002
My ref. BC/DC/2002/6042

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Globalmobile Ltd.
The Gatehouse
Ruck Lane
Horsmonden
TN12 8EA

Dear Sirs

PLANNING PERMISSION 2002/6042
SITE: ST DOMINIC SAVIO RC (AIDED) PRIMARY SCHOOL, WESTERN AVENUE, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2002/6042 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

KERRIN LITHGOW
Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	6042 Kevin Lithgow.
BUILDING CONTROL NUMBER.	FP 2002/3118 North
~~APPLICANT~~/AGENT	Globalmobile Ltd.
ADDRESS OF SITE	St Dominic Savio Western Avenue Woodley
DESCRIPTION OF PROPOSED WORK	S/S ext to school

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	St. Dom 1	WDC/B/152
FLOOR PLANS	— "	WDC/B/150.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/4/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	changes to windows & door positions	
DATE	24/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Development Control Ref No:	Received	Parish
F/2002/6042	04/02/02	Woodley

Applicant: Wokingham District Council C/O Donaldson and Associates Ltd
Location: St Dominic Savio RC (aided) Primary School, Western Avenue, Woodley, Reading
Proposal: Proposed single storey extension to school

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Kerrin Lithgow

SUMMARY:

1. Planning History – St Dominic Savio RC (aided) Primary School is located within the identified settlement of Woodley. Planning permission for the school was granted in 1972, and since this date there have been numerous planning applications for various extensions and new facilities.

2. Proposal – It is proposed to construct an additional classroom within the centre of the site, which will be connected to a series of other classrooms. The classroom will be single storey with a pitched roof (approximately 3.7m high) to match the existing adjoining classrooms, and will provide an additional 57.6m^2 of additional teaching accommodation. The classroom will be located in what is currently a grassed area, and will extend from the original building by 6.9m. The classroom will then be located beside the existing streetside pavement.

3. The school will not be increasing its intake as a result of the proposal. The additional classroom is required to ensure that the school continues to meet legislative requirements regarding class sizes.

This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Woodley Town Council***: The committee made no comment on this application

- ***Highways:*** It is anticipated that the school will be taken through the 'safe routes to school' process within the next three years. A school travel plan is to be submitted to the council within 6 months of completion of works.

- ***Access Officer:*** No impact from an access point of view

- ***Environmental Health:*** No environmental health objections to the application

- ***Environmental Design:*** The Proposed classroom extension will extend the built form into an existing grass verge and does not directly affect any significant landscape features. However, there is a fruit tree which lies close to the existing covered walkway. Whilst this is not a particularly significant tree its successful retention is desirable. The applicant should therefore be required to submit for approval tree protection measures in accordance with BS 5837:1991 – Trees in Relation to Construction.

- ***Neighbour Consultation:*** No comments received.

4. **Appraisal** - The main issues are:

A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 and 3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. The impact on the character of the surrounding area

St Dominic Savio RC (aided) Primary School is located to the rear of residential properties and alongside Woodford Park (as shown on the attached plan).

This current application seeks to construct an additional classroom within the site. The classroom is proposed to be located alongside a roundabout, and is to be constructed on what is currently open grass area. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof.

There will be limited views of the extension from the rear of Western Avenue, although these views are considered to be negligible. The extension will be viewed against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The new building will be located approximately 20m from the school's western boundary. This boundary is shared with the rear gardens of houses in Western Avenue (the nearest residential dwellings). As these houses have extensive gardens of around 35 metres in length it is not considered that any additional boundary treatment will be required in this instance as the impact upon neighbouring properties will be negligible.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. Conclusion

The proposed development is in keeping with the existing building and the surrounding area and will not have a detrimental impact on either the adjacent properties or the character of the area.

6. 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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of tree protection measures in respect to the fruit tree located alongside the existing covered walkway. These details shall identify measures for the tree's protection in the course of the development. The tree protection measures approved shall remain in place until the completion of the construction period.

3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

4. Within six months of completion of the development hereby approved the applicant shall prepare and submit for approval a school travel plan. This shall include measures to minimise the need to travel to and from the site by private car. The approved school travel plan shall be implemented and maintained thereafter.

Reasons

1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. The existing fruit tree represents an important visual amenity to the area which should be retained.

3. To ensure that the external appearance of the building is satisfactory.

4. To reduce the likelihood of roadside parking, and to avoid adverse impact on the public highway in the interests of highway safety.

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3, EN4
   Loddon Area Local Plan Policy LBE1, LPS2, LPS3
   Wokingham District Local Plan Policy WBE1, WOS2, WOS3, WIC16

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH APRIL 2002 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mrs T Marinos, Mr DC Morgan, and Mrs PJ Stubbs.

PART I

241. MINUTES

The Minutes of the meeting of the Committee held on 3rd April 2002 were confirmed as a correct record and signed by the Chairman, subject to the inclusion of Mrs MA Long in the list of those in attendance and in relation to Minute No. 234, reference in the resolution should be to consultation with the local Member and not Members.

242. APOLOGIES

Apologies for absence were submitted from Mrs DC Beatty and Mr SR Conway.

S

257. APPLICATION NO. F/2002/6042 – PROPOSED SINGLE STOREY EXTENSION TO SCHOOL – ST DOMINIC SAVIO RC (AIDED) PRIMARY SCHOOL, WESTERN AVENUE, WOODLEY FOR WOKINGHAM DISTRICT COUNCIL

The Committee considered a report about this application set out on Agenda pages 3181 to 3191.

Members discussed the application and

RESOLVED: That Application No.F/2002/6042 be approved subject to the conditions set out on Agenda pages 3184 to 3185.

Development Control Ref No:	Received	Parish
F/2002/6042	04/02/02	Woodley

Applicant: Wokingham District Council C/O Donaldson and Associates Ltd
Location: St Dominic Savio RC (aided) Primary School, Western Avenue, Woodley, Reading
Proposal: Proposed single storey extension to school

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Kerrin Lithgow

SUMMARY:

1. Planning History – St Dominic Savio RC (aided) Primary School is located within the identified settlement of Woodley. Planning permission for the school was granted in 1972, and since this date there have been numerous planning applications for various extensions and new facilities.

2. Proposal – It is proposed to construct an additional classroom within the centre of the site, which will be connected to a series of other classrooms. The classroom will be single storey with a pitched roof (approximately 3.7m high) to match the existing adjoining classrooms, and will provide an additional 57.6m^2 of additional teaching accommodation. The classroom will be located in what is currently a grassed area, and will extend from the original building by 6.9m. The classroom will then be located beside the existing streetside pavement.

3. The school will not be increasing its intake as a result of the proposal. The additional classroom is required to ensure that the school continues to meet legislative requirements regarding class sizes.

This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

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F/2002/6042	04/02/02	Woodley

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REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

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SUMMARY:

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This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

3. **Consultations**

- ***Woodley Town Council***: The committee made no comment on this application

- ***Highways:*** It is anticipated that the school will be taken through the 'safe routes to school' process within the next three years. A school travel plan is to be submitted to the council within 6 months of completion of works.

- ***Access Officer:*** No impact from an access point of view

- ***Environmental Health:*** No environmental health objections to the application

- ***Environmental Design:*** The Proposed classroom extension will extend the built form into an existing grass verge and does not directly affect any significant landscape features. However, there is a fruit tree which lies close to the existing covered walkway. Whilst this is not a particularly significant tree its successful retention is desirable. The applicant should therefore be required to submit for approval tree protection measures in accordance with BS 5837:1991 – Trees in Relation to Construction.

- ***Neighbour Consultation:*** No comments received.

4. **Appraisal** - The main issues are:

A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 and 3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. The impact on the character of the surrounding area

St Dominic Savio RC (aided) Primary School is located to the rear of residential properties and alongside Woodford Park (as shown on the attached plan).

This current application seeks to construct an additional classroom within the site. The classroom is proposed to be located alongside a roundabout, and is to be constructed on what is currently open grass area. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof.

There will be limited views of the extension from the rear of Western Avenue, although these views are considered to be negligible. The extension will be viewed against the backdrop of the existing school building and it is

considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The new building will be located approximately 20m from the school's western boundary. This boundary is shared with the rear gardens of houses in Western Avenue (the nearest residential dwellings). As these houses have extensive gardens of around 35 metres in length it is not considered that any additional boundary treatment will be required in this instance as the impact upon neighbouring properties will be negligible.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The proposed development is in keeping with the existing building and the surrounding area and will not have a detrimental impact on either the adjacent properties or the character of the area.

6. **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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of tree protection measures in respect to the fruit tree located alongside the existing covered walkway. These details shall identify measures for the tree's protection in the course of the development. The tree protection measures approved shall remain in place until the completion of the construction period.

3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

4. Within six months of completion of the development hereby approved the applicant shall prepare and submit for approval a school travel plan. This shall include measures to minimise the need to travel to and from the site by private car. The approved school travel plan shall be implemented and maintained thereafter.

Reasons

1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. The existing fruit tree represents an important visual amenity to the area which should be retained.

3. To ensure that the external appearance of the building is satisfactory.

4. To reduce the likelihood of roadside parking, and to avoid adverse impact on the public highway in the interests of highway safety.

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3, EN4
   Loddon Area Local Plan Policy LBE1, LPS2, LPS3
   Wokingham District Local Plan Policy WBE1, WOS2, WOS3, WIC16

Location of Planning Application



Application Ref : F/2002/6042

Application Boundary

For reference purposes only.
No further copies may be made

3186

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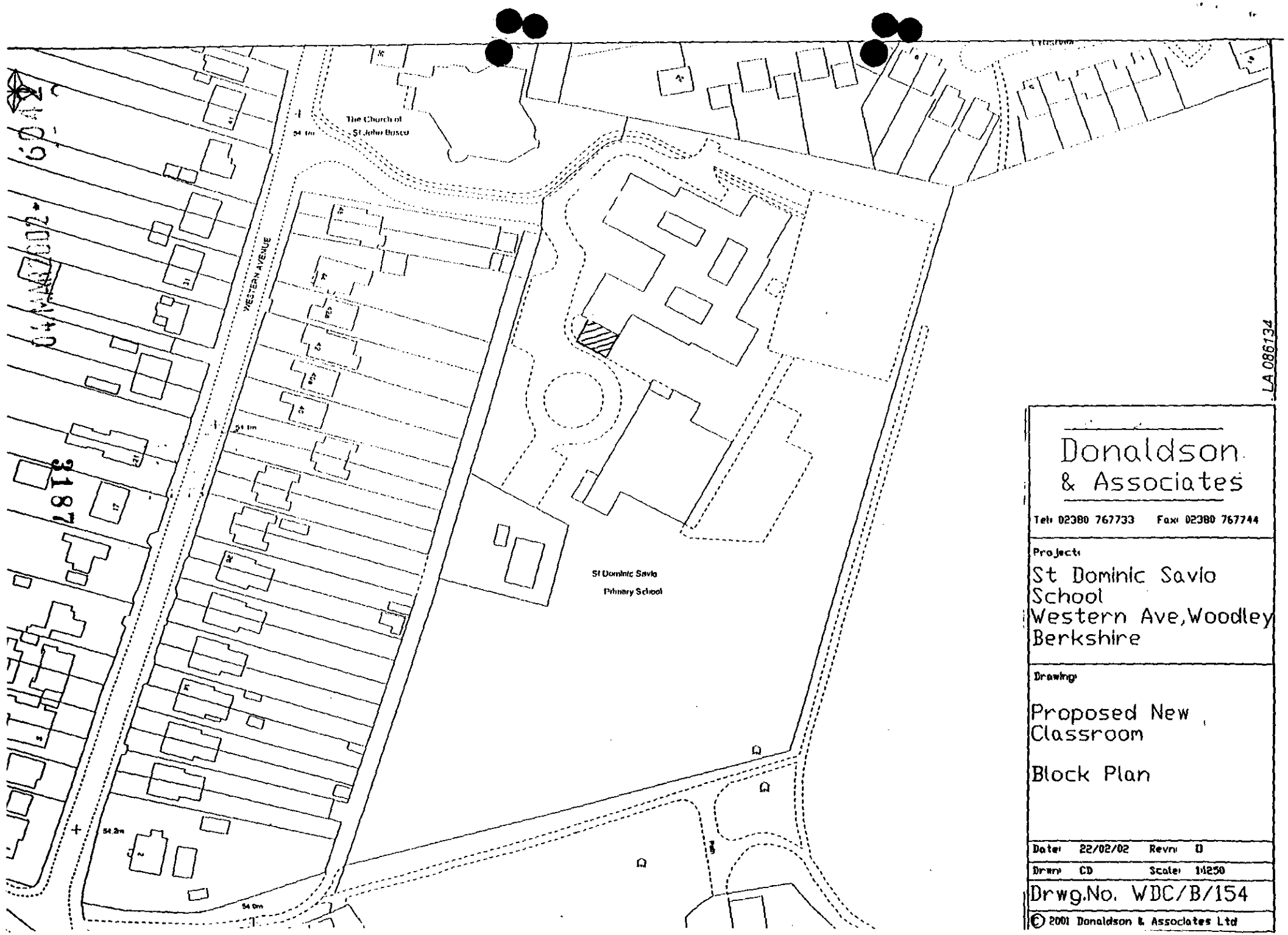
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500



Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

Block Plan

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/154

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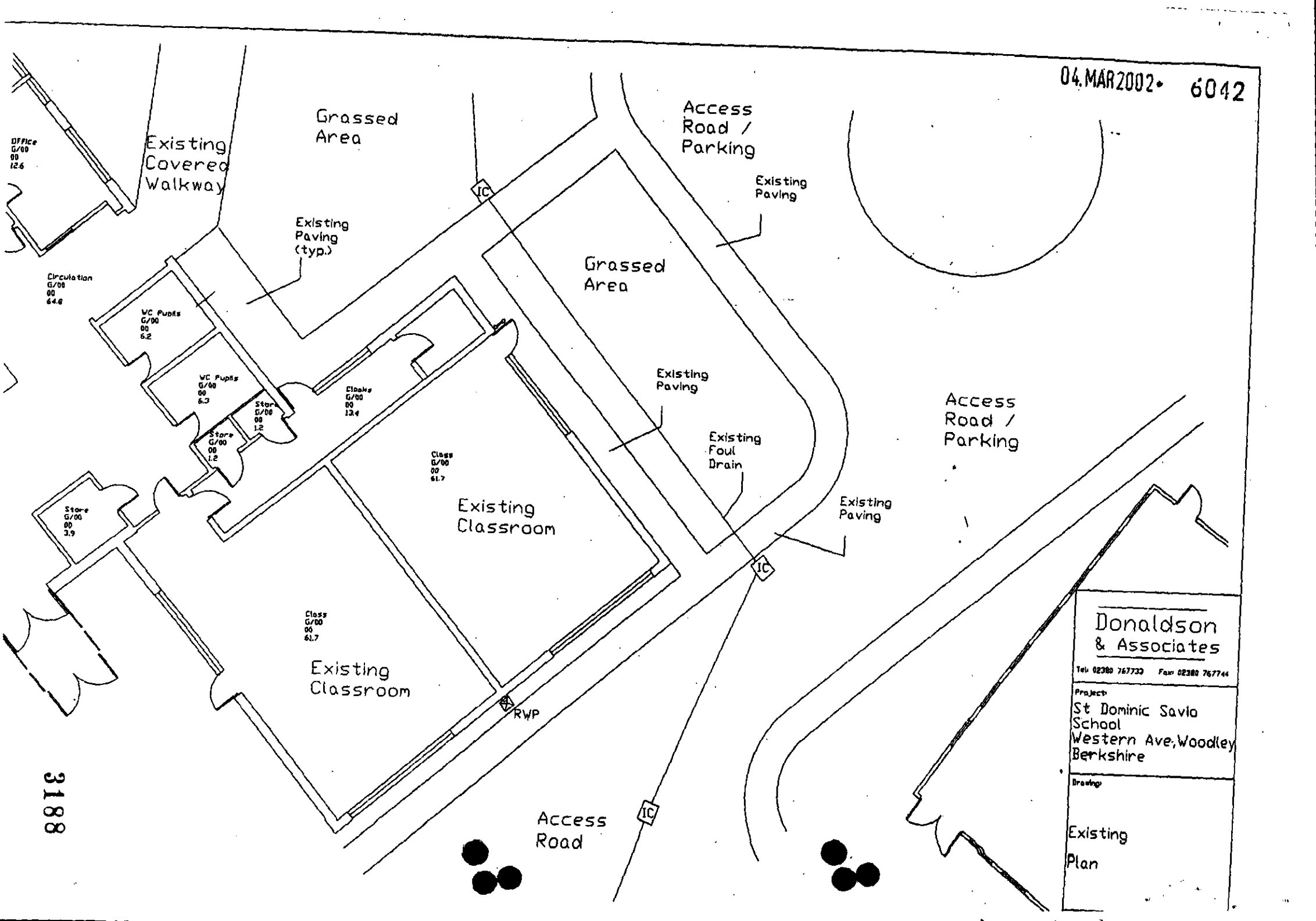
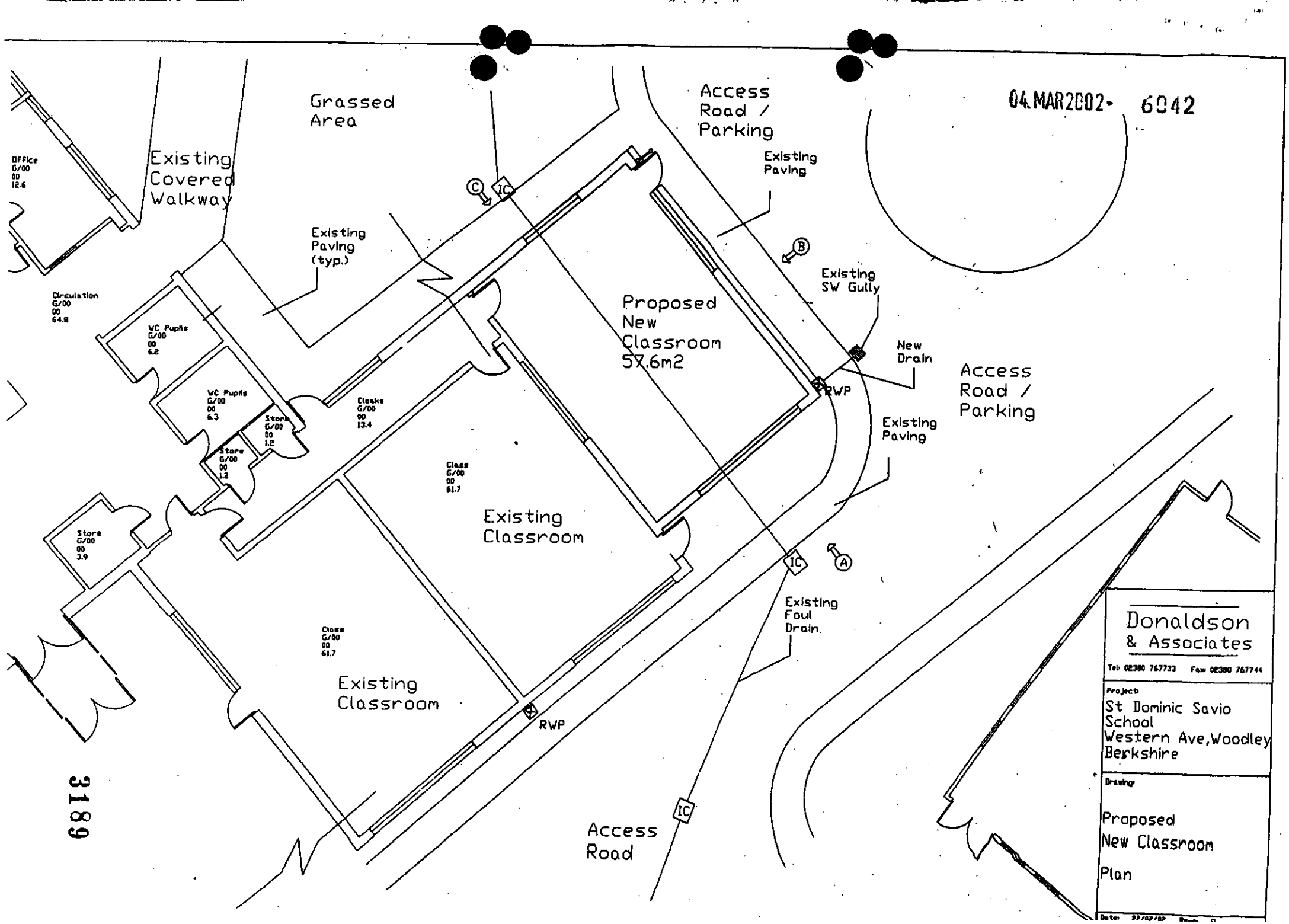
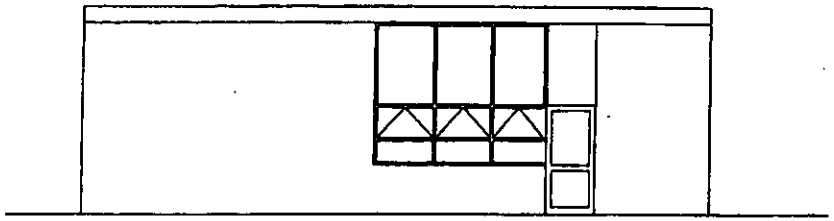
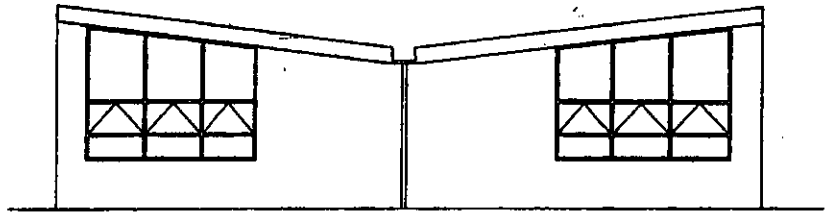

04.MAR2002
6042
Grassed Area
Access Road / Parking
Existing Covered Walkway
Existing Paving
Existing Paving (typ.)
Grassed Area
Existing Paving
Existing Foul Drain
Access Road / Parking
Existing Paving
Existing Classroom
Existing Classroom
RWP
Access Road
IC
Donaldson & Associates
Tel: 02380 767733 Fax: 02380 767744
Project
St Dominic Savio School
Western Ave, Woodley
Berkshire
Drawing
Existing Plan
31188


04.MAR2002 6042
Grassed Area
Access Road / Parking
Existing Covered Walkway
Existing Paving
Existing Paving (typ.)
Proposed New Classroom 57.6m2
Existing SW Gully
New Drain
RWP
Access Road / Parking
Existing Paving
Existing Classroom
Existing Classroom
Existing Foul Drain
RWP
Access Road
Office G/00 00 12.6
Circulation G/00 00 64.8
WC Pupils G/00 00 6.2
WC Pupils G/00 00 6.3
Store G/00 00 1.2
Store G/00 00 1.2
Cloaks G/00 00 13.4
Class G/00 00 61.7
Store G/00 00 3.9
Class G/00 00 61.7
IC
A
B
C
3186
Donaldson & Associates
Tel: 02380 767733 Fax: 02380 767744
Project
St Dominic Savio School
Western Ave, Woodley
Berkshire
Drawing
Proposed New Classroom Plan
Date 22/02/02

04.MAR2002 6042



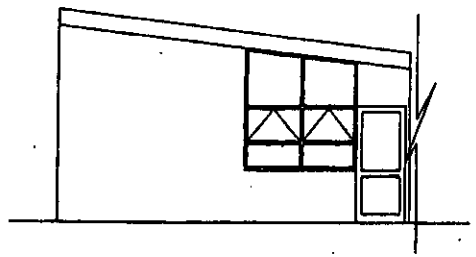
ELEVATION B



ELEVATION A

3190

EXISTING



ELEVATION C

Donaldson
& Associates
Tel: 02380 767733 Fax: 02380 767744

Project
St Dominic Savio
School
Western Ave, Woodley
Berkshire

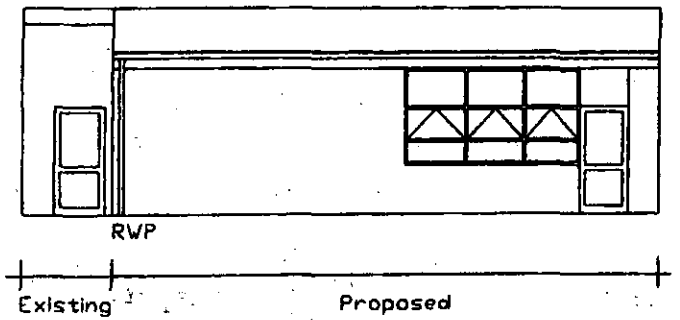
Drawing

Existing
Elevations

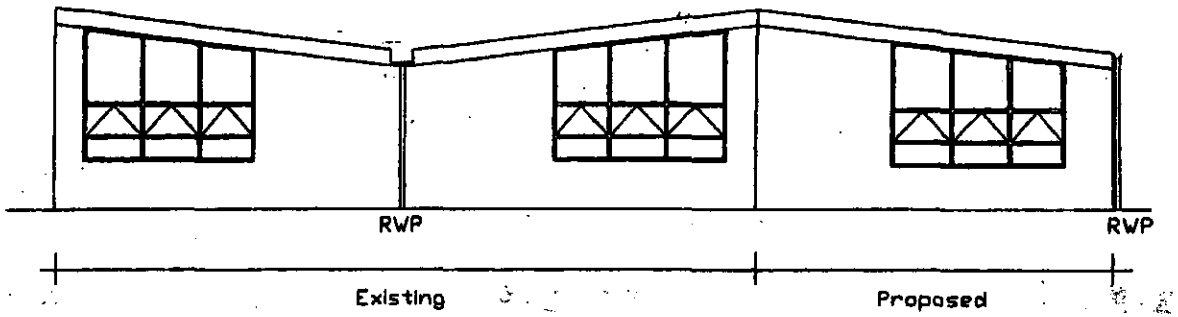
Date: 22/02/02 Rev: D

04.MAR2002* 6042

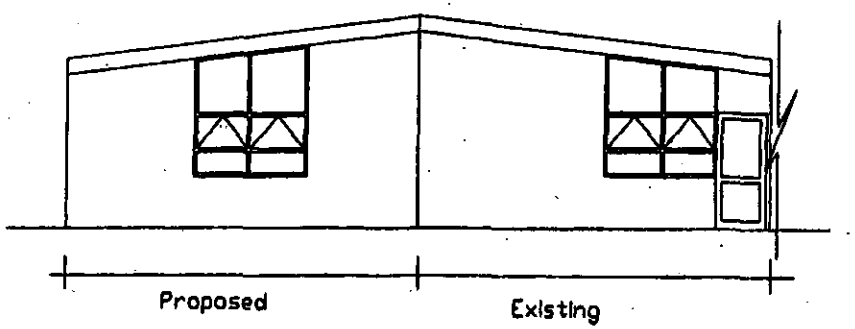
Notes:
1. Roof , Fascia & RW Goods to match existing
2. Brickwork to match existing
3. Windows to match existing as close as possible



ELEVATION B



ELEVATION A



ELEVATION C

3191

Donaldson
& Associates
Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom.

Elevations

GLOBALMOBILE

MODULAR BUILDING SPECIALISTS

The Gatehouse, Ruck Lane, Horsmonden, Kent, TN12 8EA
Tel: (01892) 722733 Fax: (01892) 722332
Email:Globalmobile@dial.pipex.com

PLANNING SERVICES | HPT 57847
POL | TLS
DC KL | ENF
APP |
CS |
25 JUN 2002
COPIES TO | FILE

24 June 2002

Mr Kerrin Lithgow
Planning Department
Wokingham District Council
Shute End
Wokingham

Dear Mr Lithgow

Re: Planning Permission 2002/6042 – St Dominic Savio School

Thank you for your letter dated the 11th June. Unfortunately, the information that was passed on to the architect was not been sent to you.

However. I can confirm that although work has started, protection of the tree, as required by the planning permission, has been carried out and is available to be viewed, as are the sample bricks, which will match the existing school.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Trevor Barnes
Contracts Manager

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/6042

Applicant : Wokingham District Council C/O Donaldson & Associates Ltd.

Location : St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.
Proposal : Proposed single storey extension to school.

Site Notice Displayed ? :

YES	NO	DATE
✓		11-04-2002

Date of Neighbour Notifications : .....

Date of Site Visit : 11-04-2002.

Date Registered : 04/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application will have expired on: 29/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
- Helen Rowley (Education) - Supported by Education Team.
- Landscaping - Fruit tree nearby to be pref. retained. Condition BS 5837: 1991
- If additional children attending need for 'safe routes to school strategy'. Further correspondence from H. Rowley indicates no additional children to attend school.

Planning Issues :
- Site lines p'haps interrupted?
- Pavement reduction - door of new classroom to open out onto pavement, which will reduce it in width to 70cm. To check on-site.
- Identified Settlement of Woodley.

Application Number: F/2002/6042

Appraisal :

See attached committee report.

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

Committee 24/04/02.

Application Number F/2002/6042
Conditions/Reasons for Refusal

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

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

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of tree protection measures in respect to the fruit tree located alongside the existing covered walkway. These details shall identify measures for the tree's protection in the course of the development. The tree protection measures approved shall remain in place until the completion of the construction period.

3. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

4. Within six months of completion of the development hereby approved the applicant shall prepare and submit for approval a school travel plan. This shall include measures to minimise the need to travel to and from the site by private car. The approved school travel plan shall be implemented and maintained thereafter.

Reasons

1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. The existing fruit tree represents an important visual amenity to the area which should be retained.

3. To ensure that the external appearance of the building is satisfactory.

4. To reduce the likelihood of roadside parking, and to avoid adverse impact on the public highway in the interests of highway safety.

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3, EN4
   Loddon Area Local Plan Policy LBE1, LPS2, LPS3
   Wokingham District Local Plan Policy WBE1, WOS2, WOS3, WIC16

Date: 24/04/02.

RECORD OF SITE VISIT

SITE ADDRESS: St. Dominic Savio Rc(aided) Primary School Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2002/6042

OFFICER: ~~Heidi Lynch~~ Kerrin Lithgow

DATE OF SITE VISIT: 11/04/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Open grass area at present. Roundabout adjacent. Two existing classrooms alongside where the new one will be placed.

3. DESCRIPTION OF SITE/BUILDING

Flat grass site. Tree to rear (fruit tree?)

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS None.

TREES As above

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT N/A - well within site, will not be viewed from neighbouring properties.

OTHERS

+ G/dev. control info. / DC Com Reports

+ 20/02/2002

+ 5201 Woodley School

Copy into draft.

FAO Tanya Davies, Planning /

HR

St Dominic Savio

RC Primary School

Western Avenue, Woodley, Reading RG5 3BH
Telephone: 0118 969 3893 / 969 1606
Facsimile: 0118 969 3765
E-mail: schoolofficeost-dominicsavio.wokingham.sch.uk

Headteacher
Mrs M Gange MSc

PLANNING 55382
POL
DC TD
16 APR 2002

15 April 2002

For the attention of Helen Rowlay, School Planning & Asset Manager

We confirm that this school will be developing a Safer Routes to School plan in liaison with the Traffic Management Team at Wokingham Unitary Authority Highways Department.

Mary Gange

Mrs Mary Gange
Headteacher

Wokingham District Council
Education & Cultural Services Department
Shute End
Wokingham
Berks
RG40 1WN

1x copy Pwragg property
1x copy T Davies Planning
file & log
SKTS folder

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 11 March 2002

Application Number: F/2002/6042

Proposal: Proposed single storey extension to school.

Parish: WOODLEY TOWN

Site Address:
St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.

Applicant:
Wokingham District Council C/O Donaldson & Associates Ltd.

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).

If the proposal will result in additional numbers of children attending the school then we request that the school 'signs up to', supports + develops a safe routes to school strategy, which shall include a school travel plan.. Superseded.

COMMENT.

It is anticipated that the school will be taken through the 'Safe Routes to School' process within the next 3 years.

PLEASE INCLUDE THE FOLLOWING CONDITION:

WITHIN 6 MONTHS OF COMPLETION OF THE DEVELOPMENT HEREBY APPROVED THE APPLICANT SHALL PREPARE AND SUBMIT FOR APPROVAL A SCHOOL TRAVEL PLAN. THIS SHALL INCLUDE MEASURES TO MINIMISE THE NEED TO TRAVEL TO & FROM THE SITE BY PRIVATE CAR. THE APPROVED SCHOOL TRAVEL PLAN SHALL BE IMPLEMENTED AND MAINTAINED THEREAFTER.

AC 10/04/02

Heidi Lynch

From: Helen Rowlay
Sent: Monday, March 25, 2002 5:49 PM
To: Heidi Lynch
Subject: St Dominic Savio Rc Primary School - F/2002/6042

Heidi,

With respect to the above planning application I can confirm that this is supported by the Education Team from a planning perspective. The classroom is being funded by the DfES to enable the school to reduce junior class sizes in line with the recent reduction to Infant class sizes. The available grant needs to be spent by 31 August 2002.

The school will not be admitting any additional pupils as a result of this development.

For information regarding any staffing implications resulting from this proposal you will need to contact the school direct. If you have any further queries please let me know.

Regards

Helen Rowlay

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 11 March 2002

Application Number: F/2002/6042

Proposal: Proposed single storey extension to school.

Parish: WOODLEY TOWN

Site Address:
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✓ 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).

If the proposal will result in additional numbers of children attending the school then we request that the school 'signs up to', supports + develops a safe route to school strategy, which shall include a school travel plan.

Signed: _____ **Print name:** Adam 13/03/02.

1769a

04.MAR2002 6042

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

1. **APPLICANT'S NAME** — WOKINGHAM DISTRICT COUNCIL
   CONTACT PETER WRAGG
   ADDRESS — THE BUILDINGS UNIT, PO BOX 157, SHUTE END
   POST CODE — RG40 1WH **PHONE** 0118 974 6731

2. If the applicant has an agent, all correspondence will be sent to the agent
   AGENT'S NAME — DONALDSON & ASSOCIATES LTD
   ADDRESS — OAKWOOD HOUSE, 212A BASSETT GREEN RD, BASSETT, SOUTHAMPTON
   POST CODE — SO16 3NF **PHONE** 02380 767733

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 — ST DOMINIC SAVIO SCHOOL, WESTERN AVE, WOODLEY, BERKS

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
   SCHOOL EXTENSION

5. Give the area in hectares or part of a hectare — **AREA OF SITE** — 1.8845 ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — **OWNERSHIP** — OWNER

7. List all the plans and drawings submitted with the application — **PLANS/DRAWINGS** — WDC/E/149, 150, 151, 152, 153, 154

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.

SCHOOL

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.

FACING BRICK TO MATCH EXISTING SCHOOL & ROOF/FASCIA ETC./WINDOWS

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.

BY EXTENDING BOUNDARY LINKS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SW DRAINS

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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			

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

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 INTERNAL TRANSFER

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 WORKINGTON D.C. BUILDINGS UNIT DATE 28/2/02

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				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE *(other than A2)*				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	1231 m2	0	57.6m2	
D1	~~NON-RESIDENTIAL INSTITUTIONS~~	~~1231 m2~~	~~0~~	~~57.6m2~~	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	1231 m2		57.6m2	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A — EXISTING	
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. — SCHOOL TEACHING

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — ~~ST CRISPIAS SCHOOL~~
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
15	0	0	15

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO
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'.

1 ST. DOMINICS. R.C. CHURCH/SCHOOL'S JOHN BOSCO

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. (No 54, Old Property demolished). ORD. SHEET No. SU.7573 (41

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/218/65	St. John Bosco Bldg. Committee	Catholic Church Presbytery	20.1.66	App. Cl
R/22/67	R.C. Diocese of Portsmouth	Demolish No 54 Western Ave for new Church	16.2.67	App. Ap
R/272/68	Rev. T. Lane	Alterations & Additions to Presbytery	31.10.68	App. Refus
1898/72	The Managers of St Dominic Sch	New infants & school etc	CPC	
801/73	3rd Woodley (John Bosco) Scout Group	outline for building Scout Hq	10.5.73	- Refus T.P
1896/73	3rd Woodley Scout Group	Storage bldg at rear of church	14.12.73	31.12
17508	ST. JOHN BOSCO PARISH COUNCIL	COMMUNITY HALL	3.6.82	N/A RE
18107	"	"	21.10.82	N/A CA
33172	PORTSMOUTH RC DIOCESAN TRUSTEES	DET. DWELLING R/O	13.6.89	C/A
BRA8871	"	"	31.5.91	Res.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.D.141 AT REAR

DRAINAGE

38017	Bee	LINK BETWEEN INF & JNR SCHOOLS	26.1.92	C/A

1933 2 ST DOMINICS R.C. CHURCH SCHOOL

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. (No. 54 Old Property demolished) ORD. SHEET No. SU 7573 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
98/68505/F	WAC.	S/St. Bt. TO FORM CLASSROOM	1.12.98	C/
99/69727/T	3rd Woodley Scout Group.	Renew. TP Scout Headquarters	13/7/99	C
99/69966/F	St. Dominics Playgroup	Erect Mod. Bldg - Use as creche	25/11/99	C
FP98/8236	Wokingham District Council	Classroom extn / we facilities	20/1/99	App.
FP99/8971	St. Dom's Playgroup	New modular Bldg	22/9/99	C/A
C/69966/06	" " "	D to c w cond. 06 of con. 69966 for app. of site compound	23.12.99	
C/69966/02	St. Dominics Playgroup	D to c w cond 02 of c 69966 for app. of materials.	23.12.99	
C/69966/04	"	D to C - Appl of Acoustic fencing	2.3.00	A
F/2001/3385	Portsmouth RC Diocese Trustees	S/St ext to church	11.04.01	C/
F/2001/5232	"	S/St ext to sch to provide staff room facilities	30.1.02	C/

MINISTRY DECISION

SPECIAL ORDERS



Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New
Classroom

Site Location

Date: 22/02/02 Revn: 0

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/153

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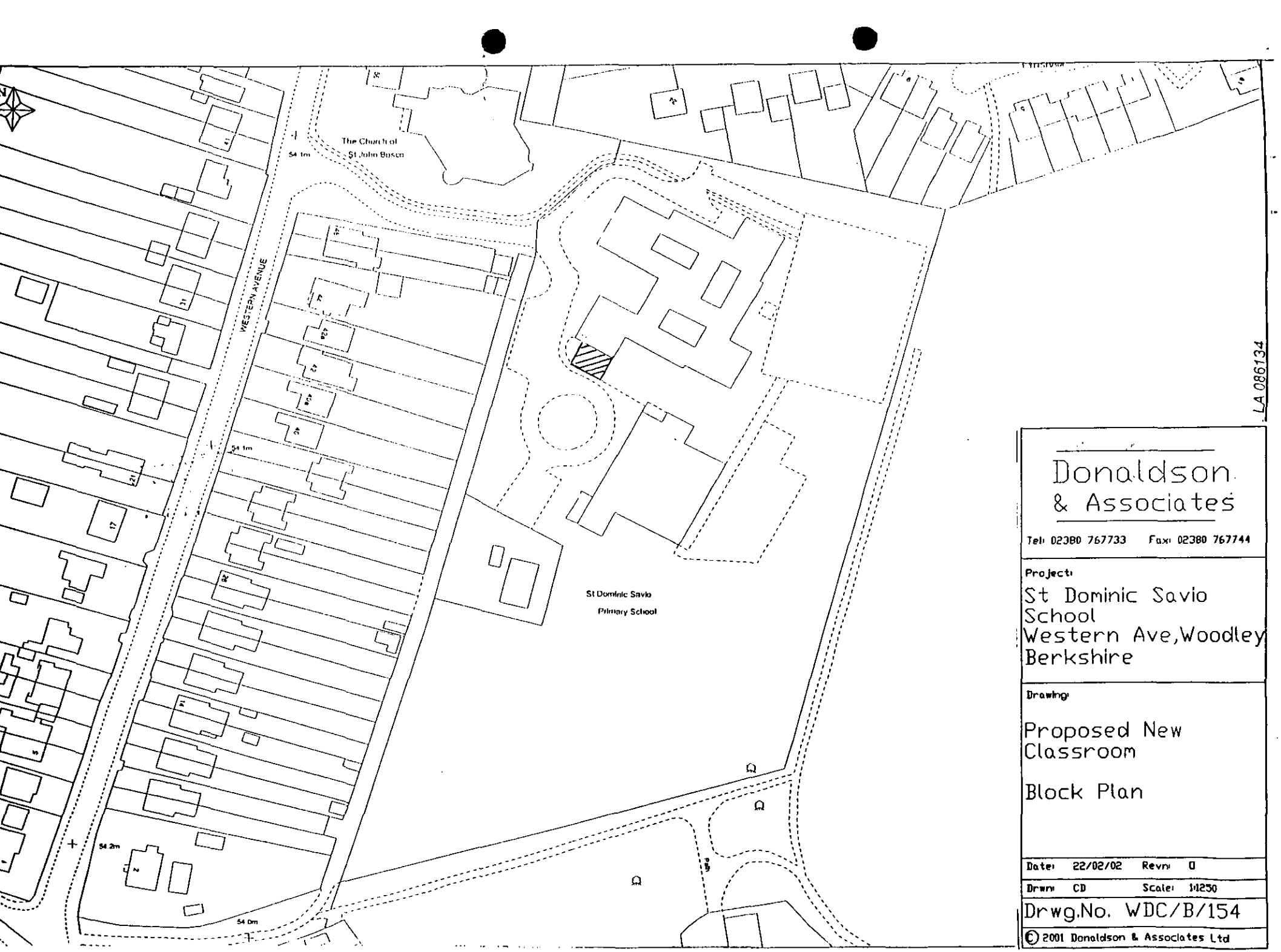

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

Block Plan

Date: 22/02/02 Revn: 0

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/154

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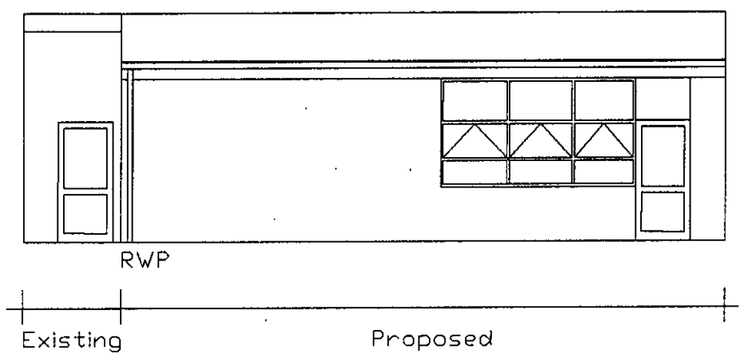
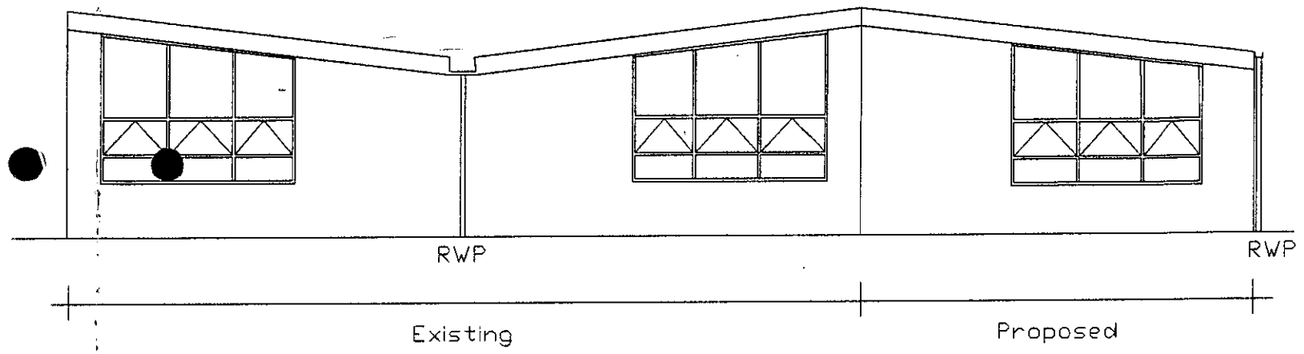
04 MAR 2002 6012

04.MAR2002* 6042

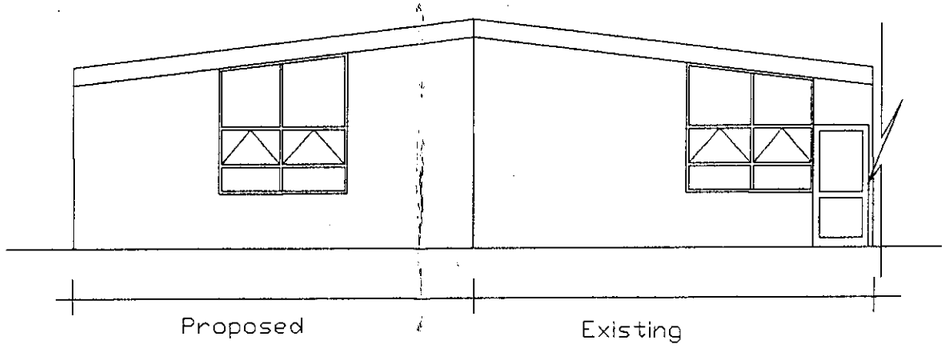
Notes:
1. Roof , Fascia & RW Goods to match existing
2. Brickwork to match existing
3. Windows to match existing as close as possible



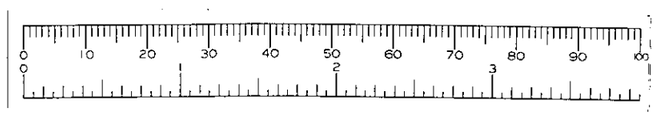
ELEVATION B



ELEVATION A



ELEVATION C



Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

Elevations

Date: 22/02/02 Revn: 0

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/152

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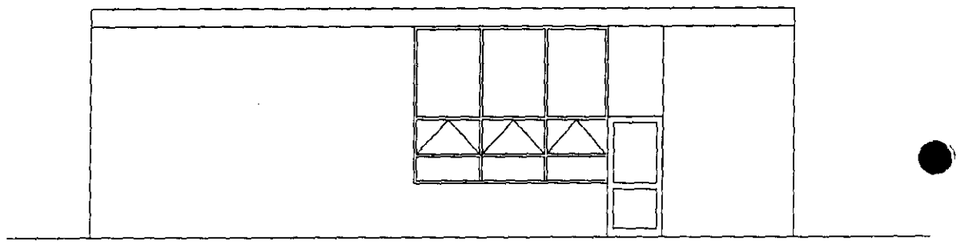
04.MAR2002* 6042



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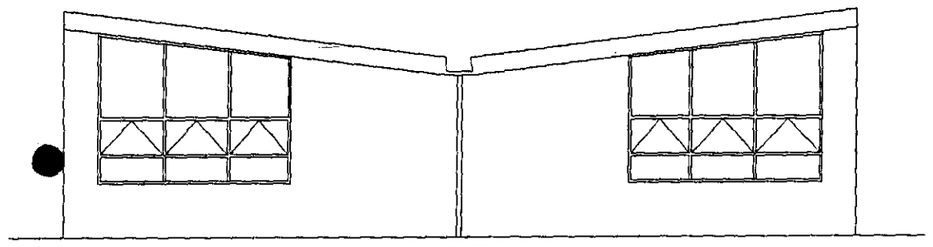
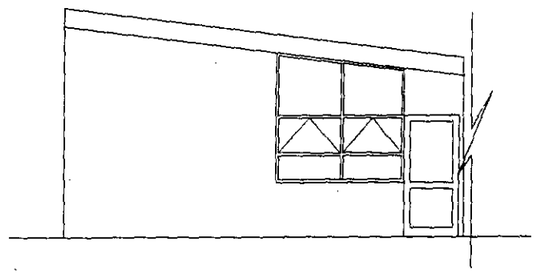
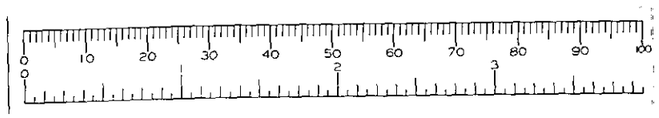


ELEVATION A

EXISTING



ELEVATION C



Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

Drawing:

Existing
Elevations

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/151

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04.MAR2002 6042

Grassed Area

Access Road / Parking

Existing Paving

Existing Covered Walkway

Existing Paving (typ.)

Existing SW Gully

Proposed New Classroom 57.[illegible]m2

New Drain

RWP

Access Road / Parking

Existing Paving

Office G/00 00 12.6

Circulation G/00 00 64.8

WC Pupils G/00 00 6.2

WC Pupils G/00 00 6.3

Store G/00 00 1.2

Store G/00 00 1.2

Cloaks G/00 00 13.4

Class G/00 00 61.7

Existing Classroom

Store G/00 00 3.9

Class G/00 00 61.7

Existing Classroom

RWP

Existing Foul Drain

Access Road

IC

IC

IC

A

B

C

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom Plan

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/150

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04.MAR2002 6042

Office
G/00
00
12.6

Existing
Covered
Walkway

Grassed
Area

IC

Existing
Paving
(typ.)

Access
Road /
Parking

Existing
Paving

Grassed
Area

Circulation
G/00
00
64.8

WC Pupils
G/00
00
6.2

WC Pupils
G/00
00
6.3

Store
G/00
00
1.2

Store
G/00
00
1.2

Cloaks
G/00
00
13.4

Existing
Paving

Existing
Foul
Drain

Access
Road /
Parking

Class
G/00
00
61.7

Existing
Classroom

Existing
Paving

Store
G/00
00
3.9

IC

Class
G/00
00
61.7

Existing
Classroom

RWP

Access
Road

IC

0 10 20 30 40 50 60 70 80 90 100

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

Drawing:

Existing

Plan

Date: 22/02/02 Revn: 0

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/149

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MEMORANDUM

To: Heidi Lynch – Development Control **Date:** 19th April 2002

Application F/2002/6042

Site: St. Dominic Savio RC (aided) Primary School, Western Avenue, Woodley.

Proposal: Proposed single storey extension to school.

Prior to increasing the capacity of the school the school should be required by condition to develop and implement a school travel plan applicable to staff and pupils. The plan needs to contain measures that will contribute towards this Council's Local Transport Plan targets and be approved by the LPA before development commences, a typical plan will include targets for modal split and an agreed system for monitoring.

In the interests of consistency and best practice WDC developments comply with this Council's policies on sustainable travel and development. The deposit draft version of the Local Plan iterates the Council's intention to promote school travel plans. Policy WT3A requires the development of travel plans through the development control process for proposals that result in a material traffic impact.

These comments are made pursuant to Objectives 1, 2, 3, 5 and 9 of the Wokingham Local Transport Plan.

Stephen Kempka
Senior Transport Planner
Ext. 6488

FROM: Heidi Lynch

DATE: 11 March 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6042

Proposal: Proposed single storey extension to school..

Site Address: St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.

Applicant: Wokingham District Council C/O Donaldson & Associates Ltd.

Your observations are required in respect of this application **by 04/04/2002** .

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 APR 2002	
COPIES TO	ACK:
	FILE:

The committee made no comment on this application.

SIGNED: [signature] DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/6042
From:	Tom Payne Environmental Heath	My Ref:	000495
		Date.	8 April 2002

PROPOSED SINGLE STOREY EXTENSION TO SCHOOL.

ST. DOMINIC SAVIO Rc (aided) PRIMARY SCHOOL, WESTERN AVENUE, WOODLEY.

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Kerrin Lithgow

From: Henry Knight
Sent: Friday, April 05, 2002 2:47 PM
To: Kerrin Lithgow
Subject: RE: Planning Application

I have no record of this application.

I've just had a look at the part one plans and there's very little for me to comment on as its a small classroom extension with little impact from an Access point of view.

Therefore nothing significant from the Access Officer.

Henry.

-----Original Message-----
From: Kerrin Lithgow
Sent: 05 April 2002 14:19
To: Henry Knight
Subject: Planning Application

Henry,

Hi there - I'm a new Planning Officer over in DC.

I have had an application passed on to me regarding a site at St Dominic Savio School. Its been referred to you guys for comment. Ref No. F/2002/6042 (original case officer was Heidi Lynch)

Unfortunately I need to get this application written up for committee by next Tuesday (the 9th).

Could you please therefore let me know if you would have any comments to make on it?

Regards,

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Email: kerrin.lithgow@wokingham.gov.uk

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Heidi Lynch DATE: 2nd April 2002

Location:	St Dominic Savio RC (Aided) Primary School, Western Avenue, Woodley, Reading
Proposal:	Proposed single storey extension to school
Application Number:	F/2002/6042

In response to your consultation dated 11th March 2002 for the above application, the tree and landscape comments are as follows:

The proposed classroom extension will extend built form into an existing grass verge and does not directly affect any significant landscape features.

The only tree within close proximity to the proposed extension is a fruit tree which lies close to the existing covered walkway. Whist this is not a particularly significant tree its successful retention is desirable. The applicant should therefore be required to submit for approval tree protection measures in accordance with BS 5837: 1991 - Trees in Relation to Construction.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer
Landscape

4

From: Heidi Lynch

Date: 11 March 2002

13 MAR 2002

Application Number: F/2002/6042

Proposal: Proposed single storey extension to school..

Site Address:
St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.

Applicant:
Wokingham District Council C/O Donaldson & Associates Ltd.

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

No TPO

Protect fruit trees by
Consider link.
grass verge

1769a

6042 04 MAR 2002 • 6042

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

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
CONTACT PETER WRAGG.	ADDRESS	THE BUILDINGS UNIT PO BOX 157 SHUTE END
	POST CODE	RG40 1WH PHONE 0118 974 6731
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DONALDSON & ASSOCIATES LTD
	ADDRESS	OAKWOOD HOUSE, 212A BASSETT GREEN RD BASSETT, SOUTHAMPTON
	POST CODE	SO16 3NF PHONE 02380 767733
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	ST DOMINIC SAVIO SCHOOL WESTERN AVE, WOODLEY BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SCHOOL EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	18845 m²
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	WDC/B/149, 150, 151, 152, 153, 154

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.

SCHOOL

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.

FACING BRICK TO MATCH EXISTING SCHOOL & ROOF/FASCIA ETC, /WINDOWS

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.

BY EXTENDING BOUNDRY LIMITS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SW DRAINS

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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 INTERNAL TRANSFER

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 WORKINGTON B. C. BUILDINGS UNIT DATE 28/2/02

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	1231 m2	0	57.6m2	
D1	NON-RESIDENTIAL INSTITUTIONS	~~1231 m2~~	~~0~~	~~57.6m2~~	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	1231 m2		57.6m2	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A — EXISTING	
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.

SCHOOL TEACHING

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

ST CRISPINS SCHOOL

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
15	0	0	15

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

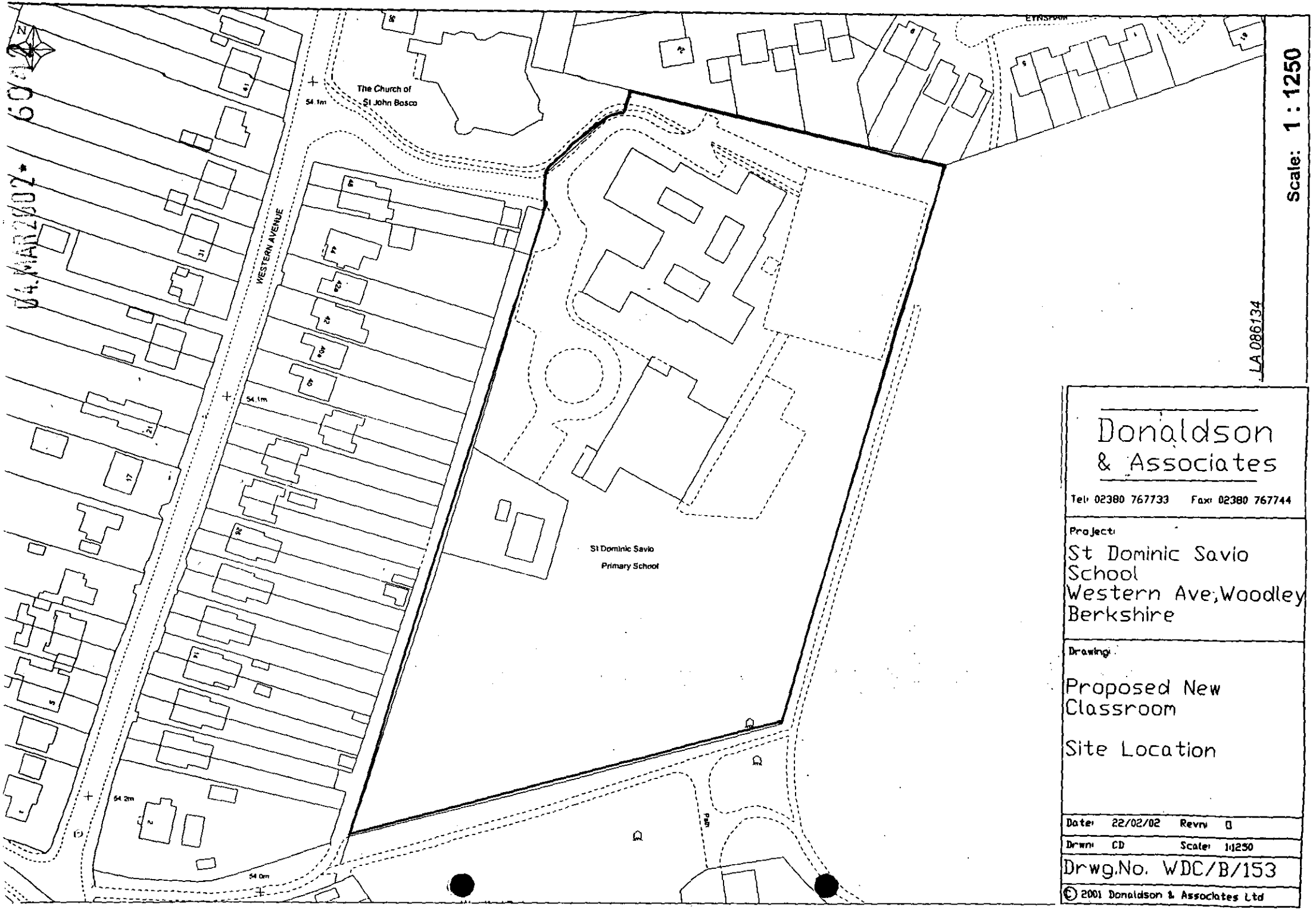
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New
Classroom

Site Location

Date: 22/02/02 Revn: B

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/153

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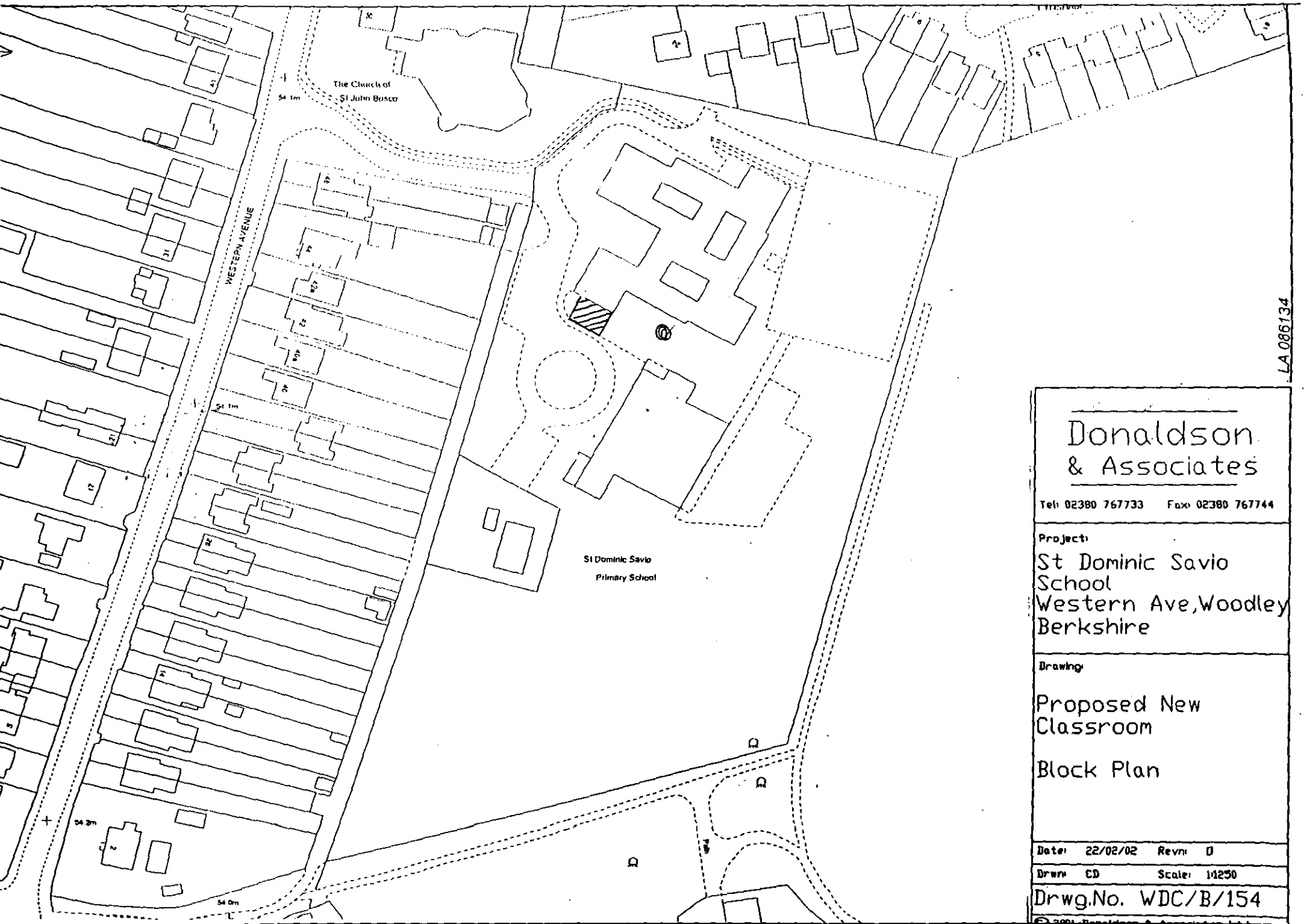

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New
Classroom

Block Plan

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/154

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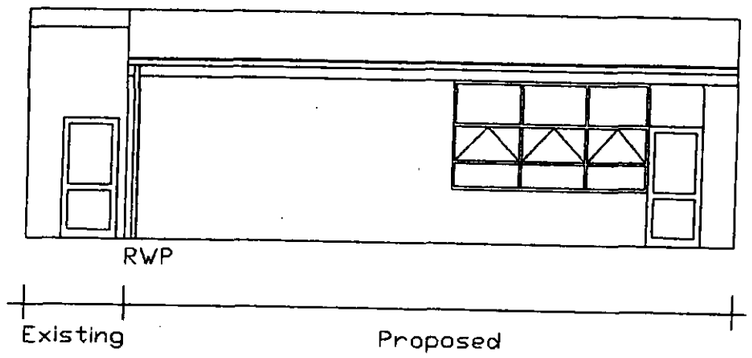
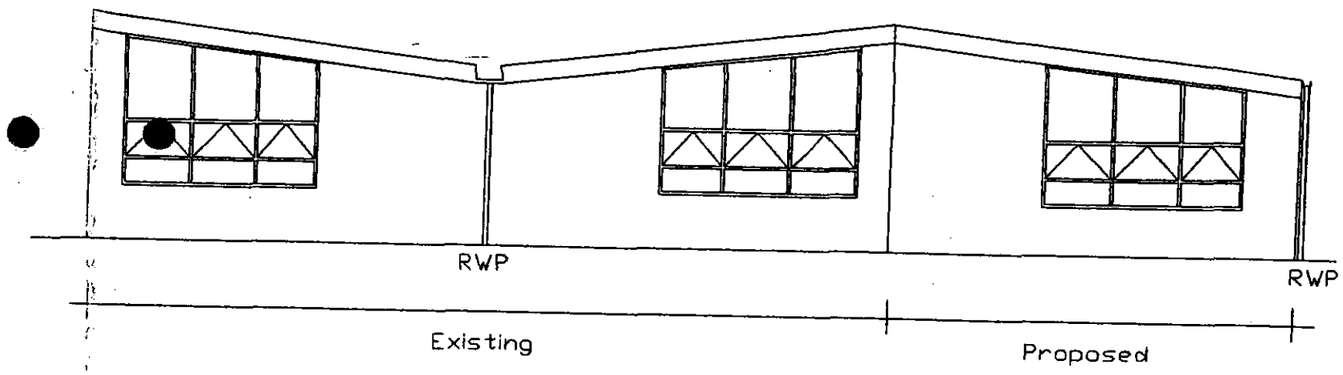
04.MAR2002* 6042

04 MAR2002* 6042

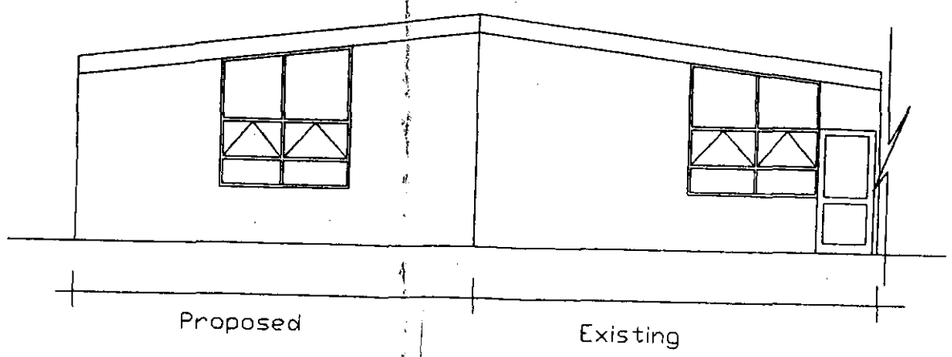
Notes:
1. Roof , Fascia & RW Goods to match existing
2. Brickwork to match existing
3. Windows to match existing as close as possible



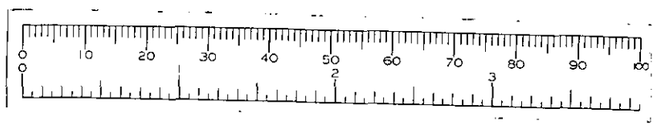
ELEVATION B



ELEVATION A



ELEVATION C



Donaldson
& Associates
Tel: 02380 767733 Fax: 02380 767744

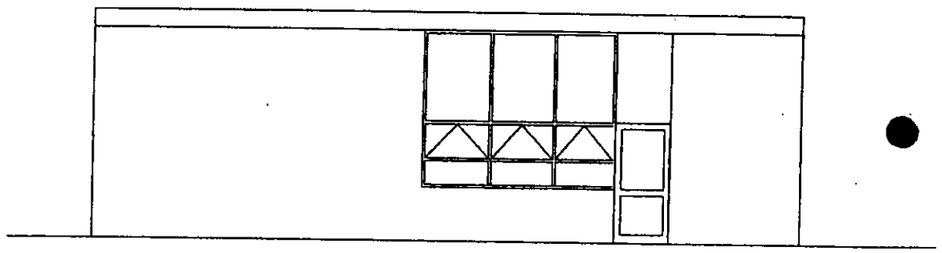
Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

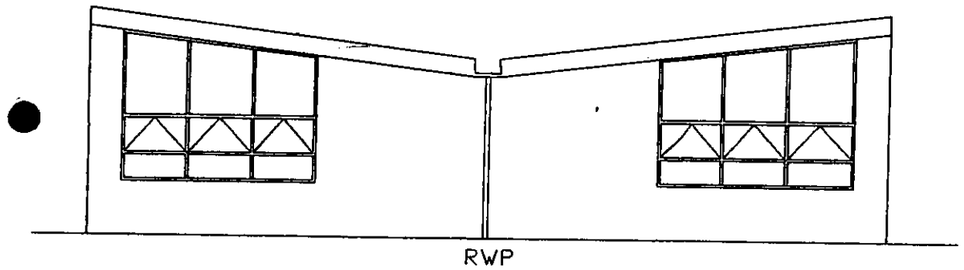
Elevations

Date: 22/02/02 Revn: D
Drwn: CD Scale: 1:100
Drwg.No. WDC/B/152

04.MAR2002* 6042



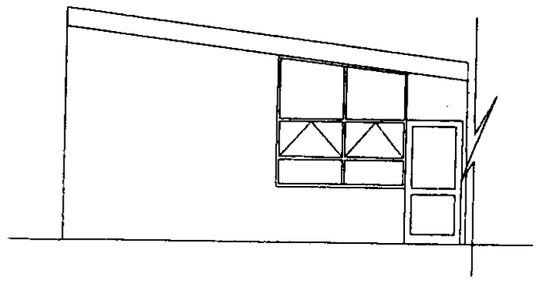
ELEVATION B



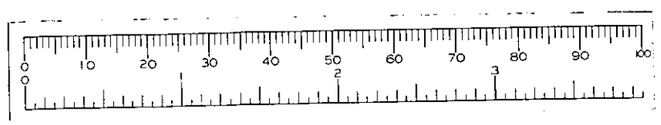
RWP

ELEVATION A

EXISTING



ELEVATION C



Donaldson
& Associates
Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:

Existing
Elevations

Date: 22/02/02 Revn: D
Drwn: CD Scale: 1:100
Drwg.No. WDC/B/151

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04.MAR2002 6042

Grassed Area

Access Road / Parking

Existing Covered Walkway

Existing Paving (typ.)

Existing Paving

Existing SW Gully

Proposed New Classroom 57.6m2

New Drain

Access Road / Parking

Existing Paving

Office G/00 00 12.6

Circulation G/00 00 64.8

WC Pupils G/00 00 6.2

WC Pupils G/00 00 6.3

Store G/00 00 1.2

Store G/00 00 1.2

Cloaks G/00 00 13.4

Store G/00 00 3.9

Class G/00 00 61.7

Existing Classroom

Class G/00 00 61.7

Existing Classroom

RWP

RWP

IC

IC

IC

A

B

C

Existing Foul Drain

Access Road

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom Plan

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/150

04.MAR2002 6042

Office
G/00
00
12.6

Existing
Covered
Walkway

Grassed
Area

Access
Road /
Parking

Existing
Paving

IC

Existing
Paving
(typ.)

Circulation
G/00
00
64.8

WC Pupils
G/00
00
6.2

WC Pupils
G/00
00
6.3

Store
G/00
00
1.2

Store
G/00
00
1.2

Cloaks
G/00
00
13.4

Grassed
Area

Existing
Paving

Existing
Foul
Drain

Access
Road /
Parking

Class
G/00
00
61.7

Existing
Classroom

Existing
Paving

Store
G/00
00
3.9

Class
G/00
00
61.7

Existing
Classroom

RWP

IC

IC

Access
Road

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

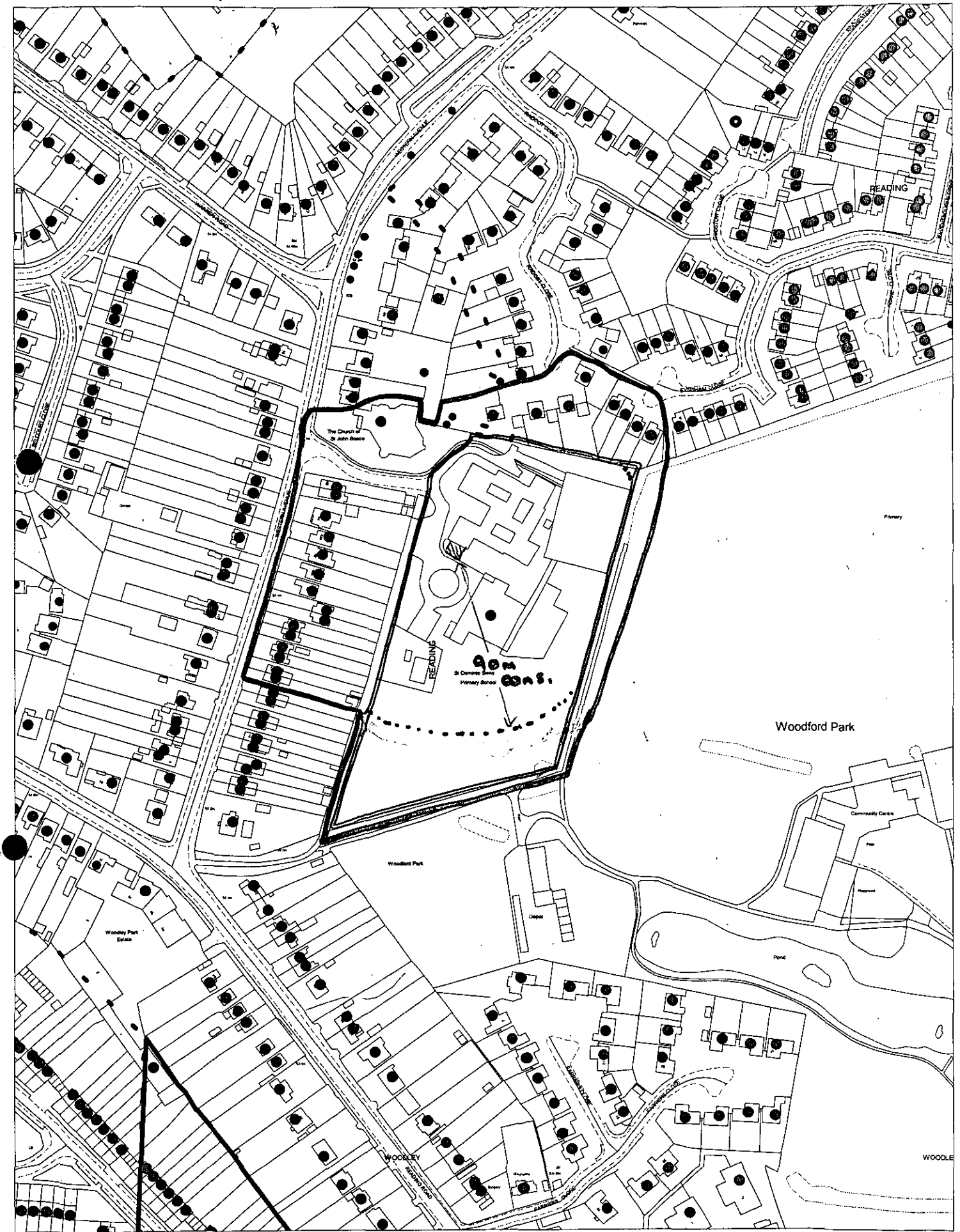
Drawing:

Existing
Plan

Date: 22/02/02 Revn

Drwn: CD Scale: 1:100

04.MAR2002 6042



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Development Control Section, Environmental Services, Wokingham District Council.
7 March 2002 Scale: 1 : 2500

N
W E
S

Date: 17 April 2002

Your Ref:

My Ref: **Kerrin Lithgow - F/2002/6042**

Wokingham District Council
C/O Donaldson & Associates Ltd
Oakwood House
212a Basett Green Road
Bassett
Southampton
SO16 3NF

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/6042

Site Address: St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.

Proposal: Proposed single storey extension to school..

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6042
CASE OFFICER: Heidi Lynch

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

Application Number : F/2002/6042	Map No : 41+42
Case Officer : HL	Site Area : 1:89
Valid Date : 4/03/02	Received Date: 04/03/2002

Level : D C Sub-Committee

Description : Proposed single storey extension to school.

Location : St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Wokingham District Council C/O Donaldson & Associates Ltd.

Fee Required: £190 Fee Received: £190 transfer fee from Property

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	~~Cert 22~~		
S.66 MISSING/INCORRECT/ UNSIGNED	~~Agric holdings Cert declared~~		
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

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 ✓

Disabled Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

.....

S/N + See map

.....

.....

No pre-apps

OTHERS

.....

.....

.....

.....

.....

.....

Received by Wokingham District Council

Application No: F/2002/6042

Proposal:
Proposed single storey extension to school.

Location:
St. Dominic Savio Rc(aided) Primary School, Western Avenue, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6042 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

11 March 2002

1769a

6042 04 MAR2002 6042

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

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
CONTACT PETER WRAGG.	ADDRESS	THE BUILDINGS UNIT PO BOX 157 SHUTE END
	POST CODE	RG40 1WH PHONE 0118 974 6731
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DONALDSON & ASSOCIATES LTD
	ADDRESS	OAKWOOD HOUSE, 212A BASSETT GREEN RD BASSETT, SOUTHAMPTON
	POST CODE	SO16 3NF PHONE 02380 767733
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	ST DOMINIC SAVIO SCHOOL WESTERN AVE, WOODLEY BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SCHOOL EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	1884.5 m²
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	WDC/B/149, 150, 151, 152, 153, 154

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?	CHANGE OF USE	☐	REDEVELOPMENT	☐
Tick the boxes(x)	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.

SCHOOL

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.

FACING BRICK TO MATCH EXISTING SCHOOL & ROOF/FASCIA ETC./WINDOWS

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.

BY EXTENDING BOUNDARY LIMITS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SW DRAINS

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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 INTERNAL TRANSFER

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 WORKINGTON D.C. BUILDINGS UNIT DATE 28/2/02

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".

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.'

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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	1231 m2	0	57.6m2	
D1	~~NON-RESIDENTIAL INSTITUTIONS~~	~~1231 m2~~	~~0~~	~~57.6m2~~	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	1231 m2		57.6m2	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	EXISTING
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.
— SCHOOL TEACHING

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

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
15	0	0	15

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
— NO

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

Organisation_Name	Building_Name	address1	Postcode
		24WESTERN AVENUEREADING	RG5 3BH
		26WESTERN AVENUEREADING	RG5 3BH
		28WESTERN AVENUEREADING	RG5 3BH
		30WESTERN AVENUEREADING	RG5 3BH
		32WESTERN AVENUEREADING	RG5 3BH
		34WESTERN AVENUEREADING	RG5 3BH
		36WESTERN AVENUEREADING	RG5 3BH
		38WESTERN AVENUEREADING	RG5 3BH
		40WESTERN AVENUEREADING	RG5 3BH
		42WESTERN AVENUEREADING	RG5 3BH
		44WESTERN AVENUEREADING	RG5 3BH
		46WESTERN AVENUEREADING	RG5 3BH
		48WESTERN AVENUEREADING	RG5 3BH
	40A	40AWESTERN AVENUEREADING	RG5 3BH
	42A	42AWESTERN AVENUEREADING	RG5 3BH
		24RADCOT CLOSEREADING	RG5 3BG
		28RADCOT CLOSEREADING	RG5 3BG
		30RADCOT CLOSEREADING	RG5 3BG
~~ST. DOMINIC SAVIO RC (AIDED) PRIM~~			~~RG5 3BH~~
MELCLEAR SUPPLIES		26RADCOT CLOSEREADING	RG5 3BG
		6EYNSHAM CLOSEREADING	RG5 4LF
		7EYNSHAM CLOSEREADING	RG5 4LF
		8EYNSHAM CLOSEREADING	RG5 4LF
		9EYNSHAM CLOSEREADING	RG5 4LF
	ST JOHN BOSCO RC CHUR	ST JOHN BOSCO RC CHURCHWESTERN AVENUEW	

Neighbour notification list.

1789/a

SECTION 66 CERTIFICATE

Application No. 04.MAR2002* 6842

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.

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 . . . . . WOKINGHAM D.C.

Date 28/2/02

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

1 ST. DOMINICS. R.C. CHURCH/School's John Bosco

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. (No 54, Old Property demolished). ORD. SHEET No. SU.7573 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/218/65	St. John Bosco Bldg. Committee	Catholic Church Presbytery	20.1.66	App. Cl
R/22/67	R.C. Diocese of Portsmouth	Demolish No 54 Western Ave for new Church	16.2.67	App. Ap
R/272/68	Rev. T. Lane	Alterations & Additions to Presbytery.	31.10.68	App. Refus
1898/72	The Managers of St Dominic Sch	New infant school etc.	CPC	
801/73	3rd Woodley (John Bosco) Scout Group	outline for building Scout HQ	10.5.73	- Refus T.P.
1896/73	3rd Woodley Scout Group	Storage bldg at rear of church	14.12.73	31.12
17508	ST. JOHN BOSCO PARISH COUNCIL	COMMUNITY HALL	3.6.82	N/A RC
18107	"	"	21.10.82	N/A CA
33172	PORTSMOUTH RC DIOCESAN TRUSTEES	DET. DWELLING R/O	13.6.89	C/A
BRA8871	"	"	31.5.91	Rs.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P. Dr 41 AT REAR

DRAINAGE

38017	Bee	LINK BETWEEN INF & JNR SCHOOLS	26.1.92	C/

1933 2 ST DOMINICS R.C. CHURCH SCHOOL

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. (No. 54 Old Property demolished) ORD. SHEET No. SU 7573 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/68505/F	WDC.	S/St. Bt. TO FORM CLASSROOM	1.12.98	C/
99/69727/T	3rd Woodley Scout Group.	Renew. TP Scout Headquarters	13/7/99	C
99/69966/F	St. Dominics Playgroup	Erect Mod. Bldg - Use as creche	25/11/99	C
FP98/8236	Wokingham District Council	Classroom extn / we facilities.	20/1/99	App.
FP99/8971	St. Dom's Playgroup	New modular Bldg	22/9/99	C/A
C/69966/06	" " "	D to C w cond. 06 of con. 69966 for app. of site compound.	23.12.99	
C/69966/02	St. Dominics Playgroup	D to C w cond 02 of C 69966 for app. of materials.	23.12.99	
C/69966/04	"	D to C - Appl of Acoustic fencing	2.3.00	A
F/2001/3385	Portsmouth RC Diocese Trustees	S/St ext to church	11.04.01	C/
F/2001/5232	"	S/St ext to sch to provide staff room facilities	30.1.02	C/

MINISTRY DECISION

SPECIAL ORDERS

Location of Planning Application



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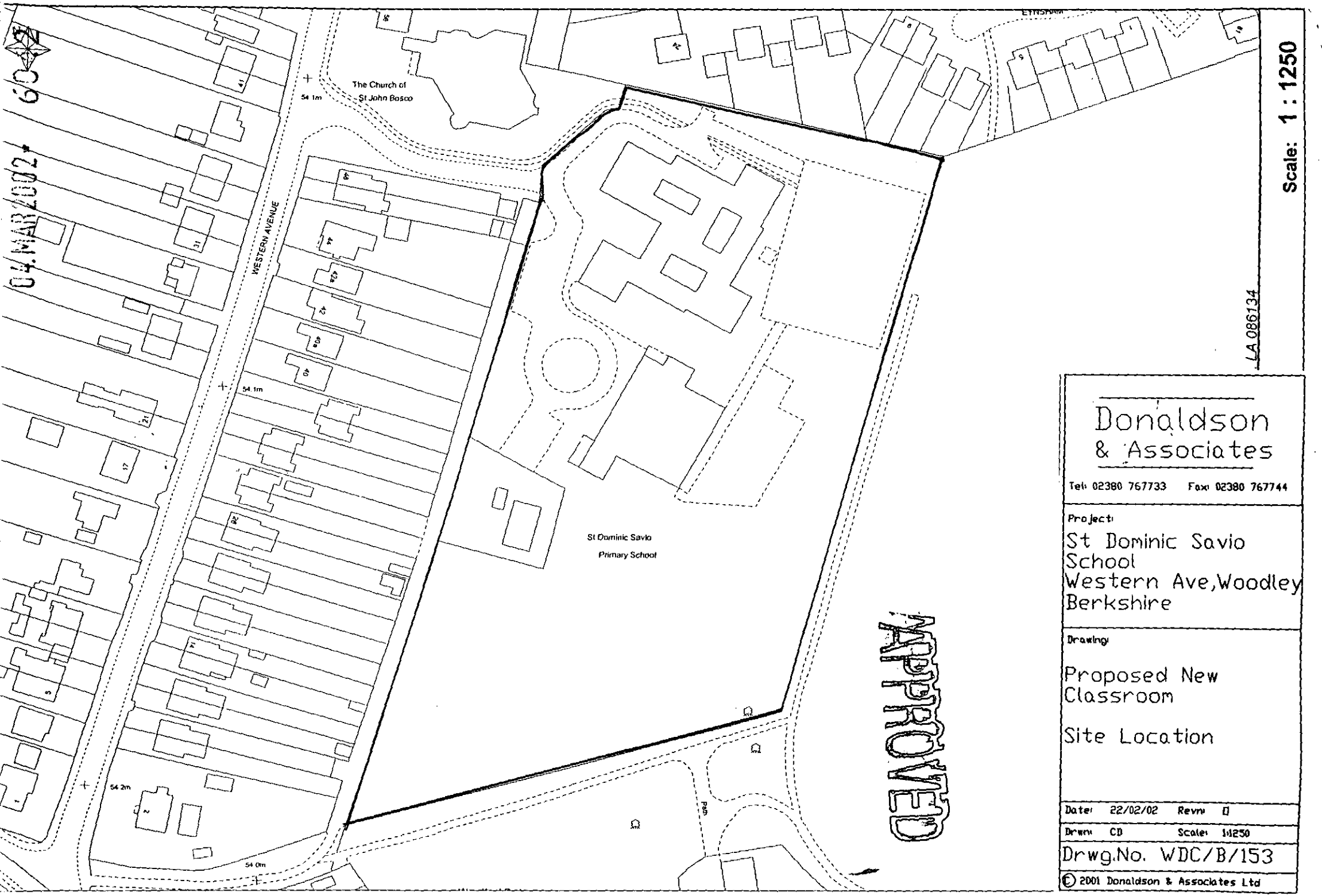
Development Control Section, Environmental Services, Wokingham District Council.

24 April 2002

Scale: 1 : 2500



Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

Site Location

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/153

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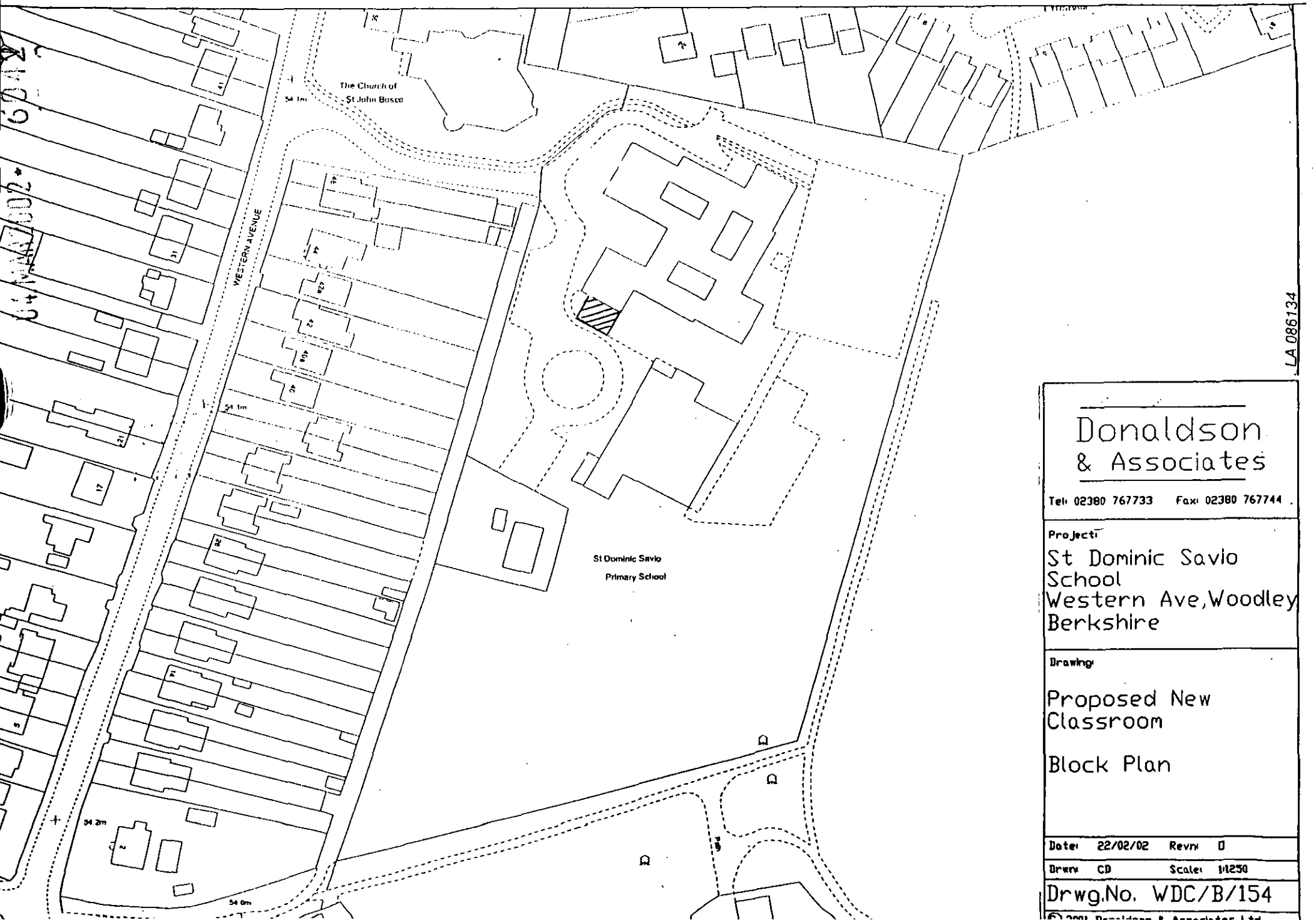


Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

Block Plan

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:1250

Drwg.No. WDC/B/154

© 2001 Donaldson & Associates Ltd

04.MAR2002* 6042

APPROVED

Office
G/00
00
12.6

Existing
Covered
Walkway

Grassed
Area

Existing
Paving
(typ.)

Circulation
G/00
00
64.8

WC Pupils
G/00
00
6.2

WC Pupils
G/00
00
6.3

Store
G/00
00
1.2

Store
G/00
00
1.2

Cloaks
G/00
00
13.4

Class
G/00
00
61.7

Existing
Classroom

Store
G/00
00
3.9

Class
G/00
00
61.7

Existing
Classroom

RWP

IC

Grassed
Area

Access
Road /
Parking

Existing
Paving

Existing
Paving

Existing
Foul
Drain

Access
Road /
Parking

Existing
Paving

IC

IC

Access
Road

0 10 20 30 40 50 60 70 80 90 100

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio
School
Western Ave, Woodley
Berkshire

Drawing:

Existing

Plan

Date: 22/02/02 Revn: D

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/149

© 2001 Donaldson & Associates Ltd

04.MAR2002 6042

APPROVED

Grassed Area

Existing Covered Walkway

Office G/00 00 12.6

Circulation G/00 00 64.8

WC Pupils G/00 00 6.2

WC Pupils G/00 00 6.3

Store G/00 00 1.2

Store G/00 00 1.2

Cloaks G/00 00 13.4

Class G/00 00 61.7

Existing Classroom

Store G/00 00 3.9

Class G/00 00 61.7

Existing Classroom

Existing Paving (typ.)

C IC

RWP

Proposed New Classroom 57.6m2

Access Road / Parking

Existing Paving

B

Existing SW Gully

New Drain

RWP

Existing Paving

Access Road / Parking

IC A

Existing Foul Drain

IC

Access Road

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom Plan

Date: 22/02/02 Revn: D

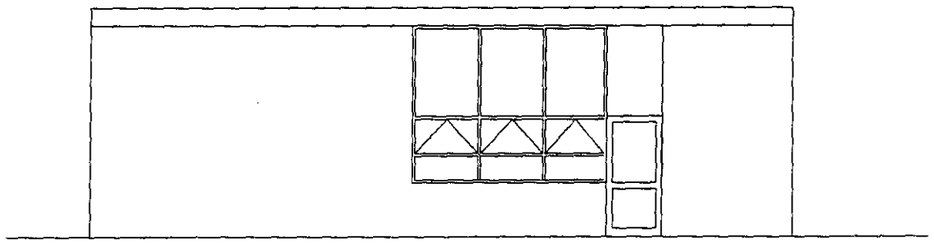
Drwn: CD / Scale: 1:100

Drwg.No. WDC/B/150

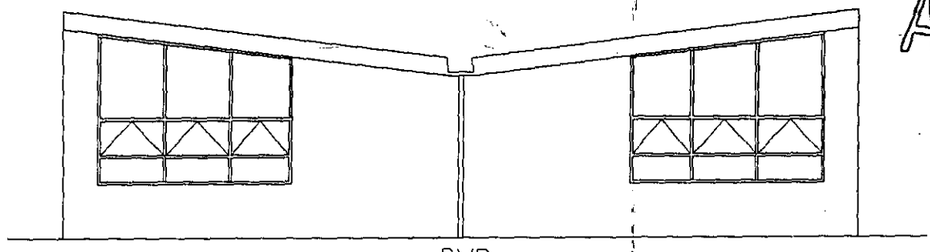
© 2001 Donaldson & Associates Ltd

04.MAR2002* 6042

APPROVED



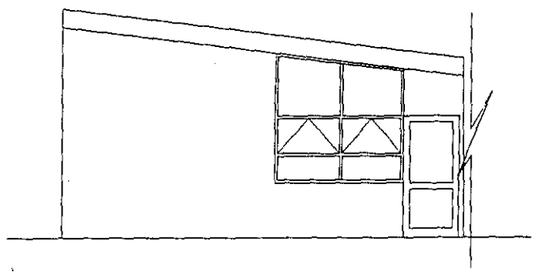
ELEVATION B



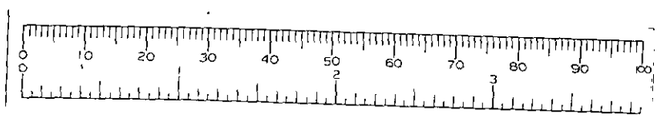
RWP

ELEVATION A

EXISTING



ELEVATION C



Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:

Existing
Elevations

Date: 22/02/02 Revn: 0

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/151

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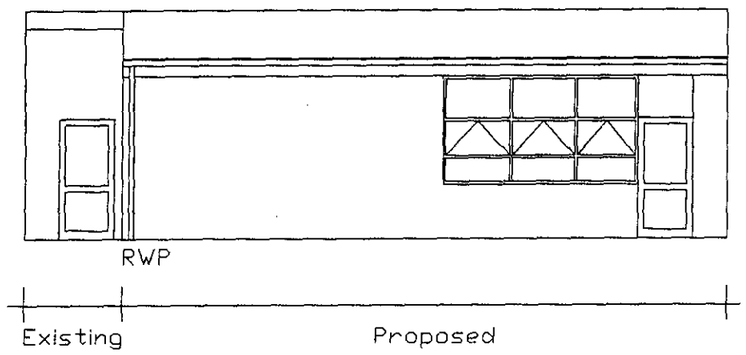
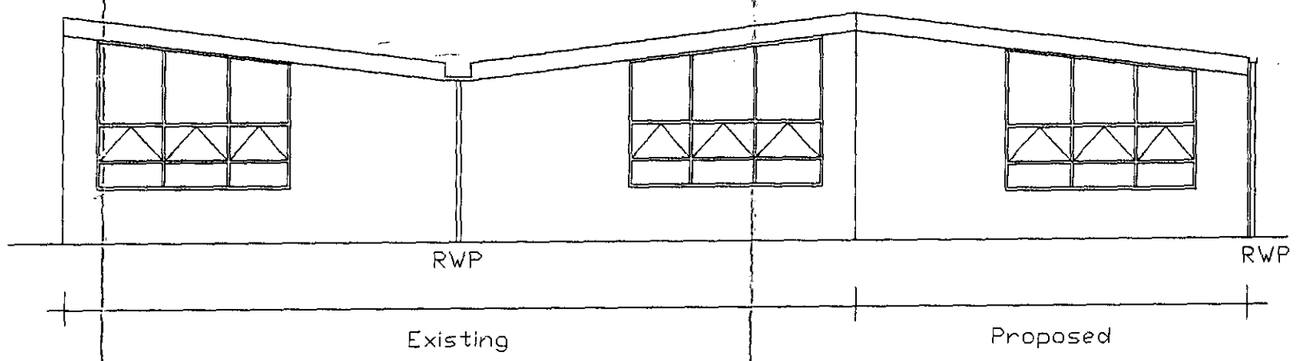
04.MAR2002* 6042

Notes:
1. Roof , Fascia & RW Goods to match existing
2. Brickwork to match existing
3. Windows to match existing as close as possible

APPROVED



ELEVATION B



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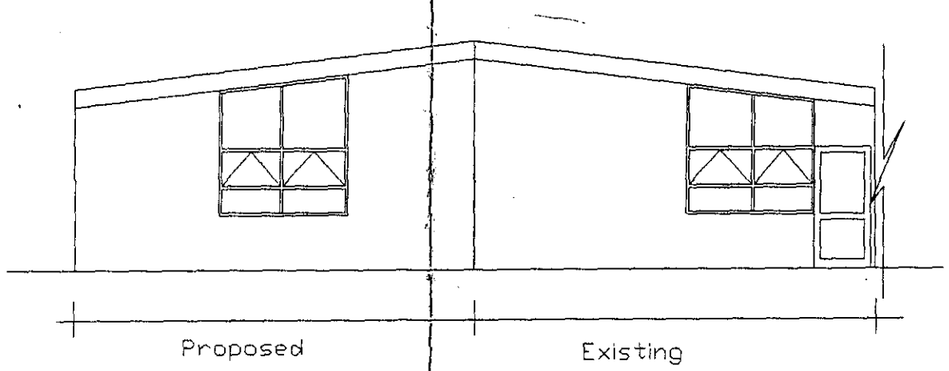
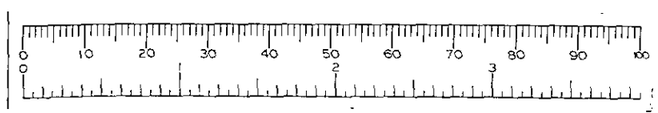


ELEVATION C



Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Dominic Savio School
Western Ave, Woodley
Berkshire

Drawing:
Proposed New Classroom

Elevations

Date: 22/02/02 Revn: 0

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/152

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