APPLICATION NO:
F/2000/1376

LOCATION:
Stephen Abery& Partners 46 Gipsy Lane, Earley Reading.

APPLICANT:
Stephen Abery And Partners C/O Macallan Penfold Chartered Architects

PROPOSAL:
Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance.

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **22/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Stephen Abery And Partners
C/O Macallan Penfold Chartered Architects
18 Northfield Road
Church Crookham, Fleet
Hants
GU13 OED

Application Number: F/2000/1376

Parish: **EARLEY**

Location: **Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.**

Proposal: **Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance.**

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. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 01/08/2000

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1376	JM.
BUILDING CONTROL NUMBER.	FP/2001/1926 Martin	
~~APPLICANT~~/AGENT	Macallan Penfold.	
ADDRESS OF SITE	46 Gipsy Lane EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S front ext + change of use of study to Consulting room.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2A·01	2A·01
ELEVATIONS	4A·01	4A·01
FLOOR PLANS	of extension only 3A·13.	3A·01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/6/01	

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	

Tel: (0118) 974 6463

Date: 14/7/00

My ref: F/2000/1376

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2000/1376
Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.
Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance..

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date: 17/7/00

My ref: F/2000/1376

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

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/1376
Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.
Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance.

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31/7/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/1376**
Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.
Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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

Tel: (0118) 974 6463

Date: 17/1/00

My ref: F/2000/1376

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/1376
Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.
Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance..

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1376

Applicant : Stephen Abery And Partners C/O Macallan Penfold Chartered Architects.

Location : Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.

Proposal : Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 15/5

Date of Site Visit : 8/5

Date Registered : 27/04/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 22/06/2000

Consultation Responses :

Earley TC - No objection

Planning Issues :

Effect on street scene & neighbouring properties DR&E1.
Identified settlement.

Application Number: F/2000/1376

Appraisal :

This application is for a change of use of study to consulting room and single storey front extension to provide larger entrance.

Neighbours.

The structure is 2.8m deep with an overhang of 1m, 5.6m wide, and 2.9m high. The overhang is 1.4m from No 48 and 4.4m from No 44. The structure is of a modest size and its triangular shape means it is at an angle from both properties. There is a 1.5m fence to 48 and a 1.5m hedge to No 44. The extension is not considered to have a detrimental impact on either properties in terms of overshadowing, overbearing or privacy issues. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The dwellings in the immediate area have a consistent building line. However, it is set back some 19m from the highway, thereby minimising any impact. The modest size of the extension is not considered to have an adverse impact on the street scene.

The change of use of the surgery to a consulting room will not result in material change that would result in an adverse effect on the neighbouring properties or the street scene.

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

(tick appropriate box)

Application Number F/2000/1376
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork.

RECORD OF SITE VISIT

SITE ADDRESS: Stephen Abery& Partners 46 Gipsy Lane Earley Reading.

APPLICATION NUMBER: F/2000/1376

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Detached houses and bungalows on both sides of the road.

3. DESCRIPTION OF SITE/BUILDING

Detached property of brick render & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

48 - Bungalow. 1.6m fence.

44. - Chalet bungalow with side dormer window. 1.6m hedge.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 6 spaces.

LEVELS 1m higher than road.

BOUNDARY TREATMENT See above.

OTHERS \

FROM: Joss Miller

DATE: 16 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1376

Proposal: Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance..

Site Address: Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.

18 MAY 2000

Applicant: Stephen Abery And Partners C/O Macallan Penfold Chartered Architects.

Your observations are required in respect of this application **by 09/06/2000** .

NO OBJECTION

COPIES TO:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

MACALLAN PENFOLD
CHARTERED ARCHITECTS

18 NORTHFIELD ROAD ☐ CHURCH CROOKHAM ☐ FLEET
HAMPSHIRE ☐ GU13 0ED
TEL: 01252 622619 ☐ FAX: 01252 812983
e-mail: info@macallan-penfold.datanet.co.uk

27 MAY 2000* 1376

COPY

am/664

25th April 2000

The District Planning Officer
Wokingham District Council
PO BOX 157
Council Offices
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sirs

46 GYPSY LANE
EARLEY
READING
BERKSHIRE

I enclose a Planning Application for alterations and extension to provide a disabled access and enlarged reception area the above optometrists practice comprising:

6 sets of application forms (Parts 1 & 2)
Certificate A
Agricultural Holdings certificate
6 copies of the site location and block plans 2A.01
6 copies of proposed drawings nos. 3A.01 & 4A.01.
6 copies of this letter containing the design statement.
Fee cheque for £190

DESIGN STATEMENT

THE SITE

The site is located in an established residential area within the settlement boundary of Earley. It is not within a Conservation Area. Gypsy Lane is a road with a number of properties of mixed size and age. No. 46 is a two storey detached house. No.44 is a chalet style bungalow and no. 48 is a bungalow. No. 46 Gypsy Lane has been in commercial use for some years with an established parking area at the front for 5 cars and a space for the residential unit above. Before becoming an optometrist practice the building was a dentists surgery and consent was granted for the use of the first floor in this use. This consent never was enacted and the residential use has been extended with Planning Approval in 1995. These works improved the appearance of the property. The current application is a continuation of my clients desire to improve the access arrangements and appearance of the premises.

Access to the site is off the established driveway and these proposals do not change this situation. The area at the front of the surgery is screened from adjacent properties by hedgerows and fences.

There is no increase in staffing as a result of these proposals; they are intended to improve the facilities.

DESIGN PRINCIPLES

- The proposal should provide disabled access to the front of the premises
- The proposal should provide an open welcoming frontage to visitors
- The design should be high quality
- The design should be discrete in the street scene, respecting the residential character.
- The development should retain 5 parking spaces in front of the property

SCHEME PROPOSALS

The access into the surgery has been re-located to enter directly into the reception area allowing the reception area to be extended forward slightly into an increased bay window. A canopy roof overhangs the entrance to protect visitors from the elements and to provide a welcoming entrance to this building. Internal alterations allow the wc door to open out and provide for circulation outside the wc improving access for people of limited mobility. The consulting room is moved northwards into the existing study and the reception area is increased in size to accommodate wheelchair movements and better circulation and generally.

The entrance uses glazing to give a welcoming appearance, but this is kept to modest sized panes so that the frontage does not conflict with the residential nature of the area. The simple roof canopy unifies the front entrance feature. This will be in lead giving a quality appearance to the addition. The eaves detail is fine and crisp, avoiding unattractive boxed eaves details that detract from many modern buildings. The design is deliberately modern to complement the existing building and the street scene. By using a modern design it has been possible to achieve a design solution that has a low profile in the street scene and adds a sense of quality to the existing building.

The five parking spaces are retained in front of the new entrance bay with a modest reduction in the grass area at the front of the site. The grass area is to be landscaped as part of these works.

I trust you will agree that the design solution successfully achieves the aims of my client and will enhance the street scene. if you wish to discuss any aspect of this proposal, please contact me.

I look forward to receipt of your statutory acknowledgement in due course.

Yours faithfully

Andrew Macallan

cc: Mr S Abery

JM

New site notice for

F/2000/1376

Notice up about 10 days, disappeared 'sometime' recently.

Please send to Stephen Abery (applicant)

✓ S16

Dennis

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Received by Wokingham District Council

Application No: F/2000/1376

PROPOSAL:
Proposed change of use of study to consulting room and single storey front extension to provide enlarged entrance.

LOCATION:
Stephen Abery& Partners 46, Gipsy Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/06/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

05 June 2000

Received by Wokingham District Council

Application No: F/2000/1376

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Head of Planning and Transportation

16 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 APR

Officer: JM | Application No. F/2000/1376

Map No. 52 Site 0.06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(T.) PROPOSED CHANGE OF USE OF STUDY TO CONSULTING ROOM AND SINGLE STOREY FRONT EXTENSION TO PROVIDE ENLARGED ENTRANCE

Location: 46 GIPSY LANE

Parish: EARLEY Ward: L. Hungerford 16.5.2000

Applicant: STEPHEN ABERY & PARTNERS

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

(6)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
(3)	Forms unsigned	[illegible]		
4	Correct S 66 certificate			
5	Elevation plans			
(6)	Floor plans	Show existing use on floor plan ✓		
7	*Metric scale disclaimer*			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps

NEIGHBOURS:

S/N + 44, 48 + 28 Gipsey Lane
12 Silverdale Rd. ✓

MACALLAN PENFOLD
CHARTERED ARCHITECTS

18 NORTHFIELD ROAD □ CHURCH CROOKHAM □ FLEET
HAMPSHIRE □ GU13 0ED
TEL: 01252 622619 □ FAX: 01252 812983
e-mail. info@macallan-penfold.datanet.co.uk

27 MAY 2000* 1376
Apr

am/301

25th April 2000

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Wokingham District Council
PO BOX 157
Council Offices
Shute End
WOKINGHAM
Berkshire RG40 1WR

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I look forward to receipt of your statutory acknowledgement in due course.

Yours faithfully

Andrew Macallan

cc: Mr S Abery

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.

27 MAR 2000 ☆ 1576

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

(b) .....

.....

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

on (d) .....

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed .....

On behalf of ... STEPHEN ARCHER & PARTNERS

Date ... 11-04-00 .....

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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) . . . . . .

Pc 23 791 046

ADDRESS "ST. RAPHAEL," 46 GIPSY LANE PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. Old Property ORD. SHEET No. SU. 7571 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4620	Mr L. Whay	Erection of Garage	26 4 76	App N/A
22502	MR. S. DESAI	GR FLOOR TO DENTAL SURGERY	15.11.84	N/A CLA
27691	"	1st " "	15.4.87	REF
29175	"	" PREV. DENTAL	25.11.87	CLA
44778	MR & MRS. S. ABBEY	S/ST. & S/ST. EXTS.	14.8.95	CLA
95/60869/Z				
FP95/3929	MR + MRS S Abery	Two Storey ext + INTERNAL ALTERATIONS	06.10.95	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

27. ~~MAY~~ 2000* 1376
Apr

1.	APPLICANT'S NAME	STEPHEN ABER & PARTNERS
	ADDRESS	40 GIPSY LANE, EARLEY, READING, BERKSHIRE.
	POST CODE	RG6 2HD PHONE 0734 351075
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MACALLAN PENFOLD CHARTERED ARCHITECTS
	ADDRESS	18 NORTHFIELD RD, CHURCH CROOKHAM, FLEET, HANTS.
	POST CODE	GU52 6QD PHONE 01252 622619
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	40 GIPSY LANE, EARLEY, READING, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATION & EXTENSION TO PROVIDE AN ENLARGED ENTRANCE AREA & CHANGE OF USE OF STUDY TO CONSULTING ROOM.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05
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	2A.01, 3A.01, 4A.01.

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	☐

1769b

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.	SURGERY
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.	RED CLAY BRICKWORK TO MATCH EXISTING, ALUMINIUM WINDOWS/DOORS, STAINED TIMBER BOARDING, LEAD ROOF.
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	EXISTING FENCES/ HEDGES
16. HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAY
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ — If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	AS EXISTING
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	YES

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. £190-00

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 STEPHEN ABERY & PARTNERS DATE 11-04-00

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".

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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				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify SURGERY	35.6		3.4	10.9
OTHER	Please Specify RES		10.9		
	TOTAL	35.6	10.9	3.4	10.9

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	5	
Proposed	5	

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.

OPTOMETRISTS/OPTICIANS

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

STEPHEN ABERY, 40 GIPSY LANE, EARLEY, READING, BERKSHIRE, RG6 2HD.

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

Existing Staff	Transferred Staff	New Staff	Total
2		0	2

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.

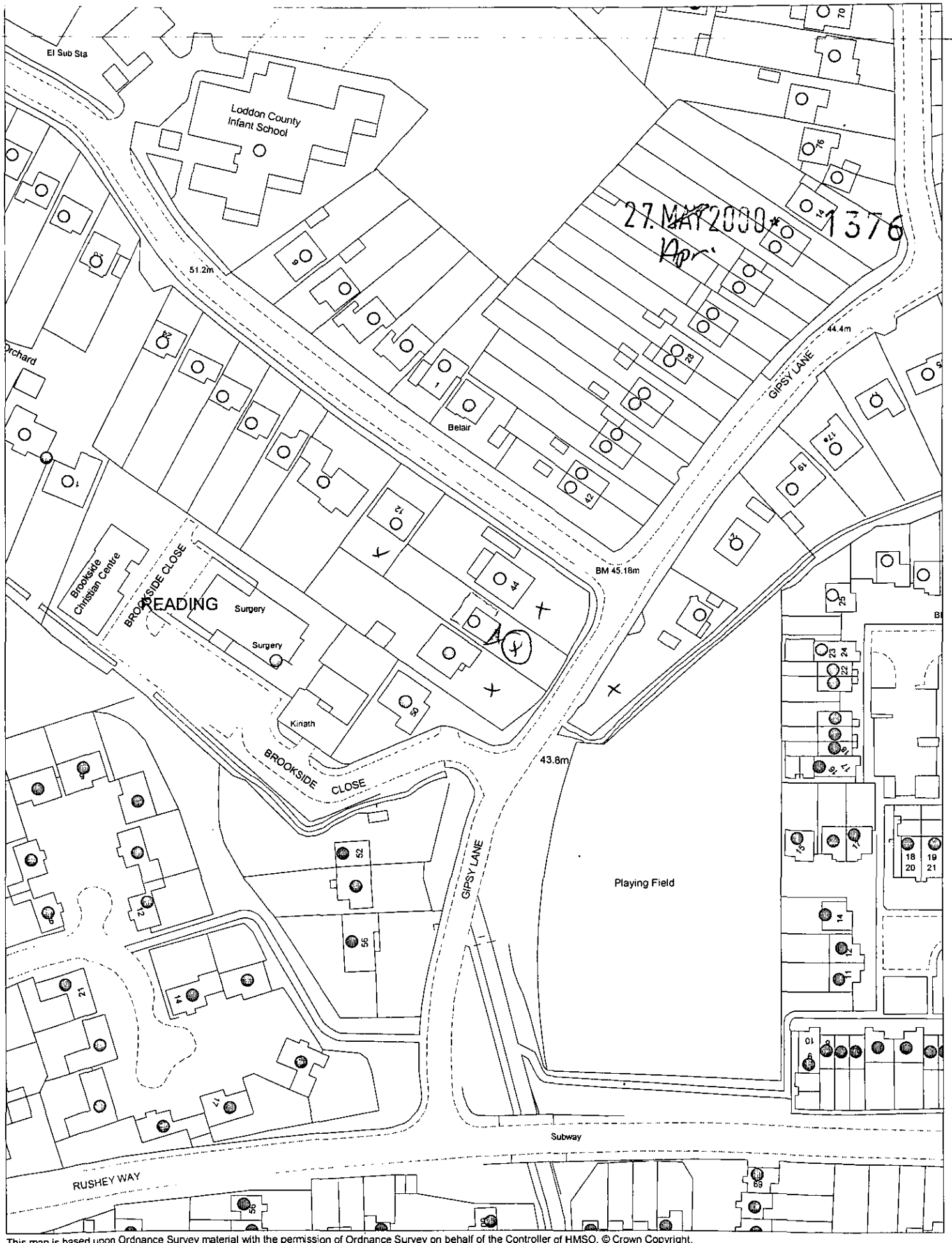
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



27. MAY 2000 * 1376

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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 1250

N W E S