APPLICATION NO:
F/2000/1488

LOCATION:
Post Office Counters Ltd 427, Winnersh Post Office Reading Road, Winnersh Wokingham.

APPLICANT:
Mr V Tugnait

PROPOSAL:
Proposed change of use of store room to shop (A1)

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **06/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr V Tugnait
Winnersh Post Office
427 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5HU

Application Number: F/2000/1488

Parish: **WINNERSH**

Location: **Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed change of use of store room to shop (A1)**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Prior to occupation of the premises hereby approved as a seperate shop unit, details of the access ramp, including handrails, shall be submited to and approved in writing by the Local Planning Authority. The ramp shall be constructed as approved prior to the occupation and shall be maintained as such thereafter.

Condition
4. The shop unit hereby approved shall not be occupied independently of existing shop unit, without the permission in writing of the Local Planning Authority.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To ensure appropriate access for the public.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1488

Applicant : Mr V Tugnait .

Location : Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.

Proposal : Proposed change of use of store room to shop (A1)

Site Notice Displayed ? :	YES	NO	DATE
	✓		30 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30 May 2000

Date Registered : 11/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 06/07/2000

Consultation Responses :

Winnersh P.C. "no comments"
Highways – no adverse comments

Planning Issues :

Identified Settlement
Local Shopping Centre
neighbours / streetscene.

Application Number: F/2000/1488
Winnersh Post Office, 427 Reading Road, Winnersh

Appraisal: The application is for the conversion of a storeroom, associated with the existing Post Office, to a separate A1 shop unit. Externally this would involve the removal of a bay window and insertion of a shopfront, including a non-illuminated fascia board. Development of small scale shopping facilities is encouraged in this area of Winnersh and there are no highway objections to the proposals. However, the new shop would have a floor area of only 15 m^2 and would share facilities with the existing shop. The application form indicates that the occupant of both units would be the same - if the premises were to be split it would result in a unit with inadequate facilities and hence it is proposed that the two units should be tied together by condition.

Recommendation: conditional approval

Application Number F/2000/1488
Conditions/Reas~~ons~~ for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03		SR20	prior to occupation of the premises hereby approved as a separate shop unit, details of the access ramp, including handrails, shall be submitted to and approved in writing by the LPA. The ramp shall be constructed as approved, prior to occupation and shall be maintained as such thereafter.
04		SR24	the shop unit hereby approved shall not be occupied ~~other than in conjunction with the~~ independently of existing shop unit, without the permission in writing of the local planning authority

RECORD OF SITE VISIT

SITE ADDRESS: Post Office Counters Ltd 427, Winnersh Post Office Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1488

OFFICER: Emy Circuit

DATE OF SITE VISIT: 30 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? In bay window.

2. DESCRIPTION OF SURROUNDINGS Mixed use area with large proportion residential

3. DESCRIPTION OF SITE/BUILDING 2-storey + 3-storey extn to shop. Ground-floor bay to one side. residential to rear/first-floor.

4. RELATIONSHIP TO ADJOINING PROPERTIES
transit hire/sales (at 431/429 ?) next door.
425 appears to be residential.

5. SITE CONSTRAINTS

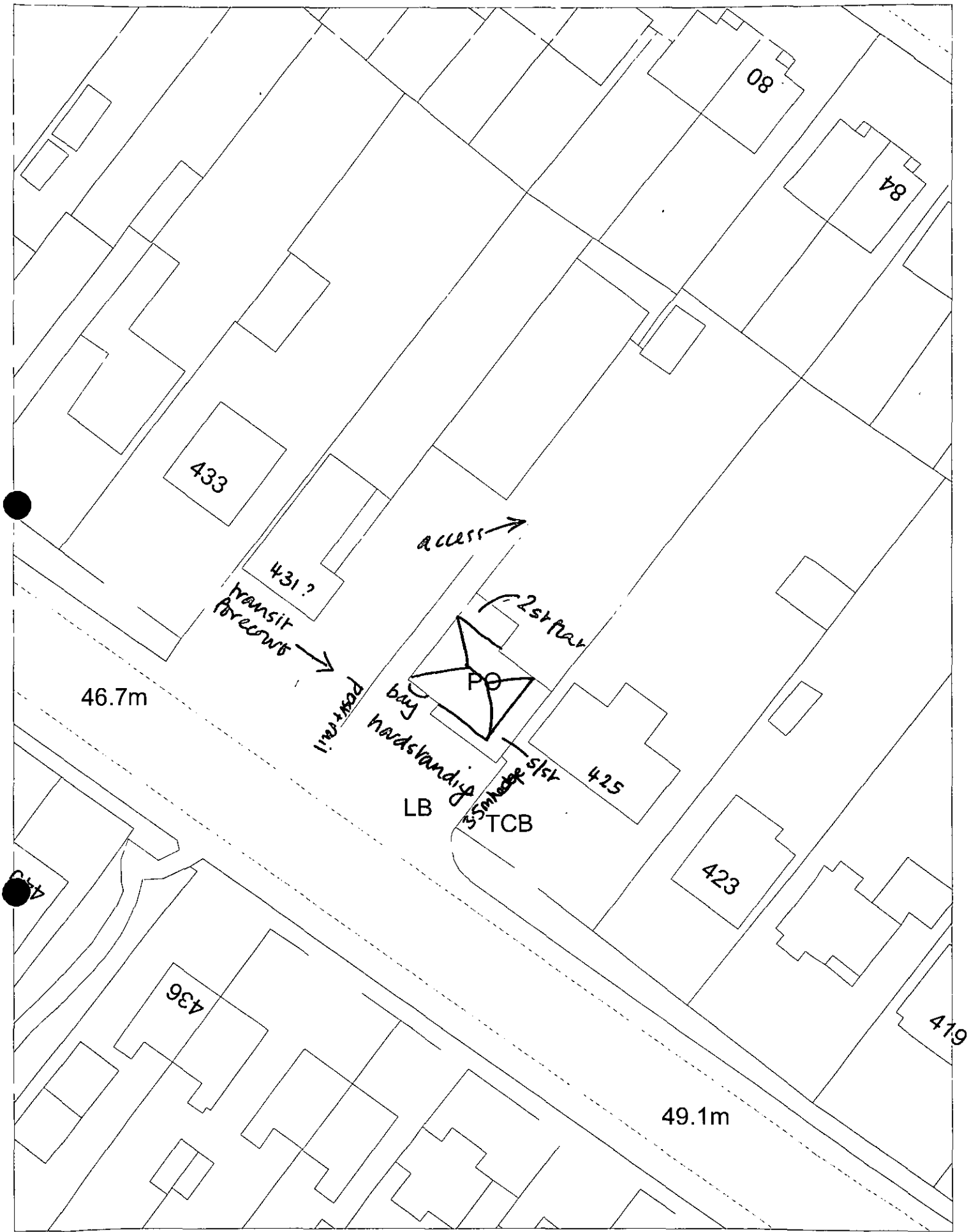
TREES /

ACCESS/PARKING hardstanding at front + to rear.

LEVELS /

BOUNDARY TREATMENT hedge to 425
post + rail to transit hire

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 500

N W E S

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 6 November 2000
My ref: EXC/F/2000/1488

Vijay Tugnait
Winnersh Post Office
427 Reading Road
Winnersh
Berkshire
RG41 5HU

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

Dear Mr Tugnait

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION3 OF PLANNING PERMISSION F/2000/1488 – WINNERSH POST OFFICE, READING ROAD, WINNERSH

Thank you for your letter of 12 October and your telephone call last week. I apologise for the delay in responding. As discussed, I confirm that further details of the handrail are required, before the condition can be discharged, and should be shown on the elevation drawing.

The Council's Access Officer informs me that the following points should be addressed in order to comply with Building Regulations:

- There should be a handrail on either side of the ramp, with a 45-50mm max outside diameter. The handrail should also be continuous.
- Handrails should be provided and formed from materials that are not cold to touch for example hardwood or nylon coated steel.
- The handrails should be easily distinguishable from its background for the benefit of people with sight impairments.

I hope this information is of assistance. If you would like any further advice, please contact me on the number above. Please note that this advice it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

☎ 0118 974 6379 (Direct Line)
Wednesday, 22 March 2000

Copy letter have
Emailed as well any
Problems let me know

Emy Circuit

Duncan

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Information Only

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

- Level access needs to be provided from the curtilage of the site and from the accessible parking bays to the main entrance and to the deck area. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
- Handrail requirements are to be on either side of the ramp 45-50mm max outside diameter. The handrail should also be continuous.
- Handrails should be provided and formed from materials that are not cold to touch for example hardwood or nylon coated steel.
- The handrails should be easily distinguishable from its background for the benefit of people with sight impairments.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an

existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

Duncan Garrett
Access Officer

WINNERSH POST OFFICE



PLANNING SERV... 35361
POL
DC ETC
APP
CS
16 OCT 2000
COPIES TO: ACK:
FILE:

12-10-00

Emy Circuit
Environment Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Ref: F/2000/1488

Dear Emy,
In reference to the above planning application, condition 3, please find enclosed details of the access ramp, including handrail.

The access ramp to be constructed of concrete with a ripple non-slip tampered finish 1000mm (1 metre) wide.

The handrail to be constructed of two and a half inch steel, concreted to the floor and bolted down.

Please also find enclosed a scale drawing of the ramp.

yours sincerely

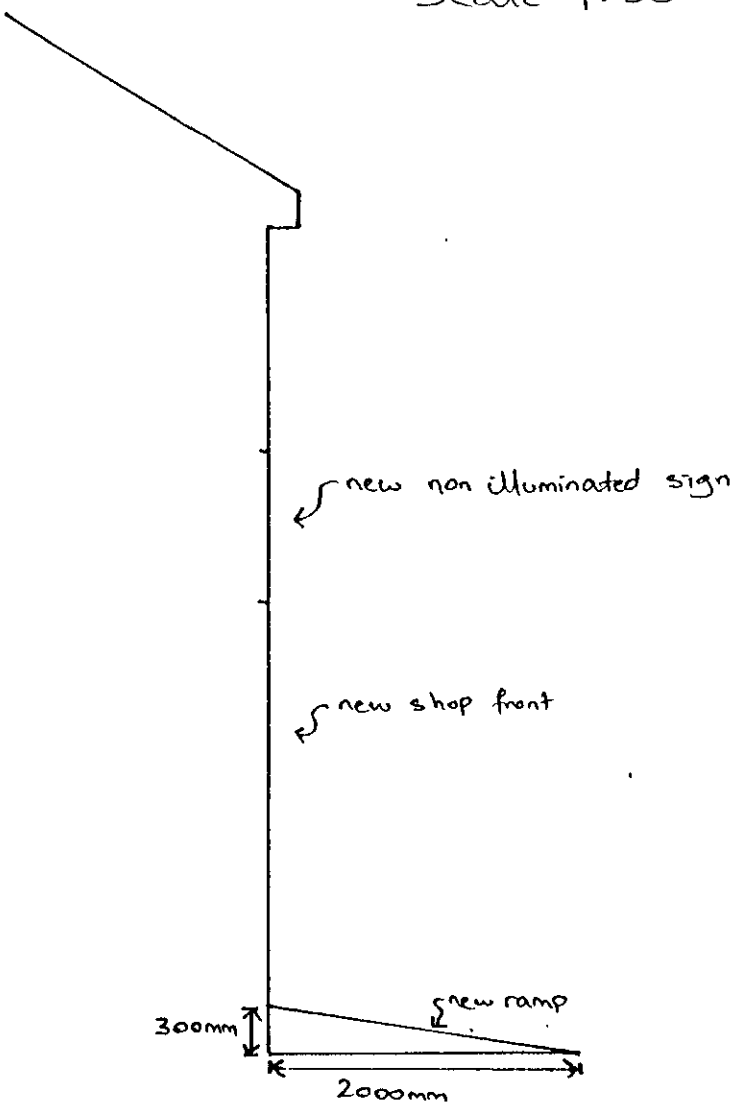
continuous handrail

Vijay Tugnait

427 Reading Road, Winnersh, Berkshire, RG41 5HU
Telephone/Fax 0118 9787222

SIDE ELEVATION TO PROPOSED SHOP ALTERATIONS AT WINNERSH POST OFFICE, 427 READING ROAD, WINNERSH, BERKS, RG41 5HU.

Scale 1:50



Tel: (0118) 974 6479

Date: 10 July 2000

My ref: F/2000/1488

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2000/1488
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.
Proposed change of use of store room to shop (A1)

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 **Emy Circuit** on **(0118) 974 6479**. 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 20 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1488**
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.
Proposed change of use of store room to shop (A1)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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 6479

Date: 10 July 2000

My ref: F/2000/1488

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 R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Dear Councillor

Application Number: F/2000/1488
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.
Proposed change of use of store room to shop (A1)

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 **Emy Circuit** on **(0118) 974 6479**. 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 20 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1488**
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.
Proposed change of use of store room to shop (A1)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6479

Date: 10 July 2000

My ref: F/2000/1488

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2000/1488
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.
Proposed change of use of store room to shop (A1)

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 **Emy Circuit** on **(0118) 974 6479**. 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 20 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1488**
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.
Proposed change of use of store room to shop (A1)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Received by Wokingham District Council

Application No: F/2000/1488

Proposal:
Proposed change of use of store room to shop (A1)

Location:
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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 Planning and Transportation

24 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL 53,60

Start date:	11 MAY
Officer: EXC	Application No. F/2004/1488

Map No. 59. **Site** 0.04
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED CHANGE OF USE OF STORE ROOM TO SHOP (A1)

Location: 427 READING ROAD

Parish: WINNERSH Ward: Winnersh 2/45

Applicant: MR V TUGNAIT

Fee Received (11) 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevations of new ramp?	24/5	
6	Floor plans			
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 : 24.5 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 + 432, 434, 436, 425, 429, 431 Reading Road .....

..... 80, 82, 84, 86 Bathurst Road. .....

.....

.....

.....

.....

.....

.....

.....

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 24 May 2000

Application Number: F/2000/1488

Proposal: Proposed change of use of store room to shop (A1)

Parish: WINNERSH PARISH

Site Address:
Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.

Applicant:
Mr V Tugnait .

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).

No adverse highways comments.

Signed: A. Linnell **Print name:** A. LINNELL

Date: 20 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1488

Location: Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.

Proposal: Proposed change of use of store room to shop (A1)

Applicant: Mr V Tugnait.

Case Officer: Emy Circuit

The new plans show the following: Side elevation.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1488 (Planaps) / (Ludhouse) Date Rec. 5/6/00

Location: Winnersh Post Office, 427 Reading Road.

Parish Winnersh

Applicant: Mr V Tugnait

Description of attached plans side elevation

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) access Office ✓
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses ~~10 days~~.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXO

Consultations Sent by Admin. on 21.06.05.

Yellow - Part One Copy
Green - Officer's Copy

FROM: Emy Circuit

DATE: 24 May 2000

25 MAY 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1488

Proposal: Proposed change of use of store room to shop (A1).

Site Address: Post Office Counters Ltd 427, Winnersh Post Office, Reading Road, Winnersh, Wokingham.

Applicant: Mr V Tugnait .

Your observations are required in respect of this application **by 17/06/2000** .

No comments

FILE:

SIGNED: _____ DATE: 01-06-00

Clerk To Winnersh Parish/Town Council.

E

ADDRESS 427 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7770 59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/94/61	Mr. S. Brown.	Addition	15-6-61	App App
R/12/67	Messrs S & S. Brown	[illegible]	16-2-67	App C/A
613173	Mr E. Brown	Bedroom & Bathroom	10.5.73	- C/A
*08330	K.B. & Sons Ltd.	Garages & Rear Pr. of semi de. houses	11.5.78	N/A C/A
BR 9292	"	" (~~[illegible]~~ 82-84 BATHURST ROAD)	30.8.78	APP N/
34442	MRS. KLLS	GR. FLOOR TO OFFICE/STORE/ENLARGE	22.11.89	C/
	" [illegible]	SHOP - 1st FLOOR TO FLAT		
		WITH ACCESS - NEW SHOPFRONT -		
		CARPARKING AREAS		
97/66190/Z				
TP 97/6720	W/DR.	SUB-DIVIDE SHOP/NEW SHOP FRONT		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11.MAY2000* 1488

WINNERSH POST OFFICE



The District Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

09-05-00

Dear Sir,

I have for sometime been considering diversifying my business just to make it more viable, as you will be aware from a previous application, (which had to be withdrawn because The Post Office Network required greater security measures if the other business was to be run by another tenant).

The introduction of Sainsburys has had a big impact, not just on my business but also others on the Reading Road. However, together with the government proposal to make all pensions and allowance payments (accounting for 30%-40% of post office business) via direct debit into bank accounts this seriously brings into question the viability of Winnersh Post Office.

The proposal as shown on the enclosed applicationis is to create a new retail unit which I intend to run myself (I have not yet decided on what this business shall be). The income generated from this business should enable me to continue providing a Post Office service which is so vital for the Winnersh community.

Yours faithfully,

11.MAY2000* 1488

Vijay Tugnait

427 Reading Road, Winnersh, Berkshire, RG41 5HU
Telephone/Fax 0118 9787222

1789/a

SECTION 66 CERTIFICATE

Application No. 11.MAY2000* 1488

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

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.

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
ROY WOOD TRANSITS	421 READING RD WINNERSH RG41 5HU	9/5/00

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

(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).

- 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 . . . . . .

Date . . . 9/5/00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

11 MAY 2000* 1468

1.	APPLICANT'S NAME	MR VIJAY KUMAR TUGNAIT
	ADDRESS	427 READING ROAD
		WINNERSH BERKS
	POST CODE	RG41 5HU PHONE 0118 9787222
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N/A
	ADDRESS	
	POST CODE	PHONE
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	427 READING ROAD WINNERSH BERKS RG41 5HU
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		To convert existing stockroom into retail shop unit
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	ground floor plan, southwest elevation back plan, location plan

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

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

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

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

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

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

Shop / Residential over

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To match existing

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

As existing (see plan)

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: N/A

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

As existing - open fronted car park (see plan)

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

Disabled access ramp
Doors designed to permit wheelchair access

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	/ * 2	/ * 1	/ *
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.

£180/190

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 DATE 9/5/00

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".

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	58m²	N/A	N/A	15m²
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 STOREROOM		15m²		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	
Proposed	6	

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.

New shop front of 1000mm door set in window opening

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

Mr Vijay Tugnait
427 Reading Rd
Winnersh

} Shop 1 and Shop 2

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
NK			

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

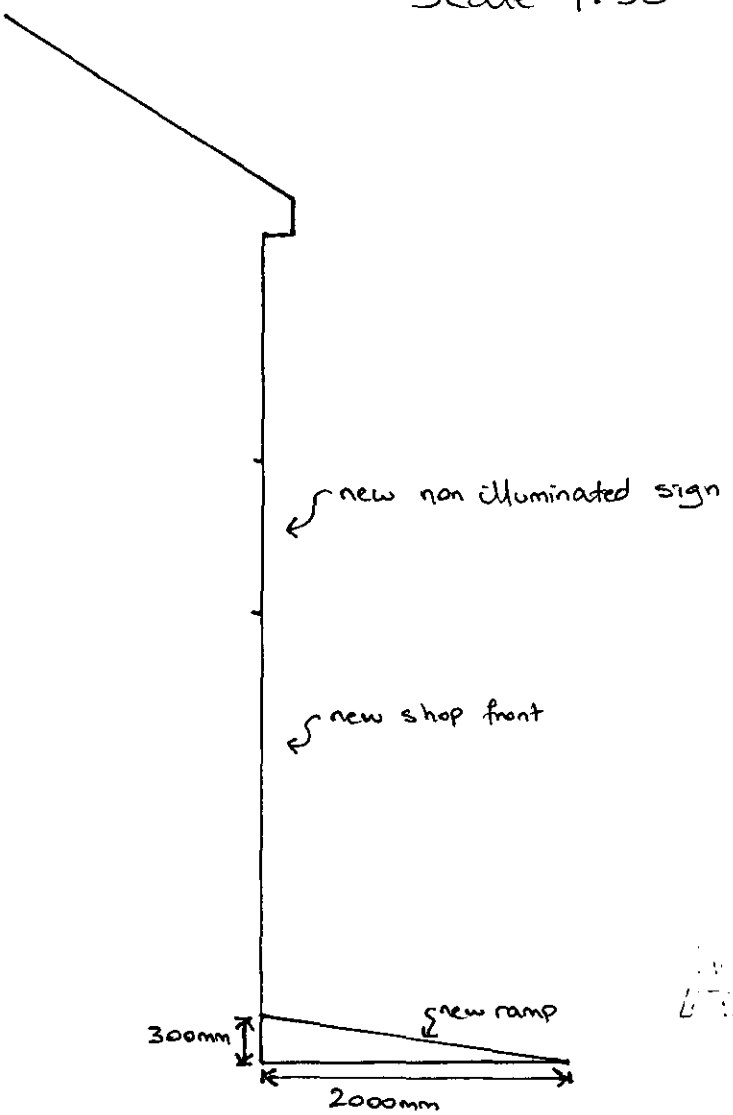
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

SIDE ELEVATIONS TO PROPOSED SHOP ALTERATIONS AT WINNERSH POST OFFICE, 427 READING ROAD, WINNERSH, BERKS, RG41 5HU.

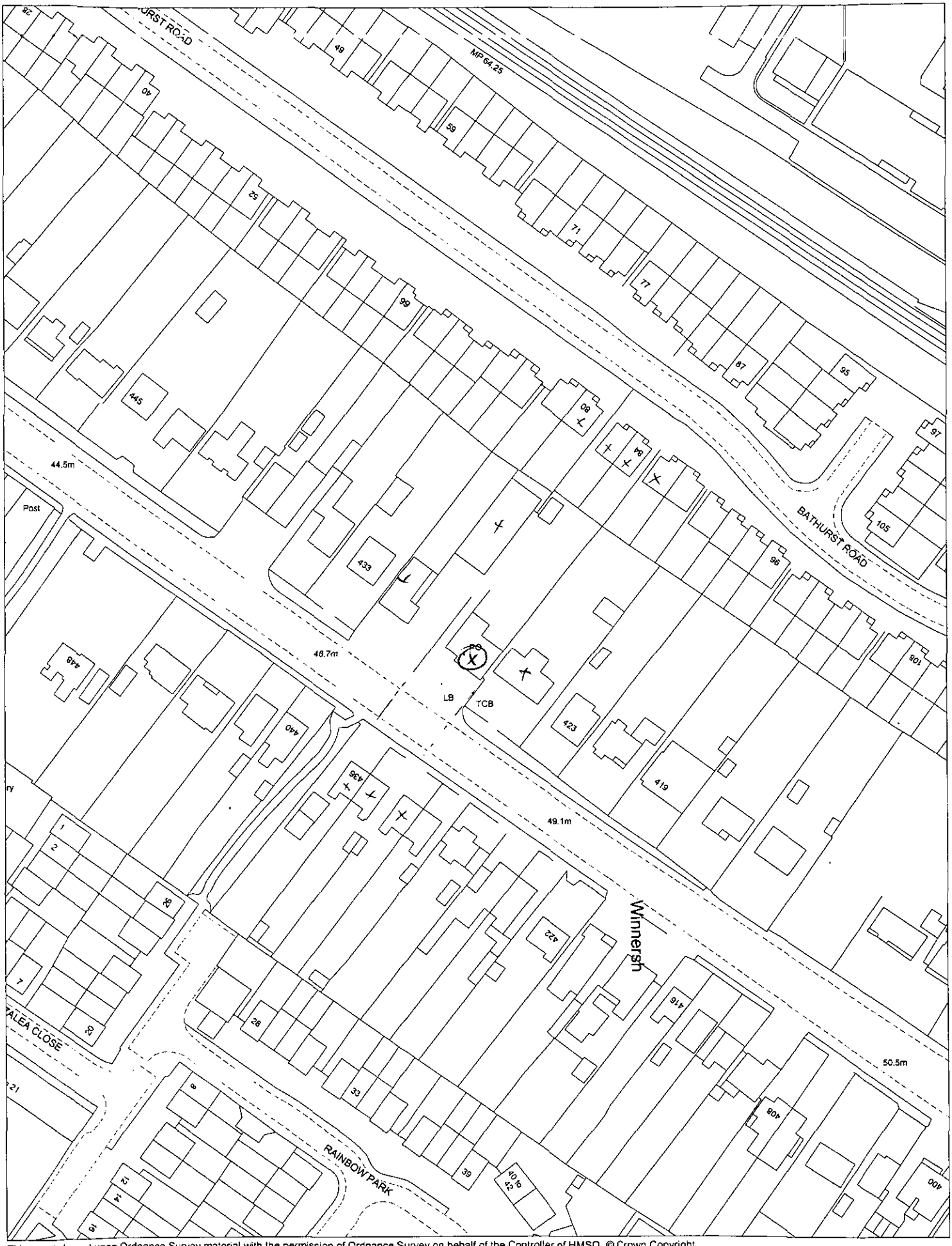
1488

ADDITIONAL PLAN

Scale 1:50



APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.

19 May 2000

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