APPLICATION NO:
F/2001/5331

LOCATION:
Dental Surgery 5a Gipsy Lane, Earley Reading.

APPLICANT:
Gipsy Lane Dental Practice C/O Andrews Kalik Associates

PROPOSAL:
Proposed ground floor and first floor extensions to dental practice to form additional surgery, office and staff facilities.

EARLIEST DATE FOR DECISION: **23/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Andrew Thorley**
Tanya Davis

APPROVED

445

00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Gipsy Lane Dental Practice
C/O Andrews Kalik Associates
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2001/5331

Parish: **EARLEY**

Location: **Dental Surgery, 5a Gipsy Lane, Earley, Reading.**

Proposal: **Proposed ground floor and first floor extensions to dental practice to form additional surgery, office and staff facilities.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The existing hedging shall be retained along the eastern and western boundaries of the site. The hedging shall not be removed or altered without the permission in writing of the Local Planning Authority. The scheme shall be maintained in perpetuity.

Condition
4. Prior to development commencing a plan showing secure, covered cycle parking shall be submitted to the satisfaction of the Local Planning Authority in writing.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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 T3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WT3 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

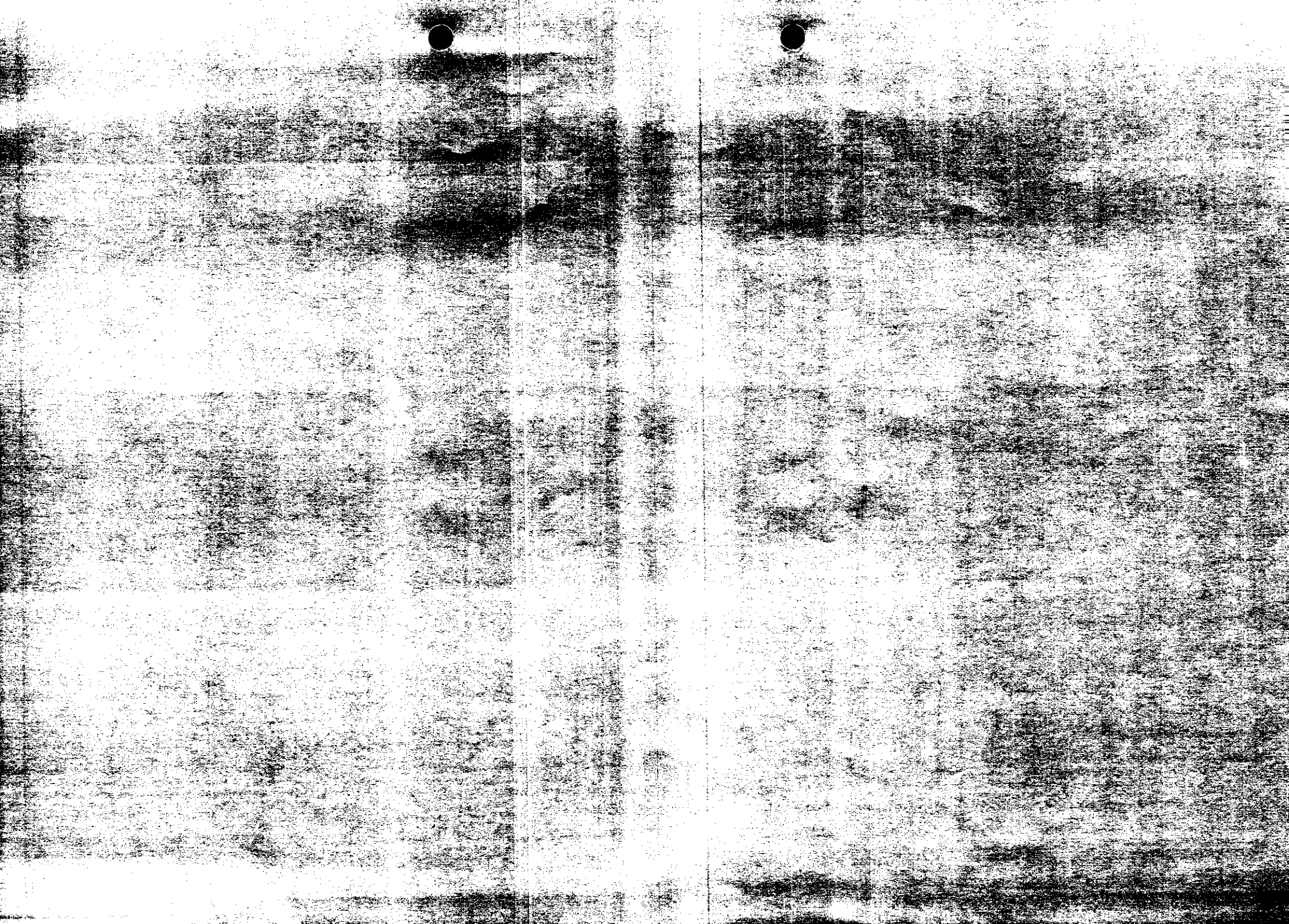
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5331 TD
BUILDING CONTROL NUMBER.	FP2002/3758 Howard
~~APPLICANT~~/AGENT	Andrews Kalik Associates
ADDRESS OF SITE	5A Gipsy Lane EARLEY
DESCRIPTION OF PROPOSED WORK	ground + first floor exts to dental practice to form additional surgery, office + staff facilities

DRAWING NUMBERS	BC	DC
BLOCK PLAN		1388/10B
ELEVATIONS	1388/14C	1388/9A & 8C
FLOOR PLANS	1388/13D.	1388/7C

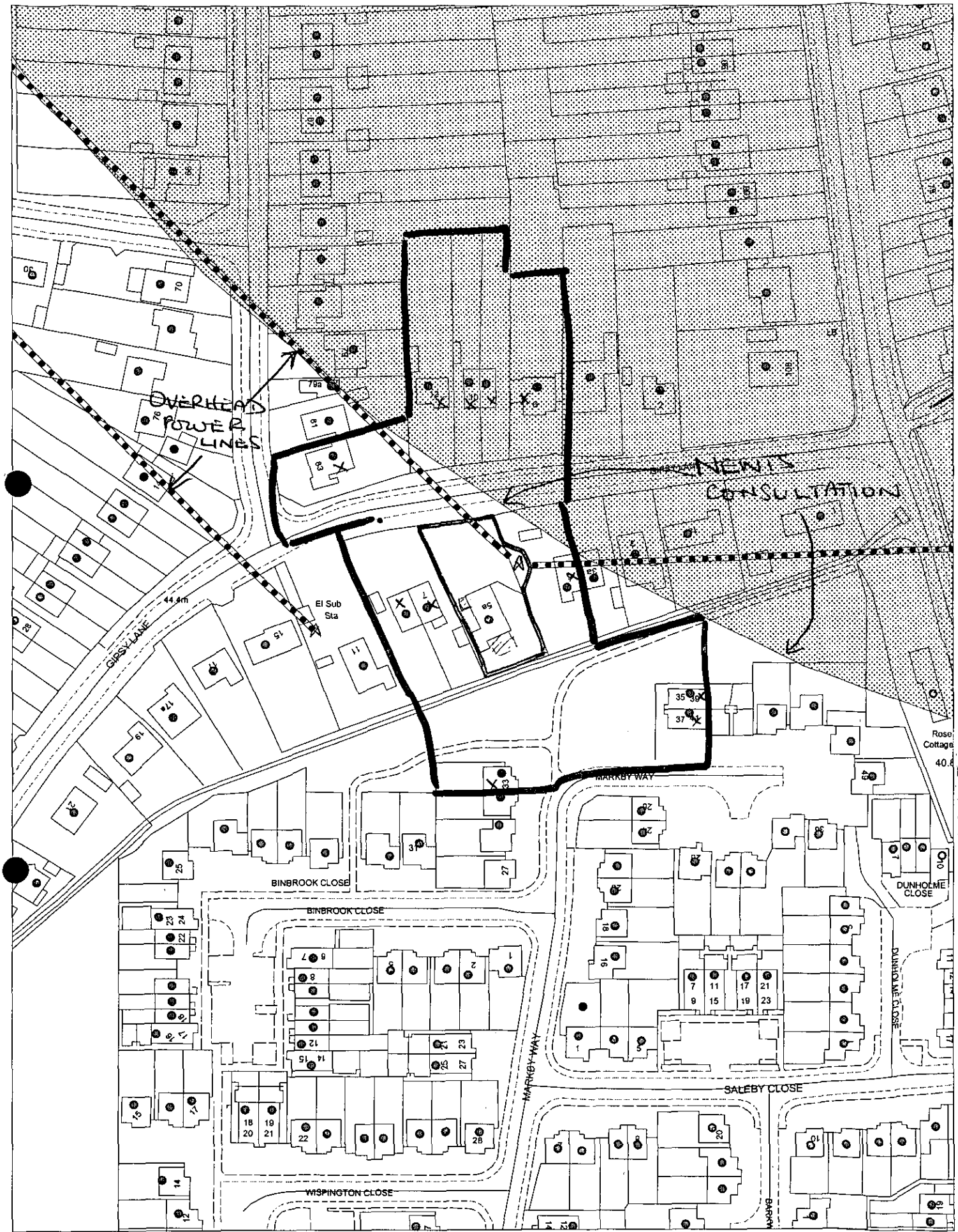
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rooflight sizes - additional a/c windows	reduced
DATE	19/12/02.	

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	



5331



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Development Control Section, Environmental Services, Wokingham District Council.

15 November 2001

Scale: 1 : 1250

N
W E
S

EARLEY 1.4.86

ADDRESS 5A GIPSY LANE

PARISH ~~WOODLEY~~

PLOT No. 6

ORD. SHEET No. SU.7571 (52
7671 . 53

BUILDER 01945 - L. EARLEY PLAN 07235,95 - ROADS

Plan No.	Applicant	Description of Development	Date of Decision	Decision
725/55, 0/4/63, 1550/72, 1158/72, 1834/73		REFUSED O/LINES FOR RES. DEV.		
04061	MRS. R. BUNCE	O/L. RES. DEV.	-76	C/A
09977	"	RENEWAL	6.5.79	N/A C/A
11352	EXORS. OF "	RES. DEV.	22.11.79	N/A C/A
17575	"	RENEWAL	3.6.82	N/A C/A
21041	DENTA PROPS	DET. BUNGALOW & GARAGE	8.3.84	N/A C/A
BR22415	"	"	8.4.84	APP N/A
22883	MR. B. PARASHER	PART GR. FLOOR TO DENTAL SURGERY	30.1.85	N/A C/A
30003	MR. J. DESAI	C/O USE TO DENTAL HYGIENE	16.3.88	C/A
36755	"	CONV. & EXT. OF GARAGE TO FORM RECEPTION AREA & STORAGE	8.2.91	C/A
43081	"	S/SS. EXTS. TO PROVIDE ENLARGED RECEPTION/OFFICE	24.8.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

7894/3062	"	RECEPTION AREA/OFFICE/WC.	2.12.94	APP.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5331

Applicant : Gipsy Lane Dental Practice C/O Andrews Kalik Associates.

Location : Dental Surgery 5a, Gipsy Lane, Earley, Reading.
Proposal : Proposed ground floor and first floor extensions to dental practice to form additional surgery, office and staff facilities.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 23.1.02.

Date Registered : 28/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 23/01/2002. 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 :

Planning Issues :

Application Number: F/2001/5331

Appraisal :

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

Application Number F/2001/5331
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

TD

SITE ADDRESS: Dental Surgery 5a Gipsy Lane Earley Reading.

APPLICATION NUMBER: F/2001/5331

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 23.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential

3. DESCRIPTION OF SITE/BUILDING

Single storey building with carpark to front. boundary to east well screened/shrubs. conifer hedge to west. can be seen from St.

4. RELATIONSHIP TO ADJOINING PROPERTIES

proposal would make building higher than adj. bungalows. may be a bit imposing?

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2001/5331	Mrs Penny Wallington 6 Gipsy Lane EARLEY RG6 7HA
Application Approved	Letters sent 09.04.02

WOKINGHAM UNITARY
Aiming for Excellence

Please issue decision notice

Cheers Tanya.

Application Number: F/2001/5331
Conditions

Please approve subject to the following conditions

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	.
2	C014	R014	
3		RO17	The existing hedging shall be retained along the eastern and western boundaries of the site. The hedging shall not be removed or altered without the permission in writing of the Local Planning Authority. The scheme shall be maintained in perpetuity.
4		R124	Prior to development commencing a plan showing secure, covered cycle parking shall be submitted to the satisfaction of the Local Planning Authority in writing.
5	C070	R070	

Informative:

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 T3,
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WBE1, WT3, WOS3

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 13 March 2002
My ref: TD/2001/5331

Dr Desai
Gipsy Lane Dental Practice
5a Gipsy Lane
Earley, Reading
Berkshire RG6 7HF

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

Dear Dr Desai

RE: PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSIONS.

I write to inform you that your application has been recommended for approval and is currently awaiting confirmation that the local Member does not want the application to be 'listed' and reported to Committee.

I shall contact you shortly to let you know the outcome.

I am sorry for the delay in processing your application.

Yours sincerely

Tanya Davies
Senior Minerals and Waste Planning Officer

Rang Dr Desai 12.3.02
and left message re
situation.

L

Listing letters went out 11.3.02.
signed by TW

WORK SHEET FOR : Tanya Davies

Application Number : F/2001/5331

Applicant : Gipsy Lane Dental practice c/o Andrews Kalik

Location : Dental Surgery, 5a Gipsy Lane, Earley, Reading.

Proposal : Proposed ground floor and first floor extensions to dental practice form additional surgery, office and staff facilities.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications :

Date of Site Visit : 23.01.02

Date Registered : 28.11.01

Earliest Date for Decision : 23/12/01

Latest Consultation Date/Site Notice Expiry Date :23/12/01

Consultation Responses :
Highways: no objection, but would wish to see cycle parking.

Earley Town Council: consider the proposal to be inappropriate, unneighbourly, and are concerned about setting a precedent by this application and request that the application is refused.

1 Representation letter; concern about on-street parking on Gipsy Lane, this causes maneuverability difficulties.

Planning History :
The site is located on Gipsy Lane Earley, in a predominantly residential area. Planning permission was granted in 1988 for the change of use of the property from residential to use as a dental surgery. The dental surgery is currently a single storey bungalow style building with a uniform pitched roof. The building is set back from the road and there are car parking spaces to the front of the site and close to the western boundary.

The dental surgery serves patients living in Earley and Lower Earley and is accessible by public transport.

Proposal
It is proposed to construct three extensions, one to the front, one to the rear and a new first floor. The extension to the front of the building (13.5m2) will be used to accommodate a new disabled toilet and waiting area. The extension to the rear (49m2) is to be used as a NHS preventative dental unit and the new first floor will form an office, staff room, and toilet (59.5m2). The proposed first floor extension will have a non uniform pitched roof and will increase the roof height by 2m. The extensions will be constructed from bricks and roof tiles to match the existing with boarded gables.

Planning Issues :
1 Impact on neighbours

2 Impact on street scene

Appraisal :

1 Impact on neighbours
The new first floor will have a non symmetrical pitched roof with roof lights and the roof height will increase from 4.5m to 6.5m. There will not be any additional windows in the new elevations, just roof lighting. The eastern and western boundaries of the site are well screened by trees and shrubs and it is not considered that there will be any detrimental impact on the adjoining neighbours by the proposals.

2 Impact on street scene
The building is set back approximately 19 metres into the site from the road. It is not considered that the increased mass of the building will have an adverse impact on the character of the street scene.

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

Application Number: F/2001/5331
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	.
2	C014	R014	
3		RO17	The existing hedging shall be retained along the eastern and western boundaries of the site. The hedging shall not be removed or altered without the permission in writing of the Local Planning Authority. The scheme shall be maintained in perpetuity.
4		R124	Prior to development commencing a plan showing *secure, covered cycle parking shall be submitted to the* satisfaction of the Local Planning Authority in writing.
5	C070	R070	

GIPSY LANE DENTAL PRACTICE
5A Gipsy Lane, Earley, Reading, Berkshire RG6 7HF
Tel:(0118) 966 5656/3944, Fax:(0118) 926 7539
Email: dentist@preventive-dentistry.co.uk Website: www.smiledentalcare.co.uk

PLANNING SERVICES 53591
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APP
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26 FEB 2002
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ACK:
FILE:

Planning dept
Wokingham District Council
Shute End
Wokingham
Berks

21st February 2002

Dear Sirs,

Planning Application Number:- 5331.

I write further to my recent telephone conversation with Ms Tania Davies, to outline the purpose of the proposed addition to the property.

We are a dental practice that has been established since January 1985, from which time we have provided an essential service to our patients, who mostly reside in Earley and Lower Earley.

There are many young families in this area, which consequently leads to this practice having a large proportion of children as patients. We provide a much needed and invaluable service, with all children being seen under the NHS.

As a practice that firmly believes that prevention is better than cure, especially with regard to children, we wish to enhance the level of care we already supply, by creating a preventive dental unit. Within this unit children will be taught correct tooth-brushing techniques and other necessary oral health instruction.

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

Yours sincerely

Jatin Desai
BDS, FDS, RCS(ENG)

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 29 November 2001

Application Number: F/2001/5331

Proposal: Proposed ground floor and first floor extensions to dental practice to form additional surgery, office and staff facilities.

Parish: EARLEY TOWN

Site Address:
Dental Surgery 5a, Gipsy Lane, Earley, Reading.

Applicant:
Gipsy Lane Dental Practice C/O Andrews Kalik Associates.

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).

Comment.

The highway authority would like to encourage sustainable modes of travel for the staff and therefore request a revised plan showing the provision of secure, covered cycle parking.

Signed: _____ **Print name:** AC 3/12/01

FROM: Andrew Thorley

DATE: 29 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5331

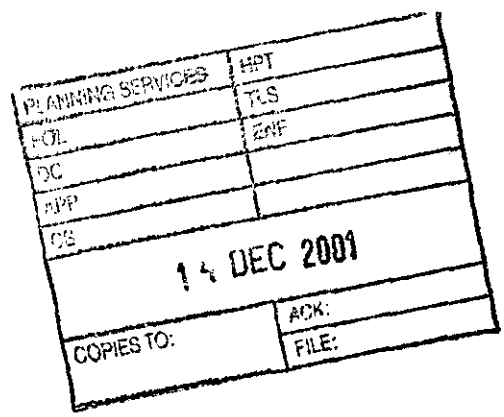
Proposal: Proposed ground floor and first floor extensions to dental practice to form additional surgery, office and staff facilities..

Site Address: Dental Surgery 5a, Gipsy Lane, Earley, Reading.

Applicant: Gipsy Lane Dental Practice C/O Andrews Kalik Associates.

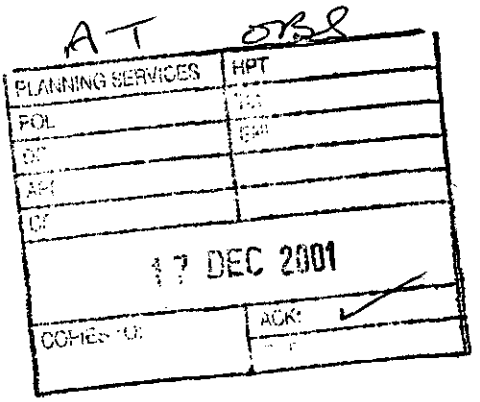
Your observations are required in respect of this application **by 23/12/2001** .

Members of the Planning Committee considered that this proposal was inappropriate, unneighbourly, and the design of the proposal could set an unfortunate precedent in this residential area. It is, therefore, requested that this application is refused.



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.



6 Gipsy Lane
Earley
Reading
Berks
RG6 7HA

12th December 2001

Dear Mr Thorley

Ref Application F/2001/5331 Dental Surgery, 5a Gipsy lane

Thank you for your letter regarding this application.

Whilst we have no problem with the building plans, we would like to raise the issue of parking and whether additional parking is planned for presumably more clients and staff. Overspill parking on the road is already a problem and an increase in the size of the practice could increase the volume of cars.

Our concern is not about being able to park ourselves as we have off road space but firstly, the width of the road is small with cars parked on one side so making 2 way traffic difficult. Secondly, manoeuvring out of the drive, it can be difficult to get a clear view of the road when cars are parked so causing a potential risk when backing out and unable to see if it is clear. I am aware that some residents have already complained about parking as I was visited by a traffic warden one afternoon who was checking on a car parked in the road outside my house.

Whilst we do not wish to cause friction with our neighbours, I hope that my concerns will be taken in to consideration.

Yours sincerely,

Penny Wallington (Mrs)

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BB
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT 5119
POL | TLS
DC | ENF
APP |
BB |
20 DEC 2001
COPIES TO: | ACK:
FILE:

AMA/JAG/1388

18th December 2001

Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mr H Knight ? WHO IS THIS?

Dear Sir,

5A GIPSY LANE, EARLEY, READING – F/2001/5331

I understand you are having difficulty in understanding our drawings. On the floor plans, drawing 1388/7C, the existing building is shown hatched. All un-hatched walls are new.

I trust this clarifies matters.

Yours faithfully,

A.M. Andrews.

c.c. Mr Andrew Thorley WDC Planning Department

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5331
From:	Tom Payne Environmental Heath	My Ref:	20015704
		Date.	13 December 2001

PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSIONS TO DENTAL PRACTICE TO FORM ADDITIONAL SURGERY, OFFICE AND STAFF FACILITIES.

DENTAL SURGERY, 5A GIPSY LANE, EARLEY.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED (*)

Start date: ~~06 NOV 2001~~ Valid 28 NOV 2001	Map No. ..... Site ..007....
Officer: AT | Application No. F|2001|5331	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

52/53

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: GROUND FLOOR & FIRST FLOOR (F.) PROPOSED EXTENSIONS TO DENTAL PRACTICE TO FORM ADDITIONAL SURGERY, OFFICE AND STAFF FACILITIES

Location: 5A GIPSY LANE

Parish: EARLEY Ward: L. Hungerford. 29.11.01 JB.

Applicant: GIPSY LANE DENTAL PRACTICE

Fee (B) Received ~~570-00~~ Required 380-00 (6) Additional ..... Refund 190-00 ✓

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	House marked No 5 on location plan is No 7 on GIS	✓ 19/11	✓ 28/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Does not show adj. properties. Also need to highlight what is new & what is existing.	✓ 19/11	✓ 28/11
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	2nd side elevation does not show windows of surgery rooms 2 & 3	✓ 19/11	✓ 28/11
6	Floor plans	~~Roof light over waiting area not~~ shown on 1st side elevation		
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 : 29.11.01B. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Disabled Access Officer

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board re overhead Power Line; .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
..... Pre-app attached .....

NEIGHBOURS:

..... S/N + See map. .....
.....
.....
.....
.....
.....
.....
.....
.....

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

28.NOV.2001* 5531

AMA/JAG/1388

27th November 2001

28 NOV 2001

Mrs C Hurst
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Hurst,

GYPSY LANE DENTAL PRACTICE, 5A GYPSY LANE, EARLEY

Further to your letter of 19th November, we enclose our original letter of 1st November, application forms and cheque for the requested amount of £380.

We also enclose 6 copies of drawing nos. 1388/3A, 7C, 8C, 9A and 10B, which acknowledge the points raised in points 2, 5 and 12.

We trust you will now be able to register this application.

Yours sincerely,

A.M. Andrews.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
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CONSULTANT BUILDING SURVEYOR
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ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
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100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

28.NOV.2001 * 5531

AMA/JAG/1388

1st November 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs,

GYPSY LANE DENTAL PRACTICE, 5A GYPSY LANE, EARLEY

We approached your department in March of this year to discuss the possibility of adding an extra couple of rooms onto this building in order to expand the dental practice on this site. At this time my client was looking at purchasing part of the adjacent property at No. 5, in order to enlarge the building.

Your Planning Officer, Ms J Miller, suggested that this was an unwise plan and that any enlargement of the building should be carried out at the rear of the property.

We have subsequently looked at this idea and prepared a scheme for an additional surgery, staff room and office and recovery room.

My Client provides a much needed service for the area, especially with regard to the provision of preventative dental care for children.

Preventative care involves dental health education and is a service that is actively encouraged by the Health Authority and Department of Health. Being centred in Lower Earley, the practice has been ideally suited for its existing and potential patients.

I therefore enclose the following in order to make a detailed Planning application:

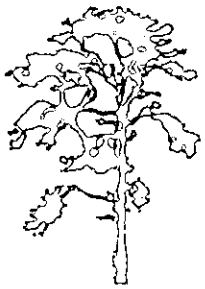
- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1388/3, 7C, 8B, 9A and 10C
- Deposit cheque in the sum of £570.00

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



We have reconfigured the car parking area to make better use of the space for parking of staff cars. At the same time I would like to bring to your attention the fact that the site is served by the Reading Bus Company. Nunber 12 from the centre of town passes through the University, the Lower Earley Shopping Centre, along Gypsy Lane and back to Reading town, and at this stage it is referred to as Number 41. These buses run every 30 minutes.

I would welcome the opportunity to discuss this application with you and should you require any further information to proceed with the application do not hesitate to contact me. We can arrange a visit to the site if you could give us a few hours notice.

Yours faithfully,

A.M. Andrews.

Enc:

c.c. Dr J Desai

1789/a

SECTION 66 CERTIFICATE

Application No.

28.NOV.2001* 5051

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.

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.

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

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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(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

Agricultural Holdings Certificate

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

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.

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 . . . . A W Adams . . . . .

On behalf of . . . . Gipsy Lane Dental Practice . . . . .

Date . . . . 2 Nov 2001 . . . . .

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

28.NOV.2001* 5551

1. **APPLICANT'S NAME** GIPSY LANE DENTAL PRACTICE

ADDRESS 5A Gipsy Lane, EARLEY, READING

POST CODE **PHONE** 9665656

AGENT'S NAME ANDREWS KACIK ASSOC.

2. **If the applicant has an agent, all correspondence will be sent to the agent**

ADDRESS 101 LONDON ROAD, READING

POST CODE RG1 5BY **PHONE** 9507700

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 GIPSY LANE DENTAL PRACTICE
5A Gipsy Lane, EARLEY.

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

EXTENSION TO EXISTING BUILDING TO FORM, ADDITION SURGERY, OFFICE AND STAFF FACILITIES

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.075

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

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** 1388/3, 7c, 8D, 9A, 10c

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**

Tick the boxes(x)

CHANGE OF USE

ERECTION OF NEW BUILDING

REDEVELOPMENT

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.

DENTAL PRACTICE.

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.

BRICKS + ROOF TILES TO MATCH EXISTING, + BOARDED GABLES.

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?

TO EXISTING S.W. 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

EXISTING, UNALTERED.

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.

£570

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 GIDSY LANE DENTAL PRACTICE DATE 2 NOV. 2001

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify DENTIST	159		105	
OTHER	Please Specify				
	TOTAL	159		105	

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

/

26. WHAT PROVISION IS BEING MADE FOR PARKING?

SEE SITE PLAN

	Cars	Lorries
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.

DENTIST, & PREVENTIVE DENTAL CARE

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

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

Existing Staff	Transferred Staff	New Staff	Total
6		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.

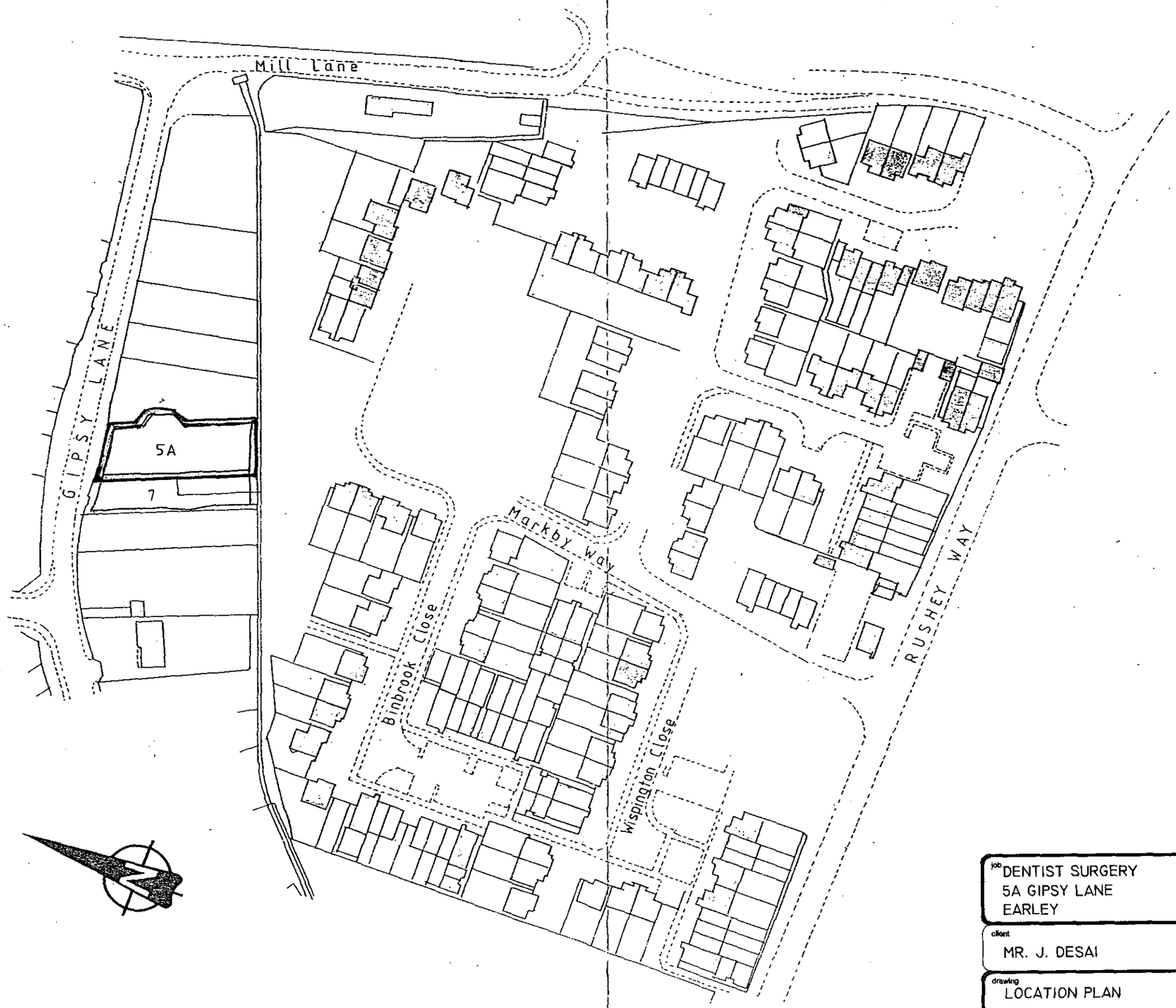
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

28.NOV.2001* 5331



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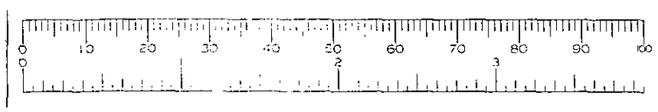


APPROVED

letter	date	revision
A	NOV 2001	DRAWING UPDATE

job DENTIST SURGERY
5A GIPSY LANE
EARLEY

client MR. J. DESAI

drawing LOCATION PLAN

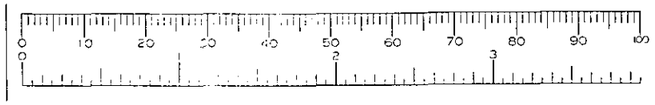
scale 1:1250

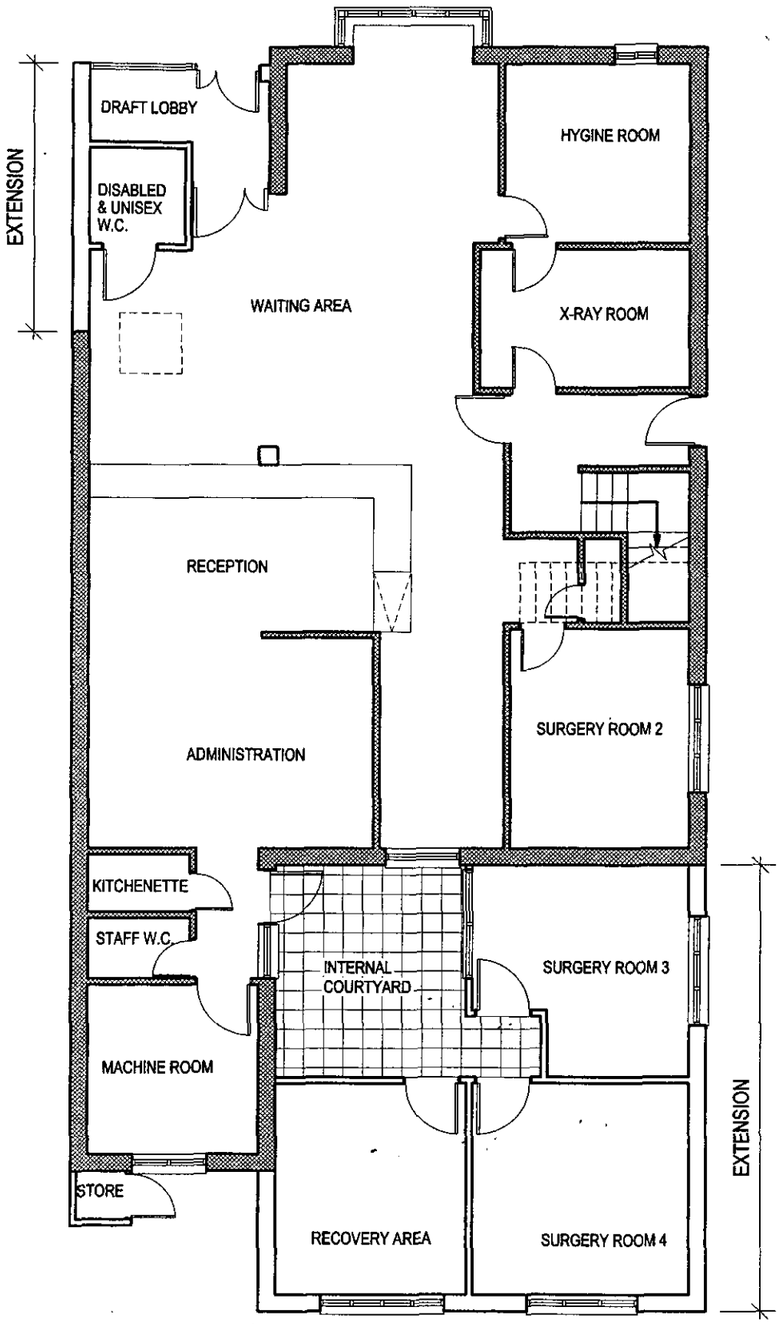
date NOV 2001

drawn by

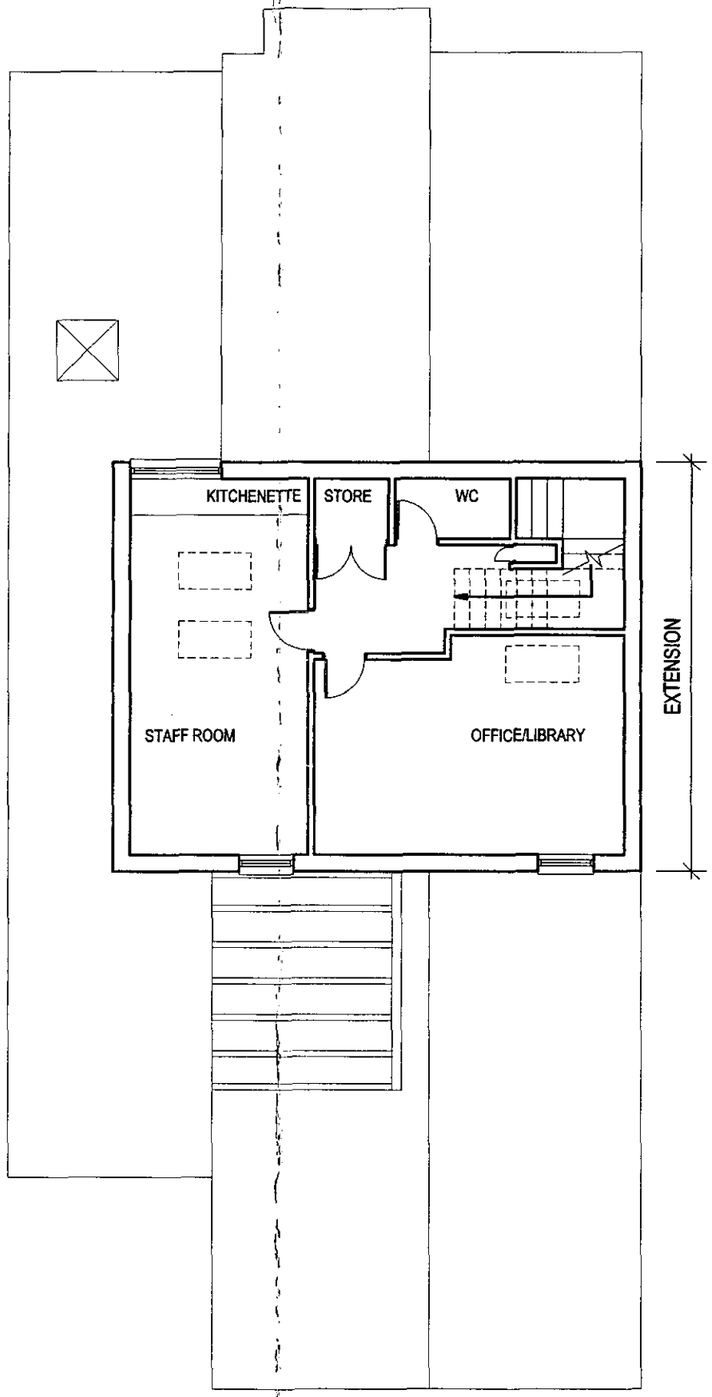
1388/3A

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES





GROUND FLOOR PLAN



FIRST FLOOR PLAN

28.NOV.2001 5551

LEGEND

NEW WALLS

EXISTING WALLS

APPROVED

letter	date	revision
C	OCT 2001	DRAWING UPDATE
B	OCT 2001	ROOM LABELS CHANGED
A	OCT 2001	REDUCING EXTENSION

job DENTIST SURGERY
5A GIPSY LANE
EARLEY

client MR. J. DESAI

drawing EXTENSION TO SURGERY
PROPOSED PLANS

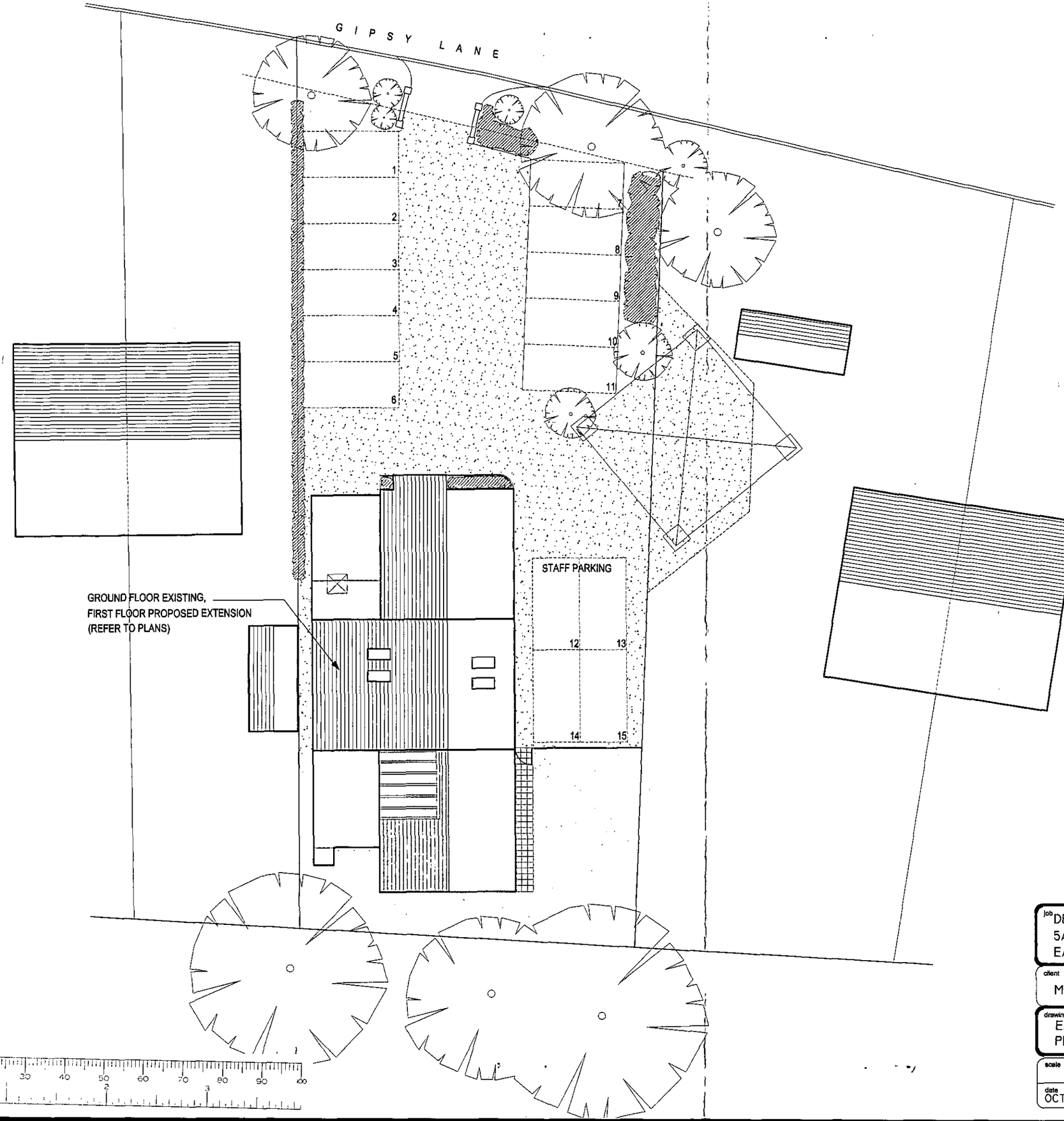
scale 1:100

date SEP 2001

drawn by TG

1388/7c

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



28.NOV.2001* 5331

APPROVED

LEGEND

PROPOSED EXTENSION

letter	date	revision
B	NOV 2001	DRAWING UPDATE
A	OCT 2001	EXTERNAL STORE ADDED

job DENTIST SURGERY
5A GIPSY LANE
EARLEY

client MR. J. DESAI

drawing EXTENSION TO SURGERY
PROPSED SITE PLAN

scale 1:200

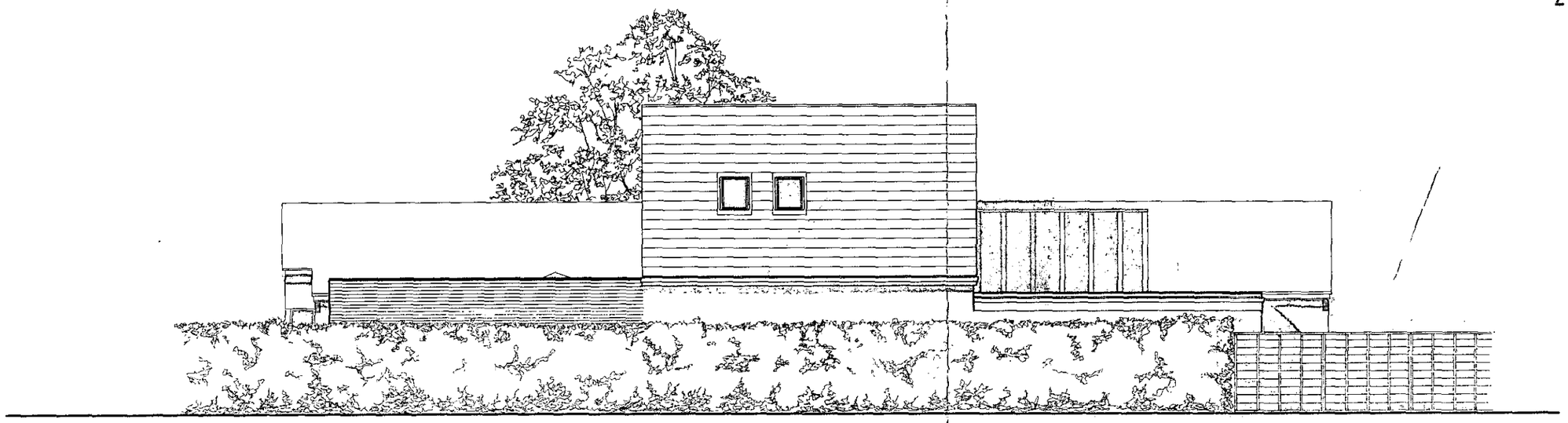
date OCT 2001

drawn by TG

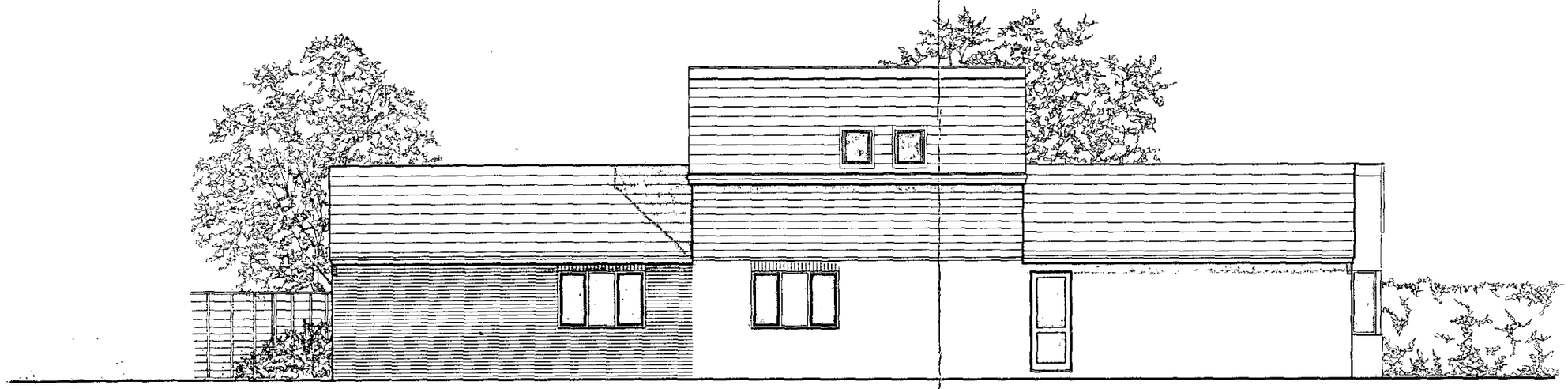
1388/10B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

28.NOV.2001 5331



SIDE ELEVATION



SIDE ELEVATION

APPROVED

letter	date	revision
C	NOV 2001	WINDOWS ADDED
B	OCT 2001	EXTERNAL STORE ADDED
A	OCT 2001	REDUCING EXTENSION

job DENTIST SURGERY
5A GIPSY LANE
EARLEY

client
MR. J. DESAI

drawing
EXTENSION TO SURGERY
PROPOSED ELEVATIONS

scale 1:100

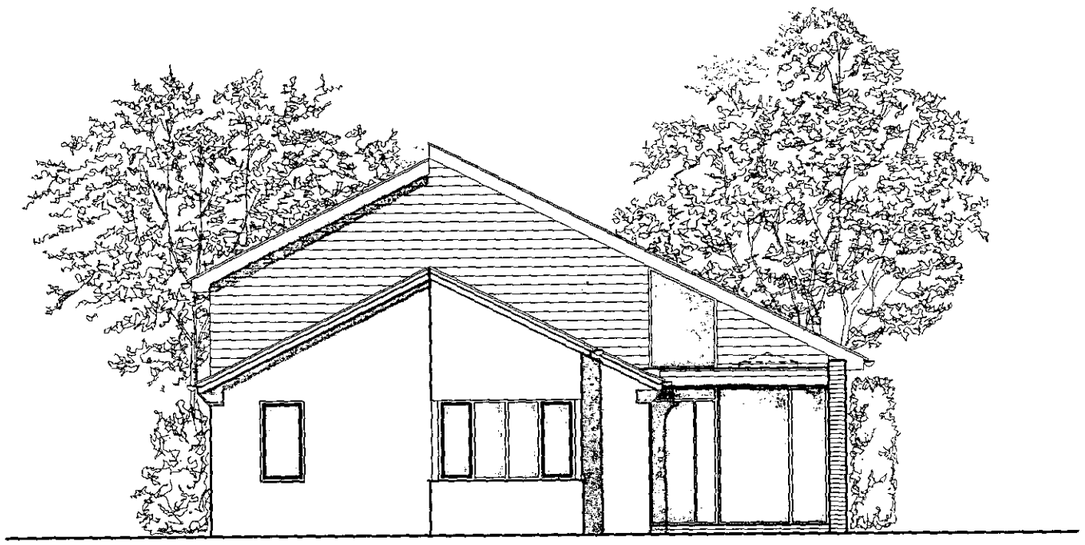
date OCT 2001

drawn by TG

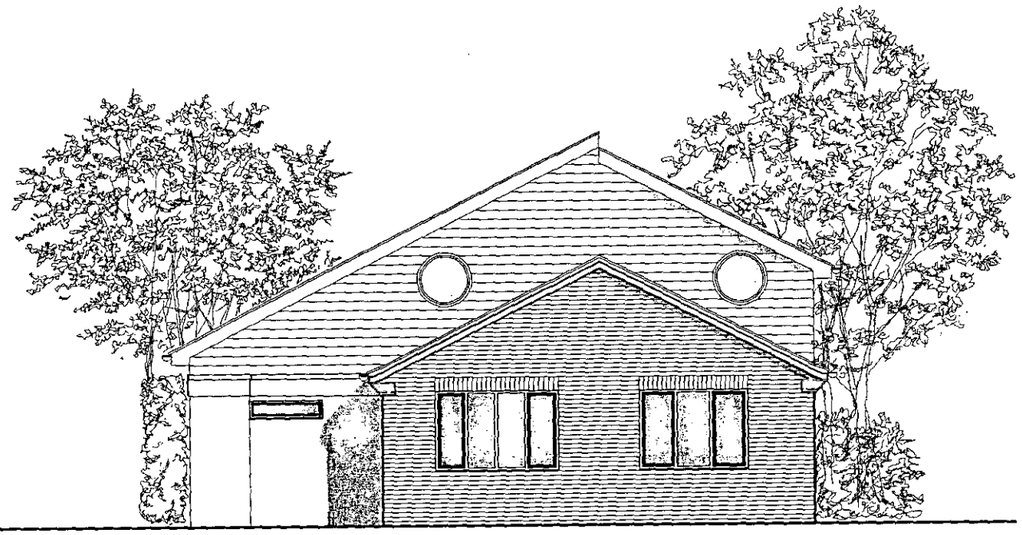
1388/8 C

(0118) 950 1700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

APPROVED
20.NOV.2001 5551



FRONT ELEVATION



REAR ELEVATION

letter	date	revision
A	OCT 01	EXTERNAL STORE ADDED

job
DENTIST SURGERY
5A GIPSY LANE
EARLEY

client
MR. J. DESAI

drawing
EXTENSION TO SURGERY
PROPOSED ELEVATIONS

scale 1:100

date OCT 2001 | drawn by TG

1388/9 A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

CD 19/12/02