APPLICATION NO:
F/2002/6260

LOCATION:
St. Nicholas C Of E Primary School School Road, Hurst Reading.

APPLICANT:
W D C The Buildings Unit C/O Donaldson & Associates Ltd

PROPOSAL:
Proposed single storey extension to school to form library and pitched roof on existing flat roof

EARLIEST DATE FOR DECISION: **22/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/06/2002

CASE OFFICER: **Tanya Davies**

APPROVED

210
DO

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W D C The Buildings Unit
C/O Donaldson & Associates Ltd
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

APPROVED

Application Number: F/2002/6260

Parish: **HURST**

Location: **St. Nicholas C of E Primary School, School Road, Hurst, Reading.**

Proposal: **Proposed single storey extension to school to form library and pitched roof on existing flat roof**

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 shall be finished to resemble in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative

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

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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	6260 Tanya Davies
BUILDING CONTROL NUMBER	FP2002/2957 North.
~~APPLICANT~~/AGENT	Donaldson Associates Ltd
ADDRESS OF SITE	St Nicholas C of E Primary School School Road HURST.
DESCRIPTION OF PROPOSED WORK	S/S ext to school to form library. pitched roof on existing flat roof

DRAWING NUMBERS	BC	DC
BLOCK PLAN	WDC/B/161	WDC/B/161
ELEVATIONS	163	163
FLOOR PLANS	158	158

roof 160 160

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/7/02	

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	

Please send out decision notice.
Many thanks Tanya.

Development Control Ref No:	Received	Parish
F/2002/6260	17/04//2002	Hurst

Applicant: **Wokingham District Council Property Services**
Location: **St Nicholas C of E Primary School, School Road, Hurst.**
Proposal: **Proposed single storey extension to school to form library and the replacement of an existing flat roof with a pitched roof.**

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Recommendation – GRANT planning permission subject to the following conditions:

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

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

Reasons

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

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

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

End.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 12TH JUNE 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake, (Vice-Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr SR Conway, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton

Also present under Rules of Procedure: Fiona Rolls.

PART I

23. MINUTES

The Minutes of the meeting of the Committee held on 22ND May 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of minute 12 under resolved to read;

RESOLVED: *"That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 216."*

room and took no part in its discussion and voting thereon.

The Committee considered a report about this application set out on Agenda pages 674 to 683.

RESOLVED: That Application No: 2002/6260 be approved subject to the conditions set out on Agenda page 676.

34. APPLICATION NO: 2002/6260, PROPOSED SINGLE STOREY EXTENSION TO SCHOOL TO FORM LIBRARY AND THE REPLACEMENT OF AN EXISTING ROOF WITH A PITCHED ROOF, ST NICHOLAS HURST C OF E PRIMARY SCHOOL, SCHOOL ROAD HURST, FOR: WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES

At this point Mrs. AMNC declared a prejudicial interest in the above application as a Governor of St Nicolas Hurst Primary School. Mrs Drake left the

Development Control Ref No:	Received	Parish
F/2002/6260	17/04//2002	Hurst

Applicant: Wokingham District Council Property Services
Location: St Nicholas C of E Primary School, School Road, Hurst.
Proposal: Proposed single storey extension to school to form library and the replacement of an existing flat roof with a pitched roof.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

Planning History – St Nicholas C of E Primary School is located off School Road within the identified settlement of Hurst. There have been various planning applications for extensions and additional facilities since the school was built.

2. **Proposal** –It is proposed to construct a single storey extension to form a library, disabled toilet and storage area and to replace an existing flat roof with a pitched roof at St Nicholas C of E Primary School. The proposed extension will be on the eastern side of the school and will create approximately 22.5m^2 of additional floorspace. The library and other areas will be formed through the re-organisation of an existing porch area and the additional floorspace created by the proposed extension.

The proposed library will not result in any increase in staff or pupil numbers at the school.

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

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

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

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

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

3. **Consultations**

- ***St Nicholas Hurst Parish Council:*** raise no comments.
- ***Highways:*** no objection.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage through Building Regulations)..
- ***Neighbour Consultation:*** no letters have been received in response to the neighbour consultations.

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

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

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

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area

St Nicholas C of E Primary School fronts onto School Road (as shown on the attached plan). The main school building is single storey in parts with a high pitched roof and two storey in other parts. The current application proposes to construct a small extension on the eastern elevation of the school. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof. There will be views of the extension from School Road, however the extension will be viewed against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties

The new building will be located approximately 14m from the school's western boundary. This boundary is shared with 'Westward Ho' a residential property. The distance between the proposed extension and the Westward Ho is approximately 20m. The school boundary is delineated by a fence which will screen views of the proposed classroom. It is not considered that the proposal will have a detrimental impact on this property.

C. Flooding Issues

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

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

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

Reasons

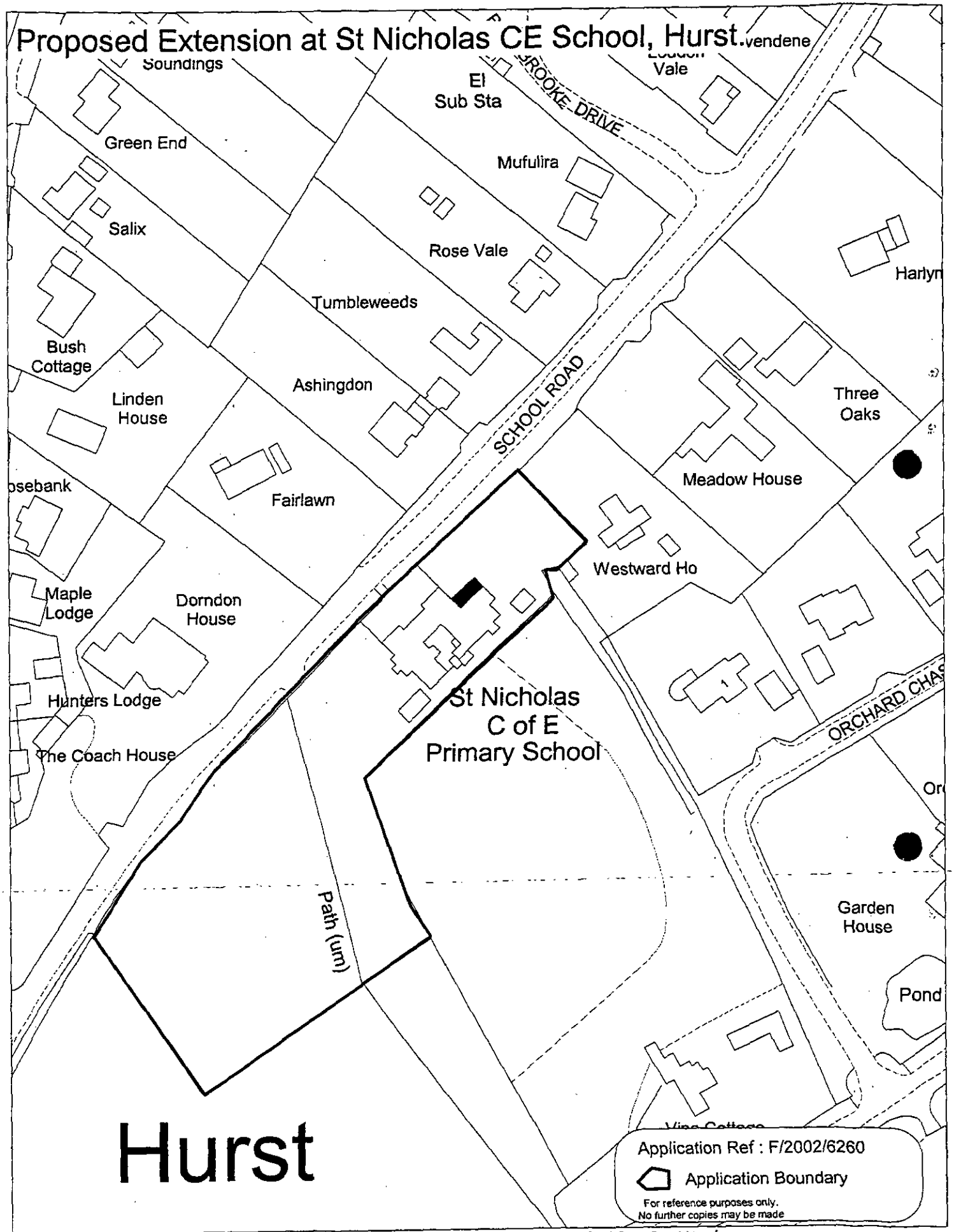
1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

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

Informative

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

Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

677

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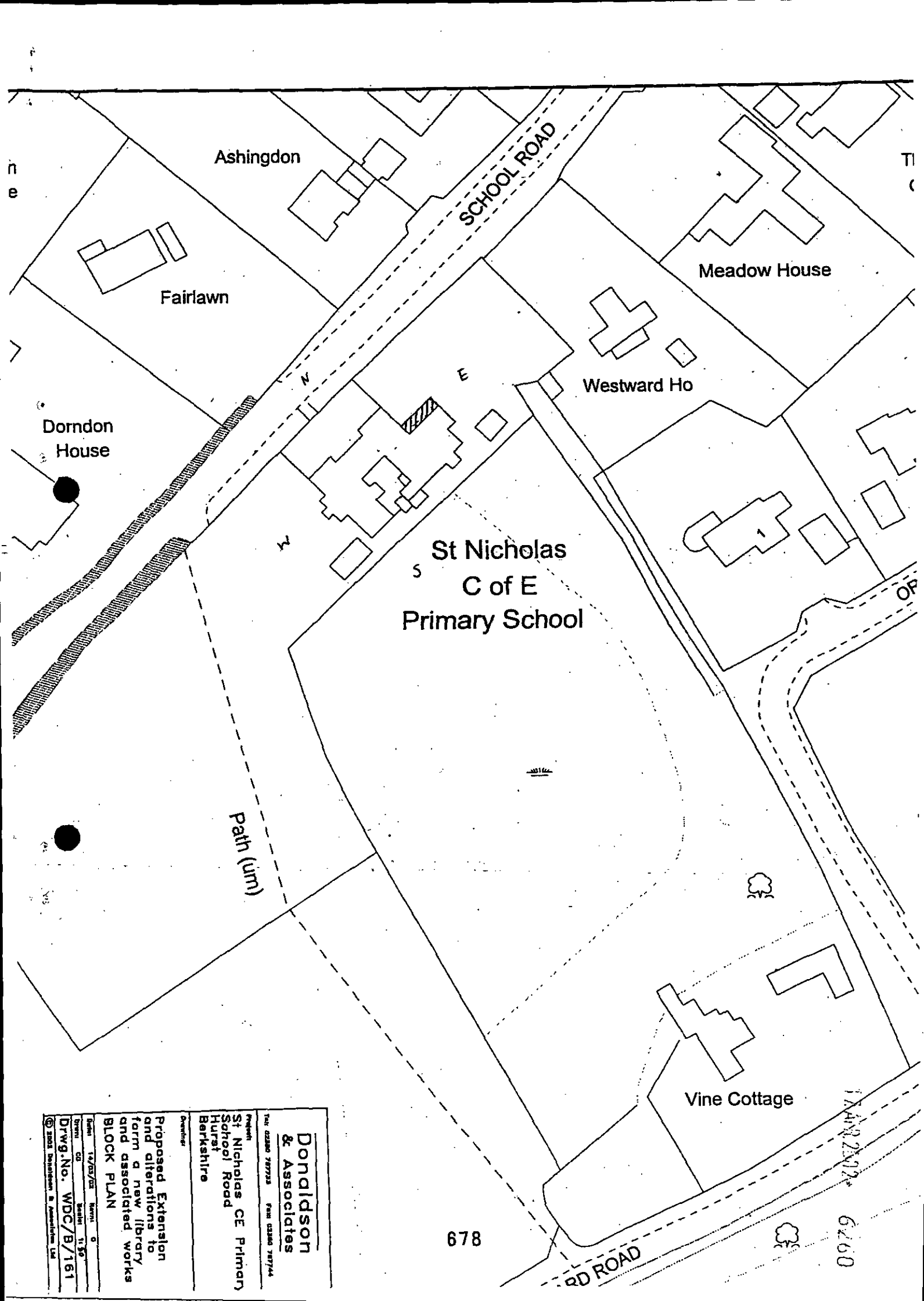
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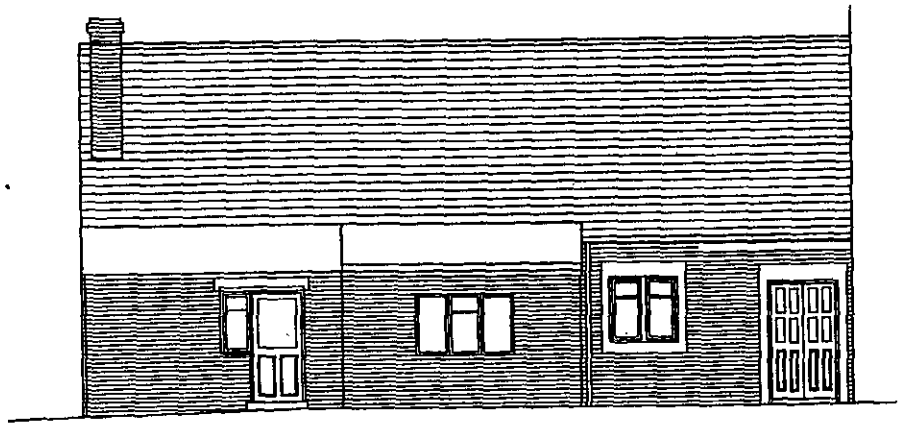
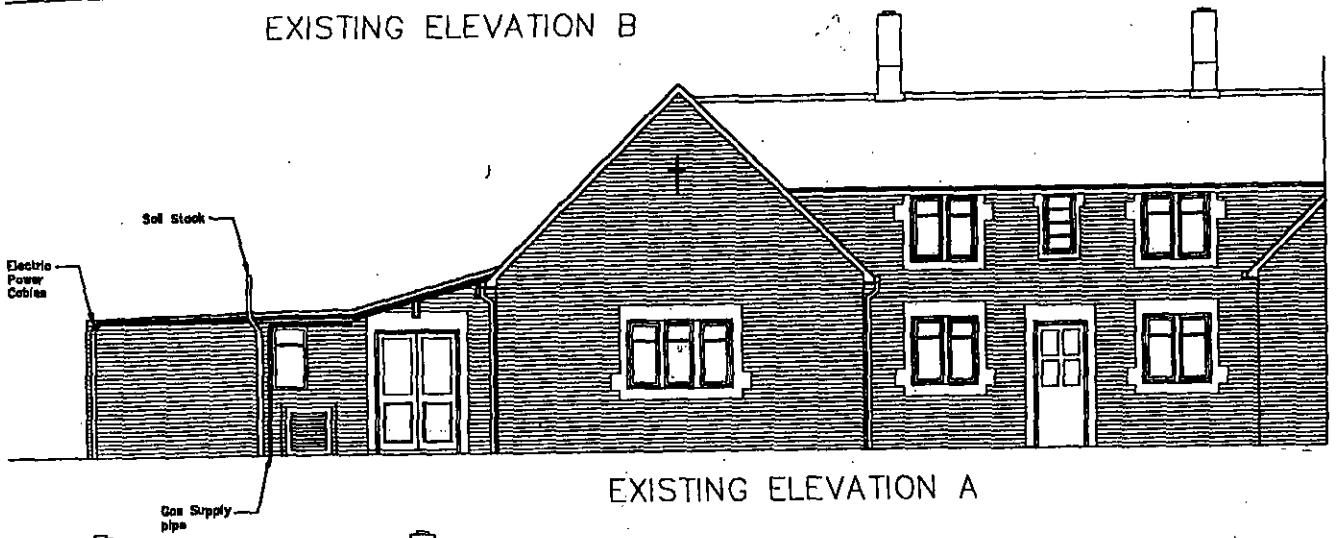
SCHOOL ROAD
Fairlawn
Meadow House
Westward Ho
Dorndon House
St Nicholas C of E Primary School
Path (um)
Vine Cottage
678
RD ROAD
Donaldson & Associates
St Nicholas CE Primary School Road Hurst Berkshire
Proposed Extension and alterations to form a new library and associated works
BLOCK PLAN
Drwg.No. WDC/B/161

17.APR.2002* 6260.



EXISTING ELEVATION B



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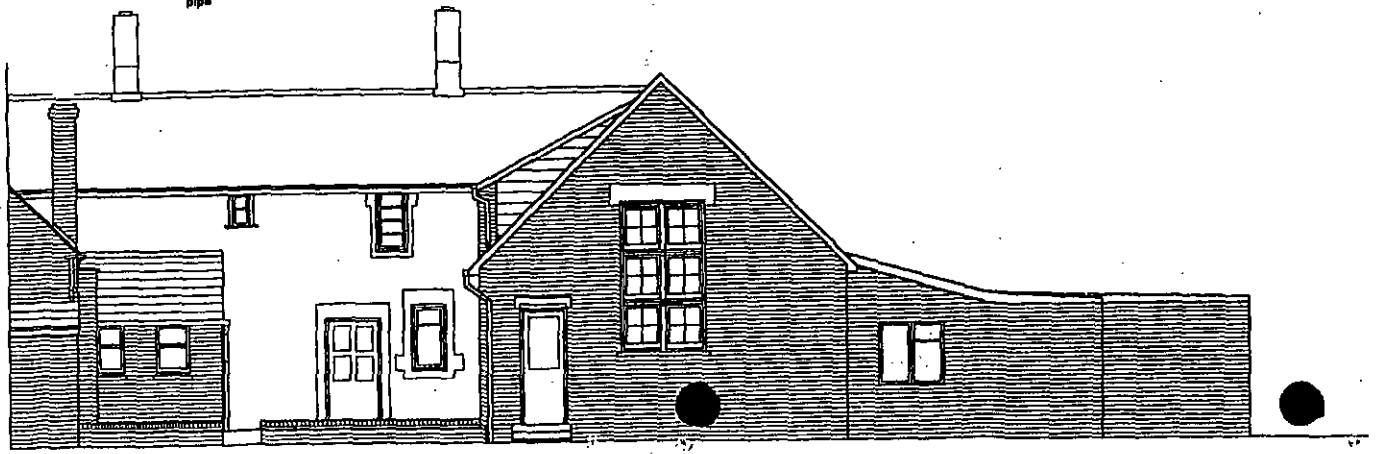


EXISTING ELEVATION C

679

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Nicholas CE Primary School, Road
Hurst
Berkshire

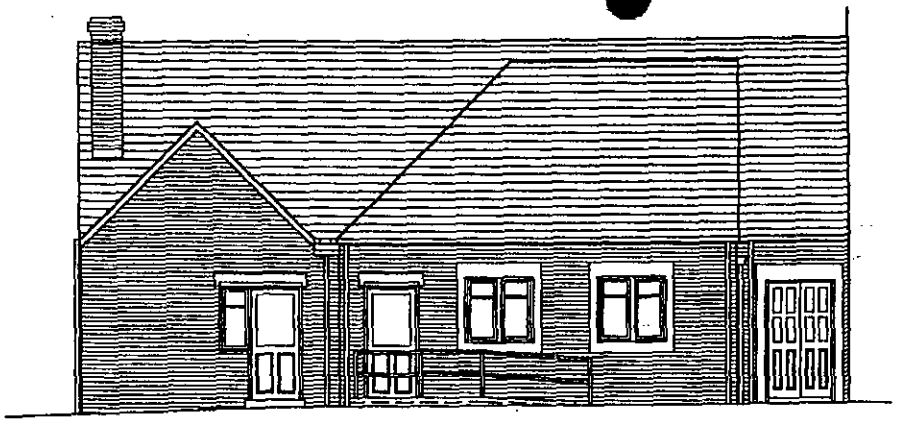
Drawing:
Proposed Extension and alterations to form a new library and associated works
Existing Elevations

Date: 14/03/02 Rev: C
Drawn: CD Scale: 1:100

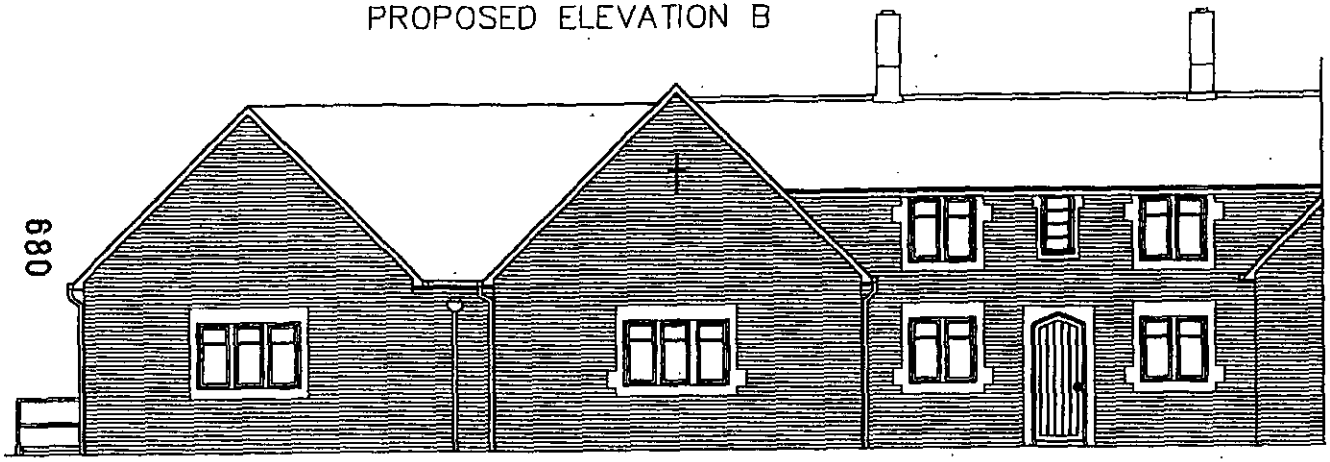
Drwg.No. WDC/B/154

(C) 2002 Donaldson & Associates Ltd

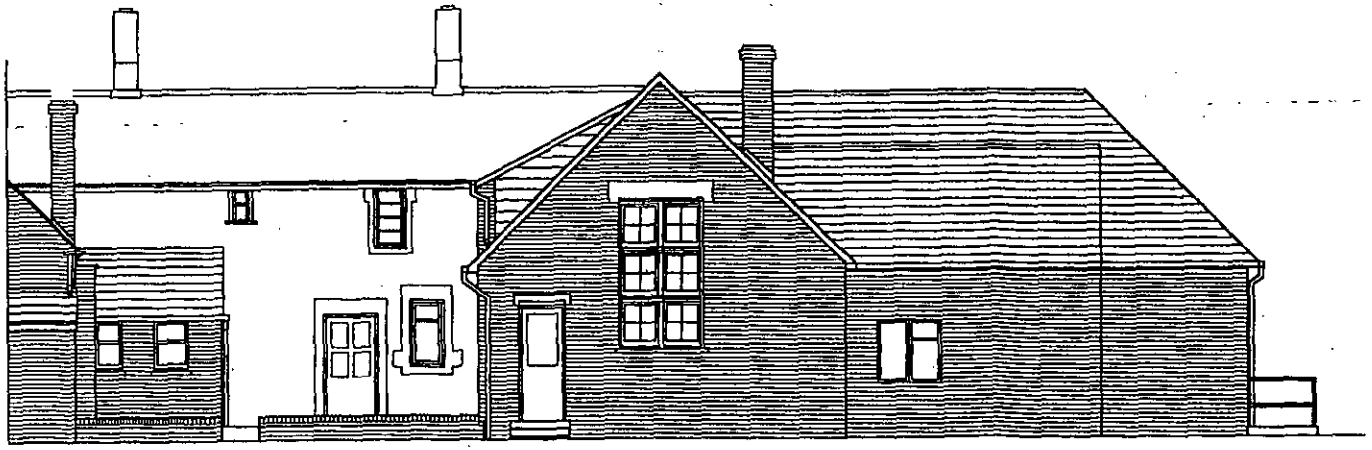
17 APR 2002* 6260



PROPOSED ELEVATION B



PROPOSED ELEVATION A



PROPOSED ELEVATION C

NOTES:

1. Roof slates to match existing
2. RW goods to match existing
3. Brickwork to match existing (including replacing existing – previous extension– outer leaf brickwork)
   New window & door reveals to be reconstituted stone – similar to existing
4. Doors on escape route to be fitted with emergency panic push bars (see specification)
5. Emergency lighting to conform to BS5266 Part1 1988
6. Exit signage to be provided conforming to and in accordance with BS5499 Part1 1990
7. Windows: Powder coated aluminium with trickle vents (style) to match existing

The above to also conform to new Building Reg. L1 & L2

Donaldson
& Associates

Tel 01344 767733 Fax 01344 767744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

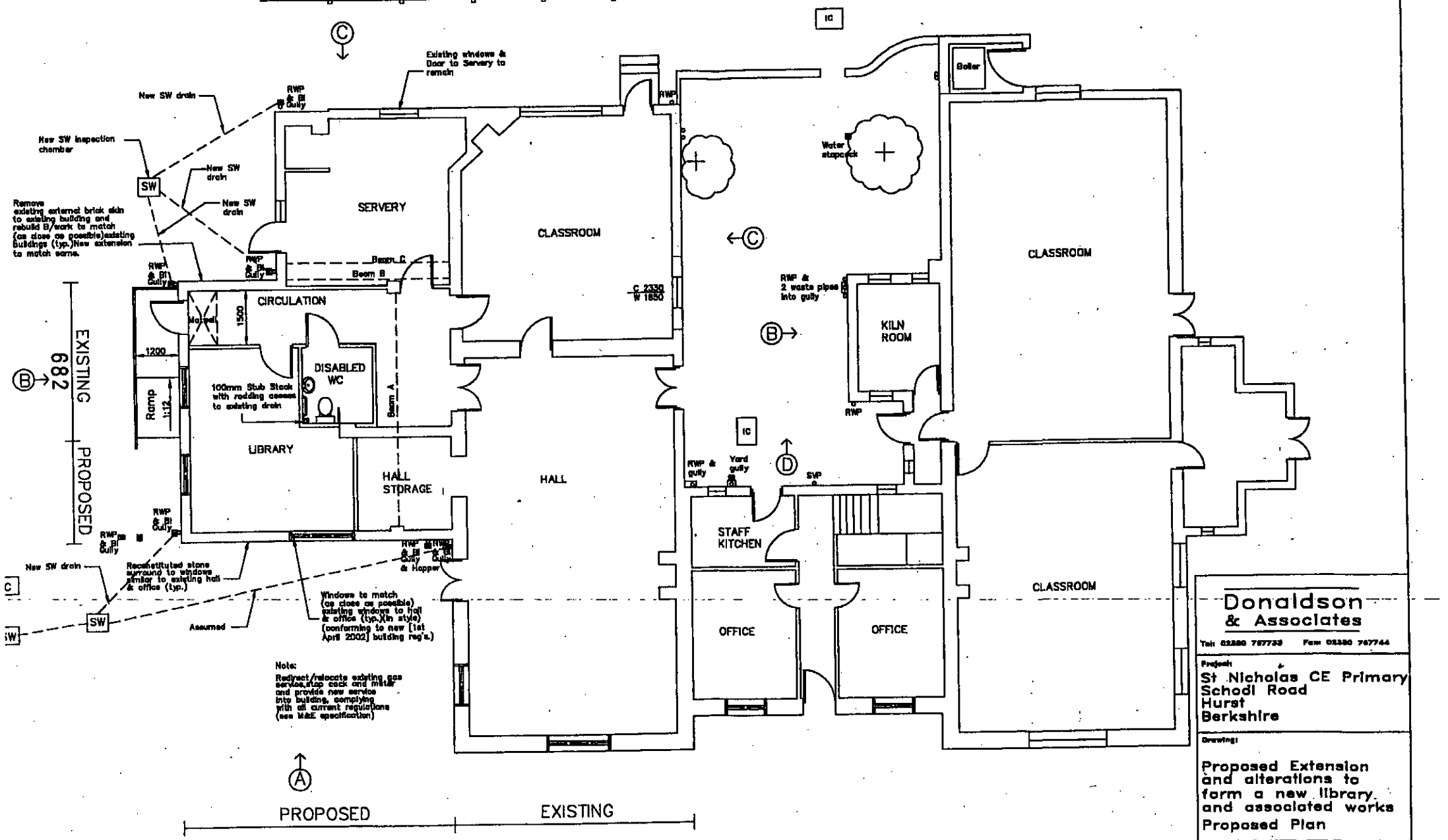
Drawings:
Proposed Extension and alterations to form a new library and associated works
Proposed Elevations

Date: 14/03/02 Revn: 0

Drawn: GD Scale: 1:100

Drwg.No. WDC/B/163

17 APR 2002* 6260



PROPOSED PLAN

Donaldson & Associates

Tel: 01280 767733 Fax: 01280 767744

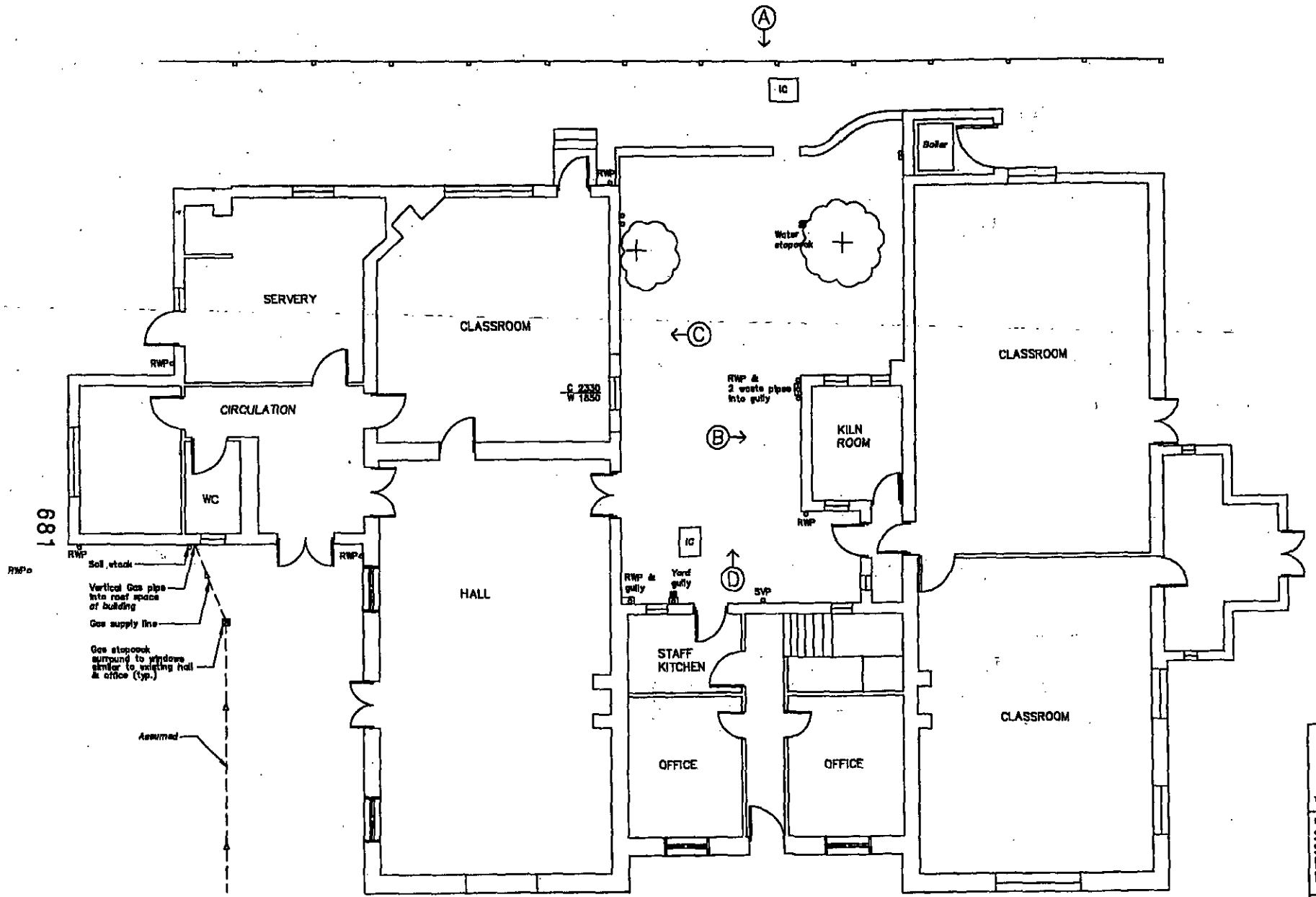
Project:
St Nicholas CE Primary School Road Hurst Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Proposed Plan

Date: 14/03/02 Revn: D
Drawn: CD Scales: 1:100

Drwg.No. WDC/B/158

17 APR 2002* 6260



EXISTING PLAN

Donaldson & Associates

Tel: 02380 767753 Fax: 02380 767744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Existing Plan

Date: 14/03/02 Revn: D
Drawn: CD Scale: 1:100

Drwg.No. WDC/B/159

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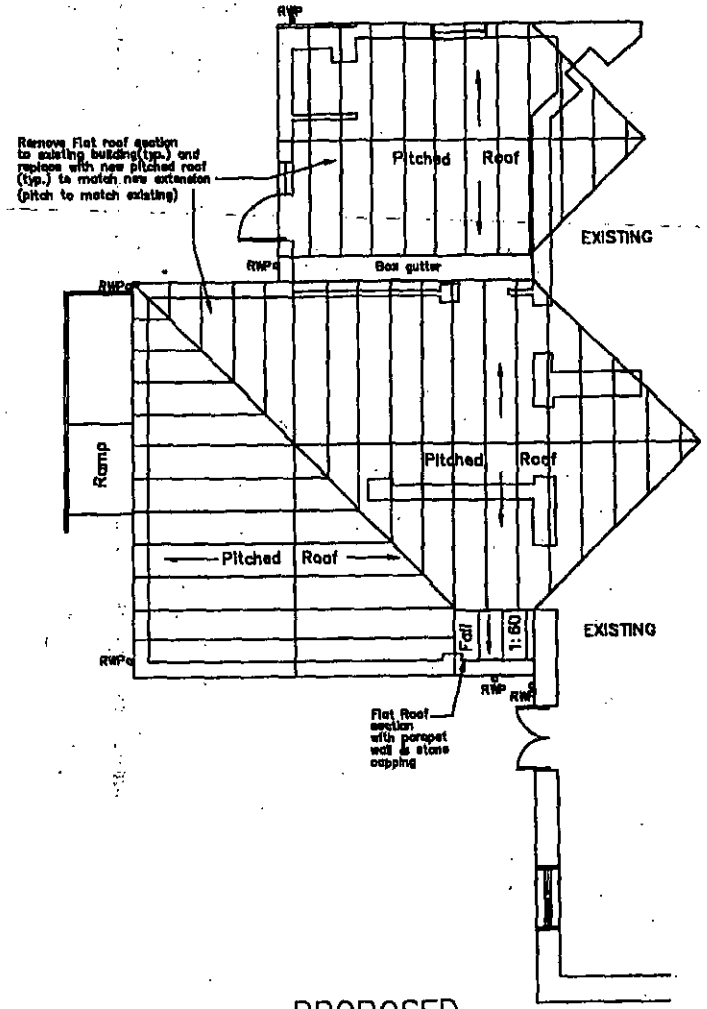
17 APR 2002* 6260



PROPOSED
ROOF PLAN

683

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Proposed Roof Plan

Date: 14/03/02 Rev: D
Drawn: CD Scale: 1:100 @ A1
Drwg.No. WDC/B/160

Development Control Ref No:	Received	Parish
F/2002/6260	17/04//2002	Hurst

Applicant: Wokingham District Council Property Services
Location: St Nicholas C of E Primary School, School Road, Hurst.
Proposal: Proposed single storey extension to school to form library and the replacement of an existing flat roof with a pitched roof.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

Planning History – St Nicholas C of E Primary School is located off School Road within the identified settlement of Hurst. There have been various planning applications for extensions and additional facilities since the school was built.

2. **Proposal** –It is proposed to construct a single storey extension to form a library, disabled toilet and storage area and to replace an existing flat roof with a pitched roof at St Nicholas C of E Primary School. The proposed extension will be on the eastern side of the school and will create approximately 22.5m^2 of additional floorspace. The library and other areas will be formed through the re-organisation of an existing porch area and the additional floorspace created by the proposed extension.

The proposed library will not result in any increase in staff or pupil numbers at the school.

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

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

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

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

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

3. Consultations

- ***St Nicholas Hurst Parish Council:*** raise no comments.
- ***Highways:*** no objection.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage through Building Regulations)..
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4. Appraisal - The main issues are:

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

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

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area
St Nicholas C of E Primary School fronts onto School Road (as shown on the attached plan). The main school building is single storey in parts with a high pitched roof and two storey in other parts. The current application proposes to construct a small extension on the eastern elevation of the school. The proposed extension has been designed to match the style and materials of the existing school building. It will be a single storey in height, constructed from brick and have a pitched roof. There will be views of the extension from School Road, however the extension will be viewed against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The new building will be located approximately 14m from the school's western boundary. This boundary is shared with 'Westward Ho' a residential property. The distance between the proposed extension and the Westward Ho is approximately 20m. The school boundary is delineated by a fence which will screen views of the proposed classroom. It is not considered that the proposal will have a detrimental impact on this property.

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

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

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

Reasons

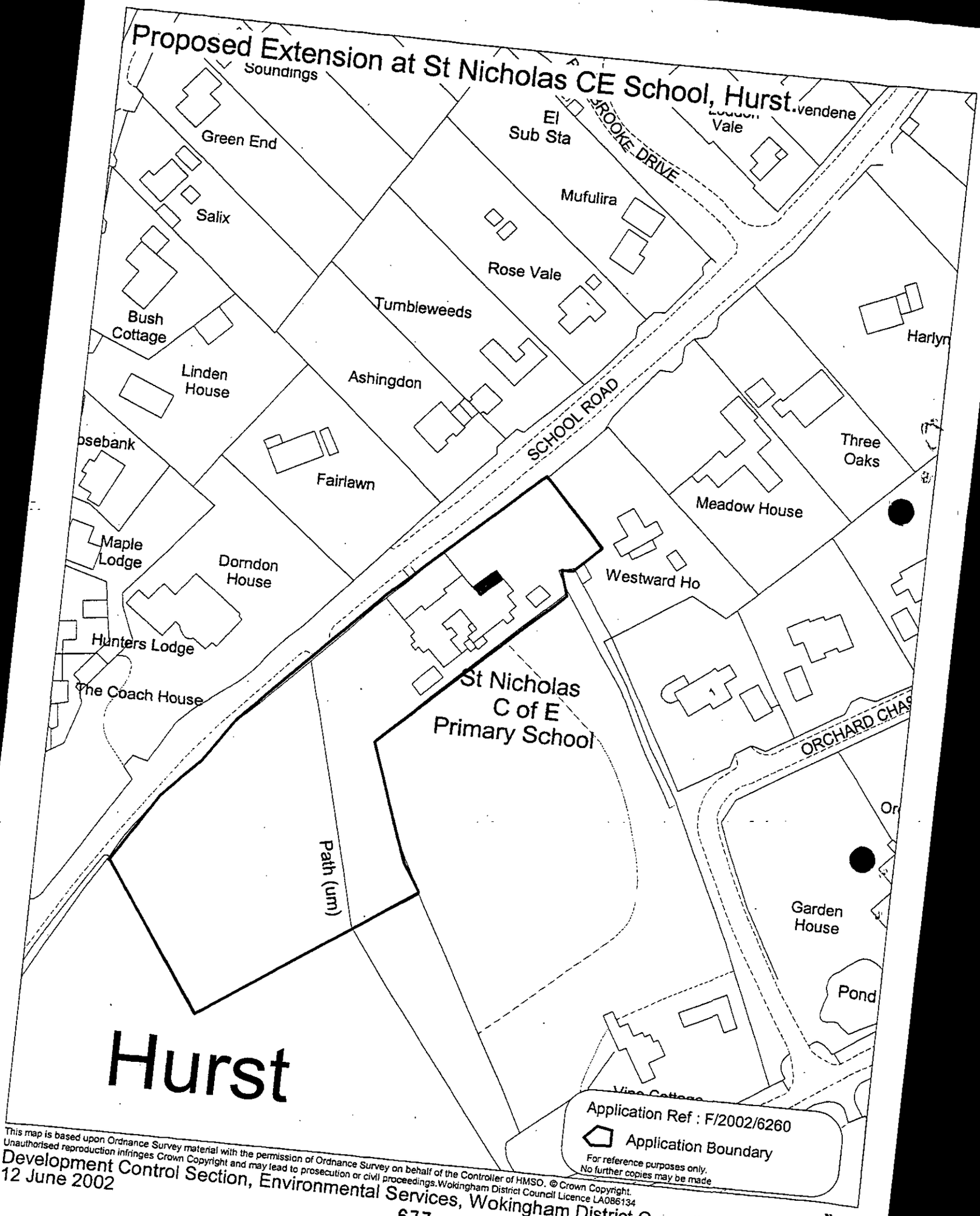
1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

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

Informative

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

Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

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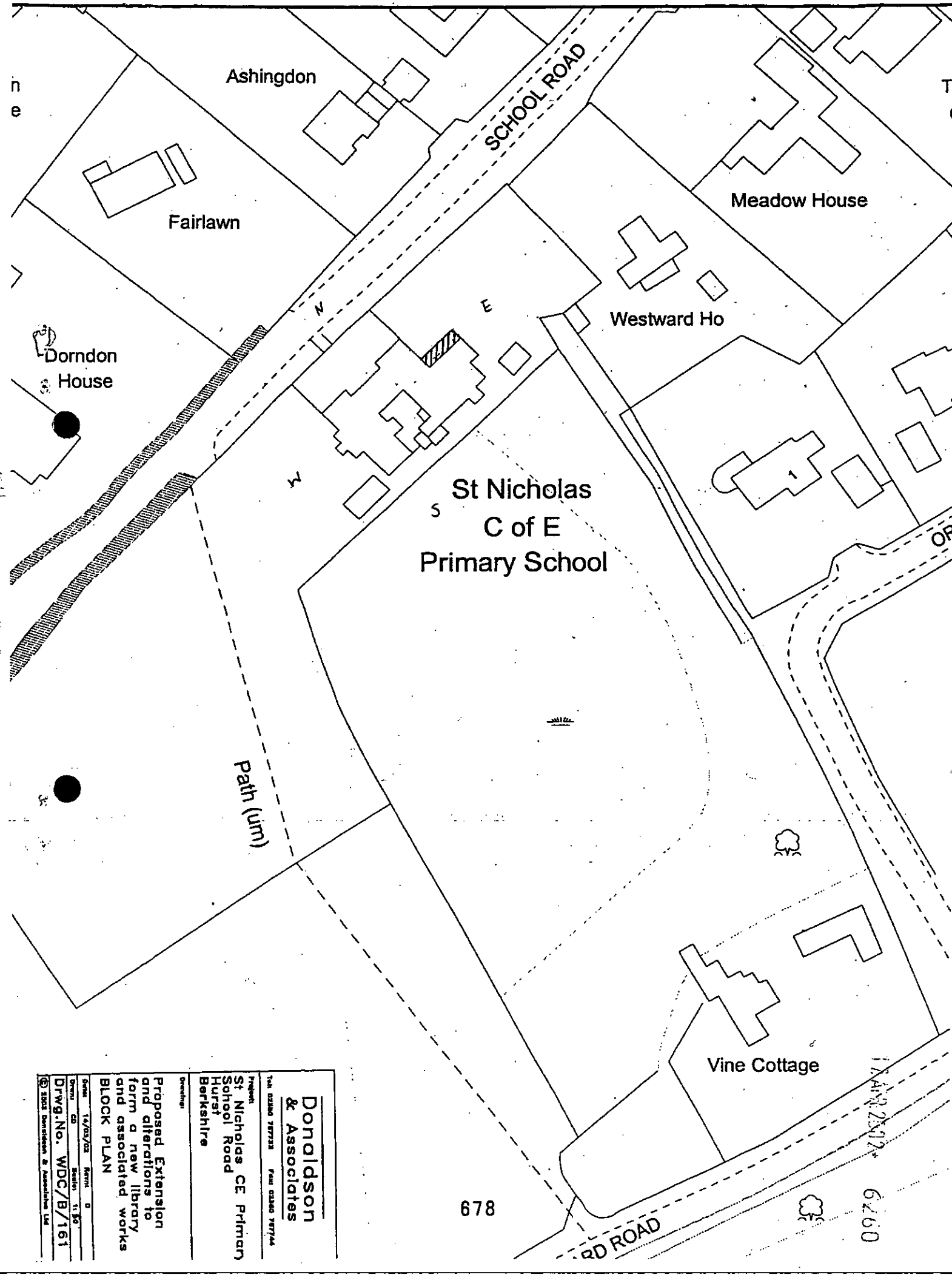
Ashingdon
SCHOOL ROAD
Fairlawn
Meadow House
Westward Ho
Dorndon House
N
E
W
S
St Nicholas C of E Primary School
Path (um)
Vine Cottage
RD ROAD
Donaldson & Associates
Project:
St Nicholas CE Primary School Road Hurst Berkshire
Drawing:
Proposed Extension and alterations to form a new library and associated works
BLOCK PLAN
Date: 14/03/02
Drwg.No. WDC/B/161
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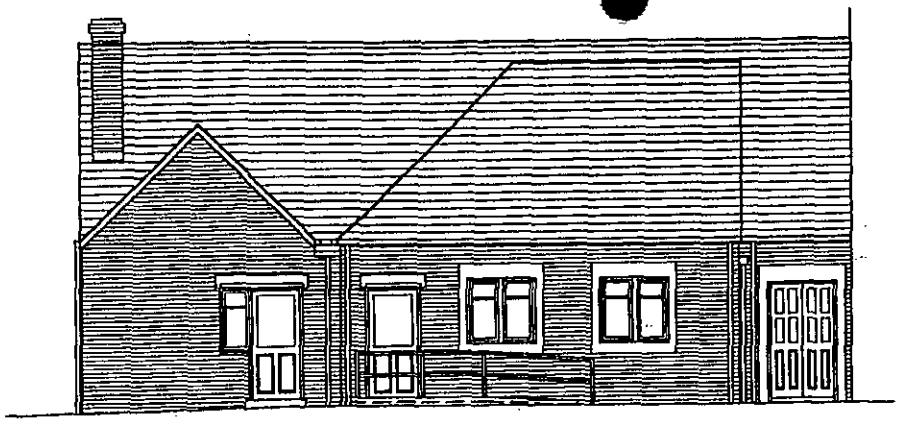
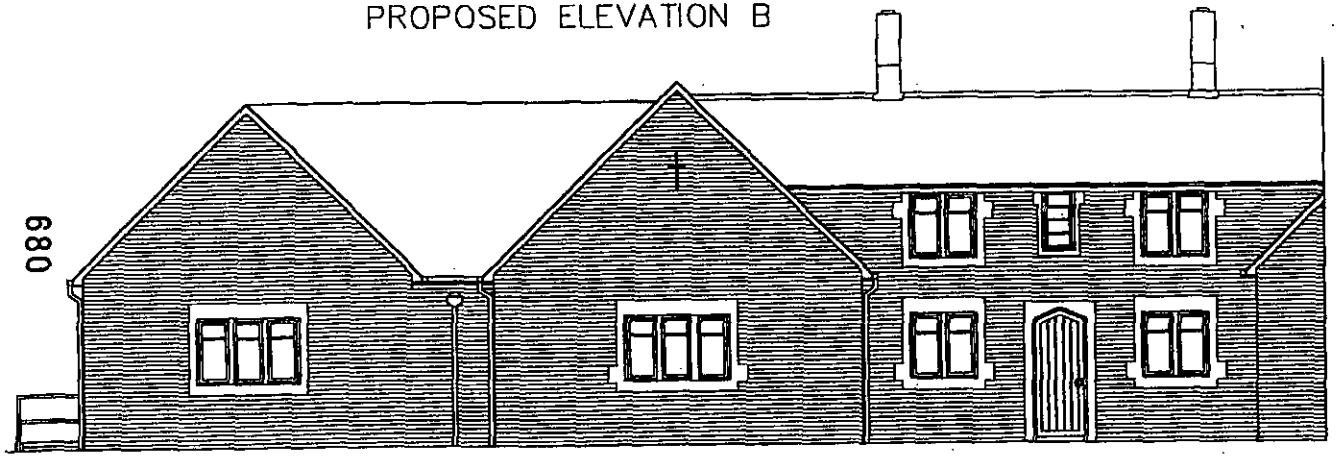
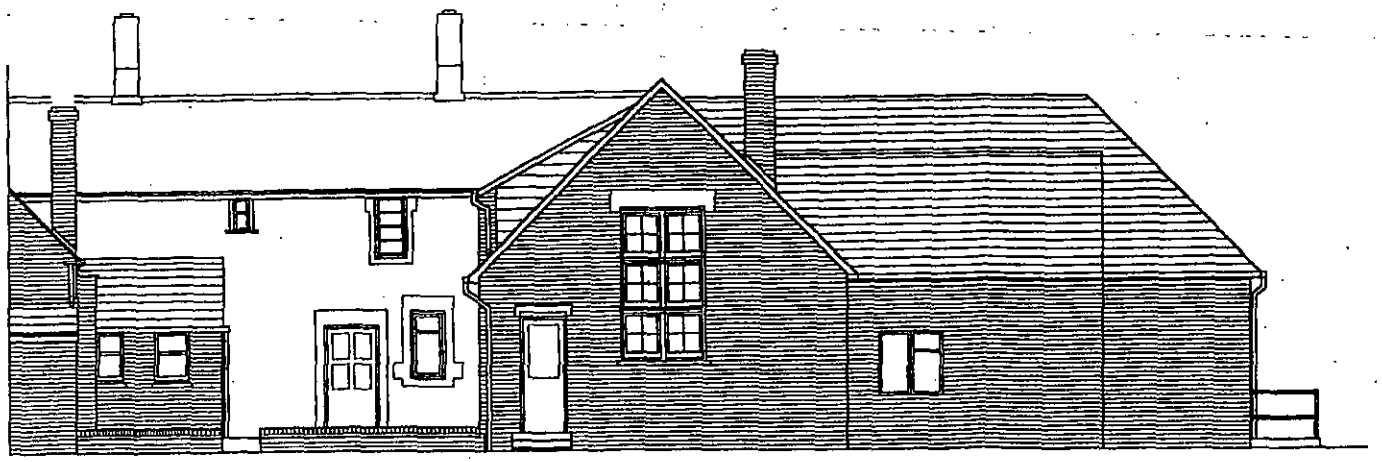
17 APR 2002* 6260



PROPOSED ELEVATION B



PROPOSED ELEVATION A



PROPOSED ELEVATION C

NOTES:

1. Roof slates to match existing
2. RW goods to match existing
3. Brickwork to match existing (including replacing existing – previous extension– outer leaf brickwork)
   New window & door reveals to be reconstituted stone – similar to existing
4. Doors on escape route to be fitted with emergency panic push bars (see specification)
5. Emergency lighting to conform to BS5266 Part1 1988
6. Exit signage to be provided conforming to and in accordance with BS5499 Part1 1990
7. Windows: Powder coated aluminium with trickle vents (style) to match existing

The above to also conform to new Building Reg. L1 & L2

Donaldson
& Associates
Tel: 03380 787723 Fax: 03380 787744

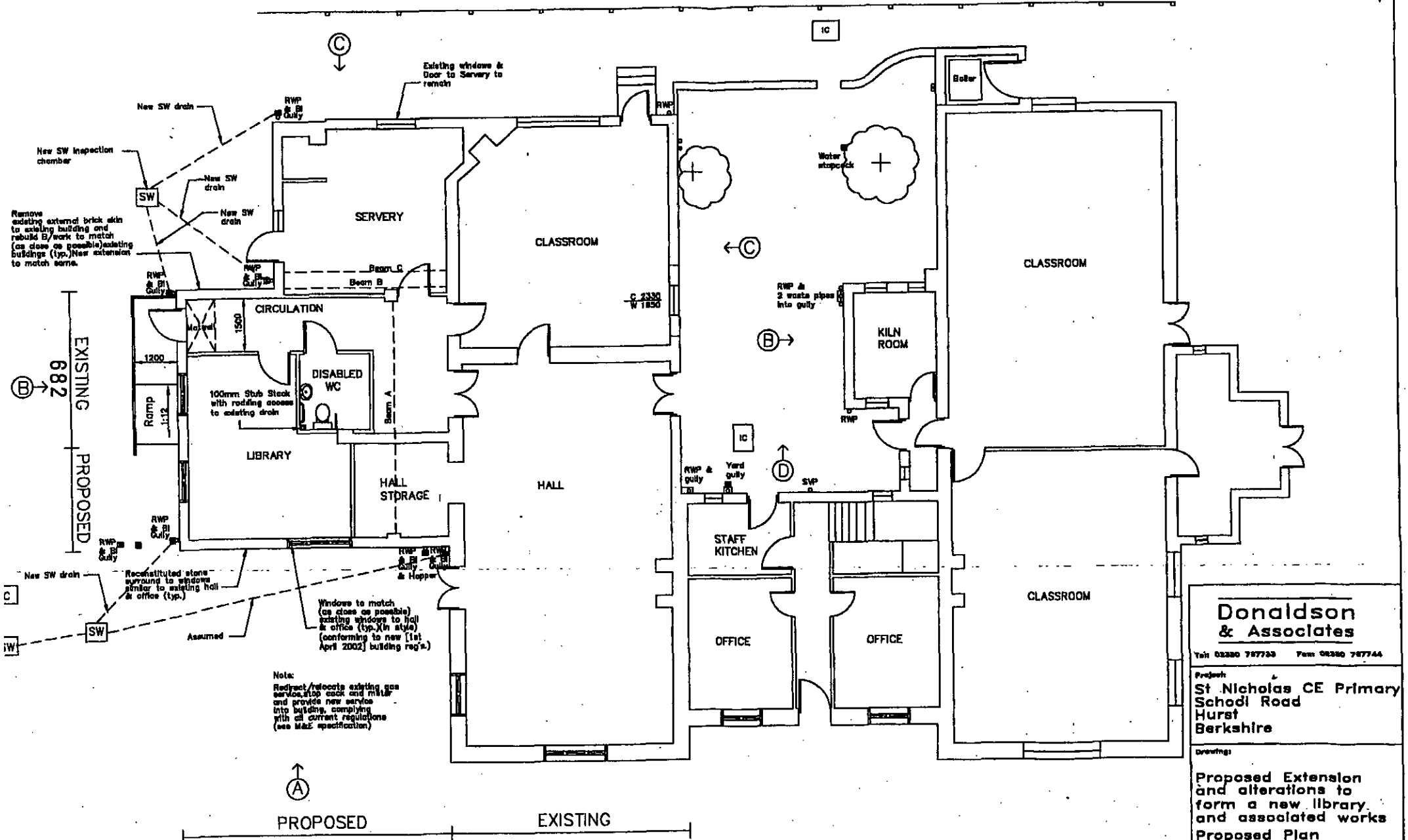
Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Proposed Elevations

Date: 14/03/02 Rev: C
Drawn: GD Scale: 1:100
Drwg.No. WDC/B/163

089

17 APR 2002* 6260



Donaldson & Associates

Tel: 02380 787733 Fax: 02380 787744

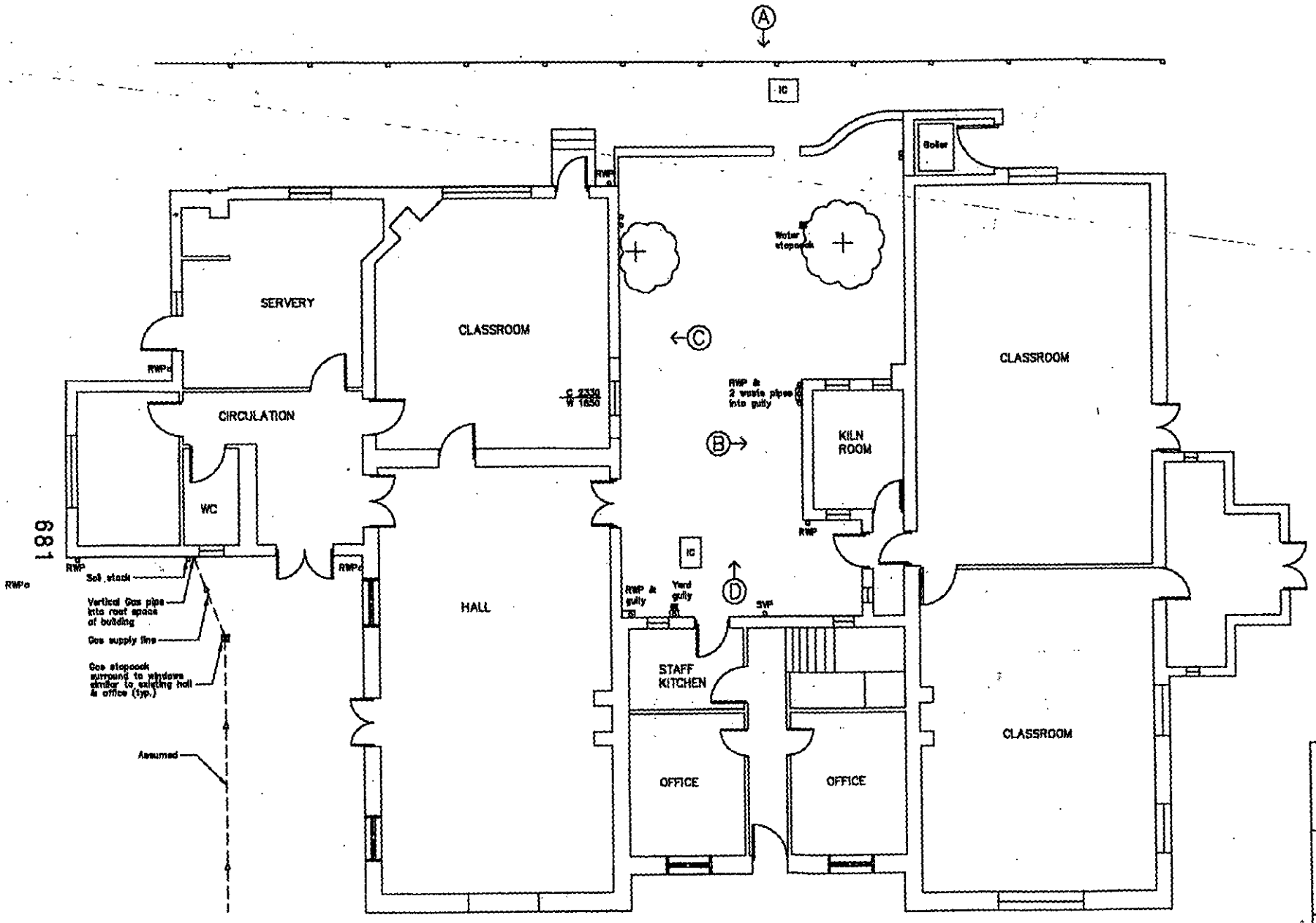
Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Proposed Plan

Date: 14/03/02 Revn: 0
Drawn: CD Scale: 1:100

Drwg.No. WDC/B/158

17 APR 2002* 6260



EXISTING PLAN

Donaldson & Associates

Tel: 01280 787733 Fax: 01280 787744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Existing Plan

Date: 14/03/02 Revn: 0
Drawn: CG Scale: 1:100
Drwg.No. WDC/B/159

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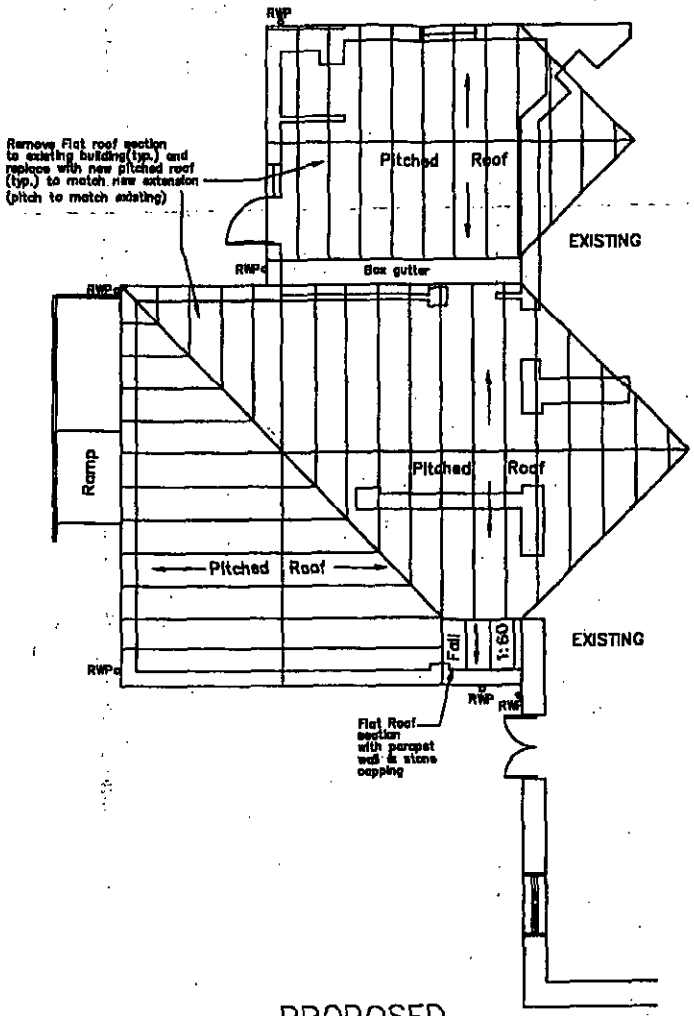
17 APR 2002* 6260



PROPOSED
ROOF PLAN

683

Donaldson
& Associates

Tel: 02380 787733 Fax: 02380 787744

Project
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing
Proposed Extension and alterations to form a new library and associated works
Proposed Roof Plan

Date: 14/03/02 Rev: 0
Drawn: CD Scale: 1:100
Drwg.No. WDC/B/160

1.5

Development Control Ref No:	Received	Parish
F/2002/6260	17/04//2002	Hurst

Applicant: Wokingham District Council Property Services
Location: St Nicholas C of E Primary School, School Road, Hurst.
Proposal: Proposed single storey extension to school to form library and the replacement of an existing flat roof with a pitched roof.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

Planning History – St Nicholas C of E Primary School is located off School Road within the identified settlement of Hurst. There have been various planning applications for extensions and additional facilities since the school was built.

2. **Proposal** –It is proposed to construct a single storey extension to form a library, disabled toilet and storage area and to replace an existing flat roof with a pitched roof at St Nicholas C of E Primary School. The proposed extension will be on the eastern side of the school and will create approximately 22.5m^2 of additional floorspace. The library and other areas will be formed through the re-organisation of an existing porch area and the additional floorspace created by the proposed extension.

The proposed library will not result in any increase in staff or pupil numbers at the school. The School is preparing a ~~Safer Routes to School Plan~~ Travel Plan.

It is also proposed to replace an existing flat roof with a pitched roof to improve the visual appearance of the school and to ease maintenance.

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

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

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

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

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

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

Reasons

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

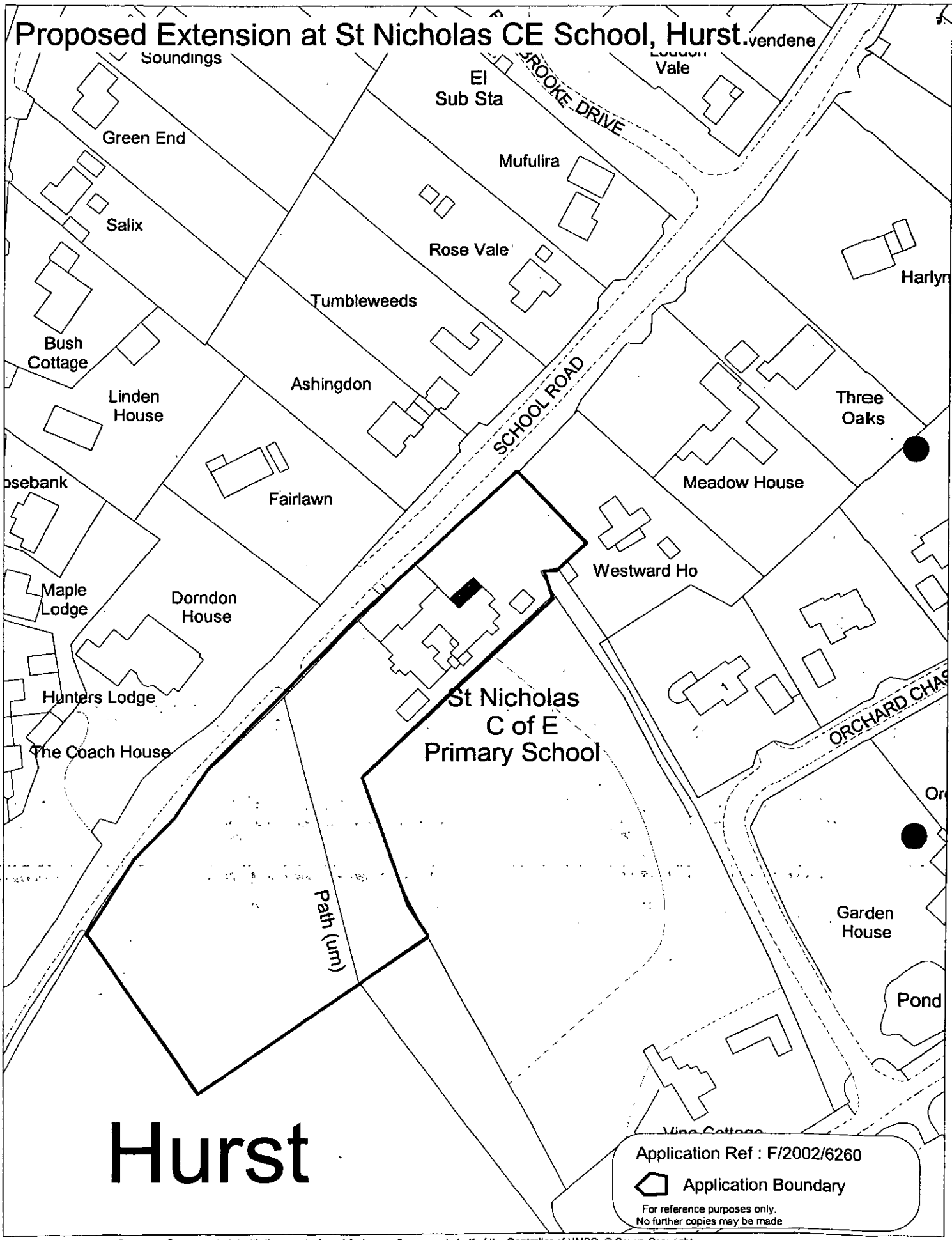
2. To ensure that the external appearance of the building is satisfactory.

Informative

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

Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

Proposed Extension at St Nicholas CE School, Hurst.



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

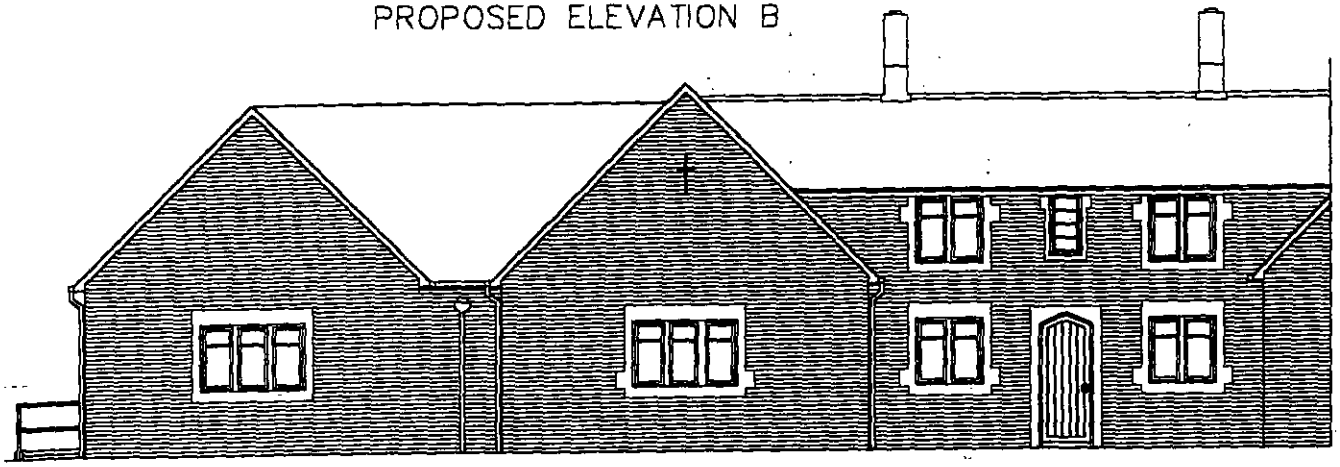
Scale: 1 : 1250

N W E S

Ashingdon
SCHOOL ROAD
Fairlawn
Meadow House
Westward Ho
Dorndon House
St Nicholas C of E Primary School
Path (um)
Vine Cottage
Donaldson & Associates
St Nicholas CE Primary School Hurst Berkshire
Proposed Extension and alterations to form a new library and associated works
BLOCK PLAN
Drwg.No. WDC/B/161



PROPOSED ELEVATION B



PROPOSED ELEVATION A



PROPOSED ELEVATION C

17 APR 2002* 6260

NOTES:

1. Roof slates to match existing
2. RW goods to match existing
3. Brickwork to match existing (including *replacing existing – previous extension– outer leaf brickwork*)-
   New window & door reveals to be reconstituted stone – similar to existing
4. Doors on escape route to be fitted with emergency panic push bars (see specification)
5. Emergency lighting to conform to BS5266 Part1 1988
6. Exit signage to be provided conforming to and in accordance with BS5499 Part1 1990
7. Windows: Powder coated aluminium with trickle vents (style) to match existing

The above to also conform to new Building Reg. L1 & L2

Donaldson
& Associates

Tel: 01280 767733 Fax: 01280 767744

Project:

St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:

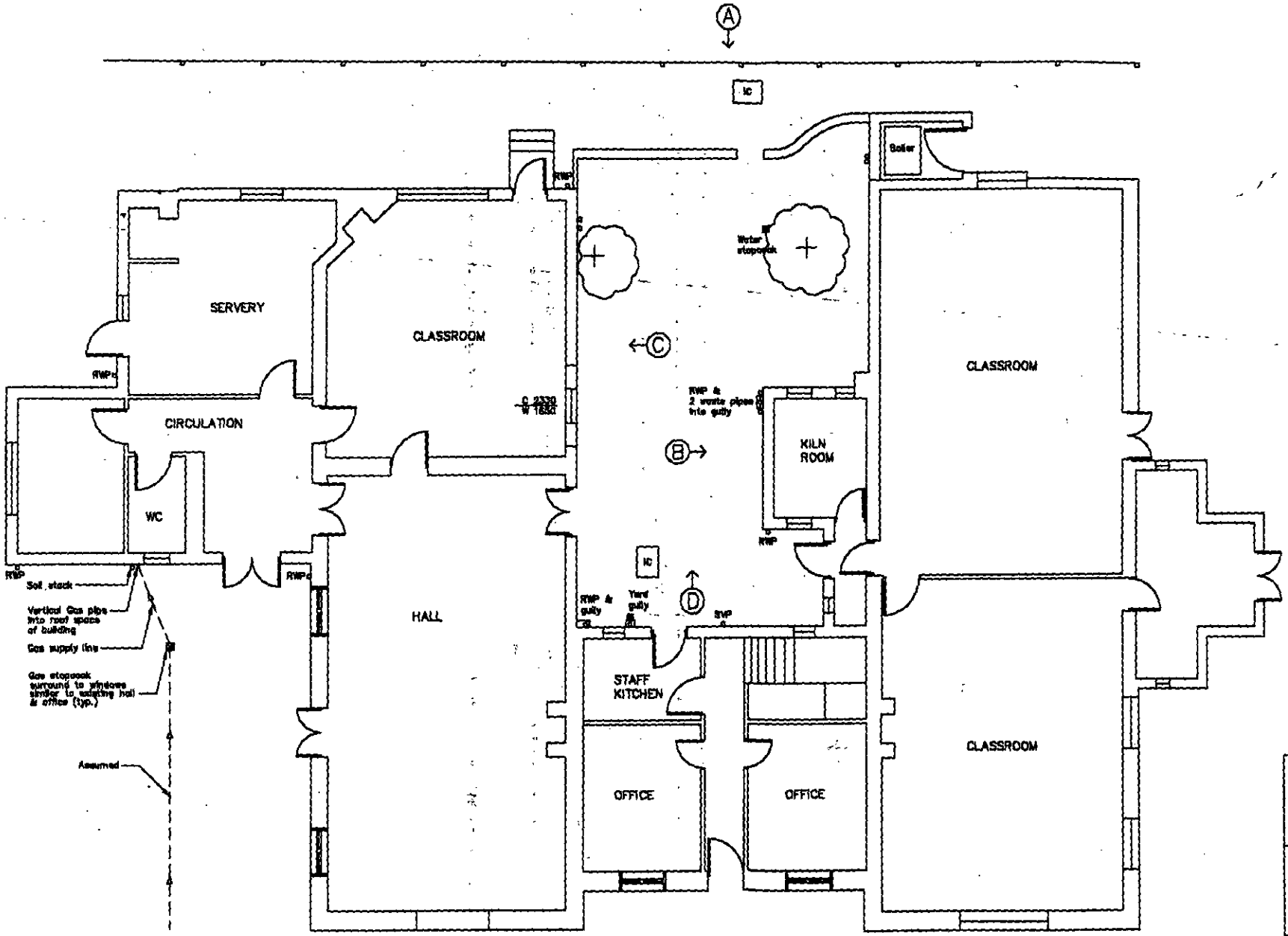
Proposed Extension and alterations to form a new library and associated works

Proposed Elevations

Date: 14/03/02 Rev: C

Drawn: SD Scale: 1:100

17 MAR 2002* 6260



EXISTING PLAN

Donaldson & Associates

Tel: 01380 727733 Fax: 01380 727744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Existing Plan

Date: 14/03/02 Rev: D
Drwn: GD Scale: 1:100

Drwg.No. WDC/B/1*39

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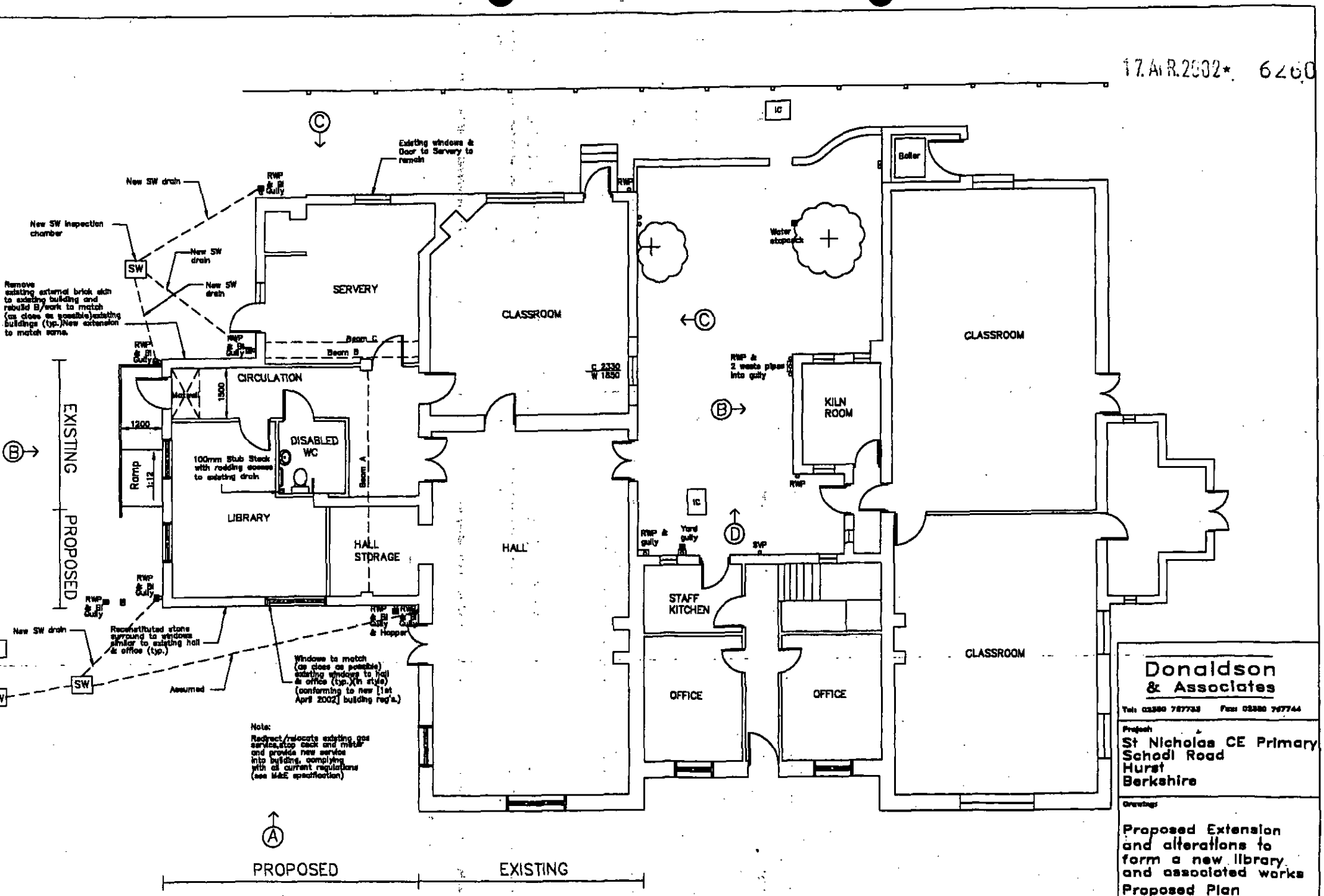
17 APR 2002* 6260



PROPOSED PLAN

Donaldson & Associates

Tel: 03380 787733 Fax: 03380 787744

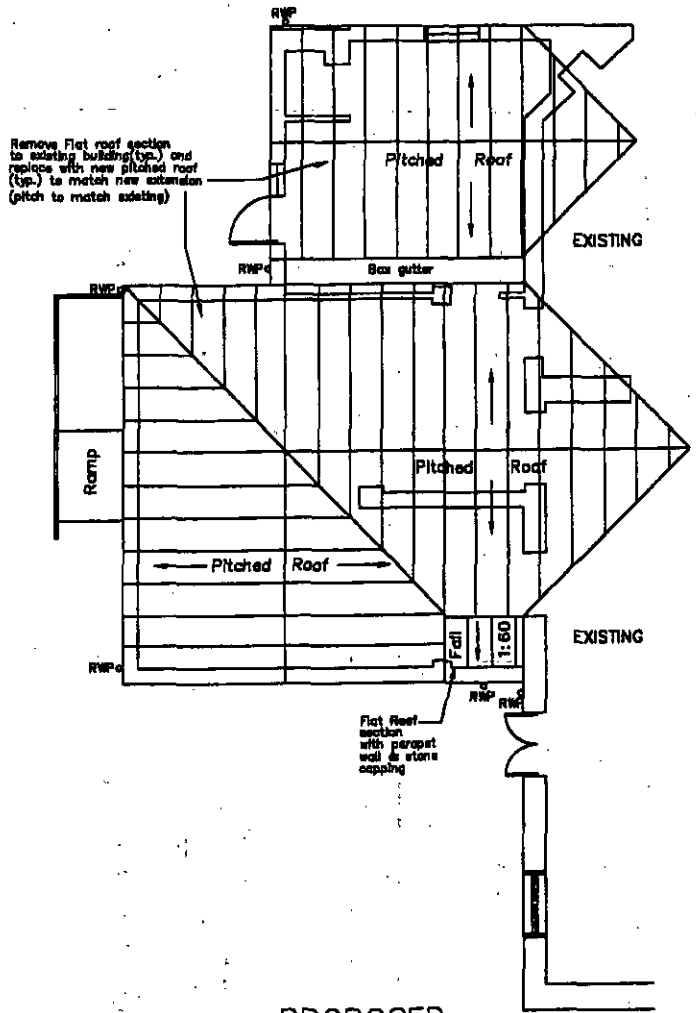
Project
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawings
Proposed Extension and alterations to form a new library and associated works
Proposed Plan

Date 14/03/02 Revn 0

Drawn CD Scale 1:100

17 APR 2002* 6260



PROPOSED
ROOF PLAN

Donaldson
& Associates
Tel: 01580 767733 Fax: 01580 767744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension
and alterations to
form a new library
and associated works
Proposed Roof Plan

Date: 14/03/02 Rev: 0
Drawn: CD Scale: 1:100

Tanya Davies

From: Helen Rowlay
Sent: Monday, May 13, 2002 6:47 PM
To: Tanya Davies
Subject: F/2002/6260

Tanya,

With reference to the above planning application please note this is supported by the Education Planning team. The scheme has been discussed between the school and Education department and is an identified need to enable the school to meet current curriculum requirements.

The extension will provide facilities for the existing number of pupils at the school only. As such there is no requirement for the school to enter into a Safer Routes to Schools scheme.

The scheme is to be funded partly through the schools own funds and partly by the LEA. Part of the funding needs to be spent by the end of the current financial year or funding will be lost.

Due to restrictions with the school site, we do not expect any further significant developments at the school in the future.

If you have any queries or wish to discuss this further please let me know.

Regards

Helen Rowlay

F2002/6260 **JUNE COMM.** School Rd, Hurst

C of E Primary School,

St Nicholas ~~Hurst~~. (applicant: Wokingham District Council - The Building Unit)

Rec: 17/4 Proposed single storey ext to form a library and the replacement of an existing flat roof with a pitched roof.

St. N.H. P.C. - no adverse comments.
Access officer - various comments.
Highways - no objection.
Local reps - none

Proposal.

- Single storey ext to form library + replace flat roof with pitched roof.
- Create approx 22.5m of additional floorspace.
- Bricks, roof tiles and windows to match existing.
- no additional staff

Appraisal

SNH is located off School Rd in the centre of Hurst.

Proposed to create a library, disabled toilet + storage area on the eastern side of the school. This will be formed through a small extension ~~comp~~ ___ x ___ providing 22.5m of additional floorspace and the re-organisation of an existing porch + lobby area.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAY 2002	
COPIES TO	ACK
	FILE:

8th May, 2002

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Tanya Davies

Dear Miss Davies,

Application No. F/2002/6260

I refer to the above-mentioned Application by WDC The Buildings Unit in respect of St. Nicholas C of E Primary School, School Road; proposed single storey extension to school to form library and pitched roof on existing flat roof.

My Council have no adverse comment to make on the Application.

Yours sincerely,

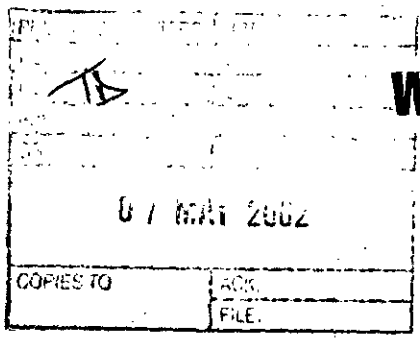
Wardle

Clerk

☎ 0118 974 6379 (Direct Line)

Friday, 03 May 2002

Donaldson & Associates Ltd
Oakwood House
212a Bassett Green Road
Bassett
Southampton
SO16 3NF



WOKINGHAM UNITARY
Aiming for Excellence

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/6260

Address: St Nicholas CE Primary, School Road, Hurst

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that the proposed ramped approach meets the requirements of Part M2 (para 1.19)

2. To ensure that the proposed accessible WC meets the requirements of Part M3 (para 4.16)

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To provide a suitable pull cord alarm system in the accessible WC which meets the specifications detailed in BS8300.
2. To ensure that the type of matting used at the entrance to the proposed extension is suitable for use by wheelchair users.
3. To consider the use of colour and tonal contrast of floors, walls, and doors to improve visibility for all users.
4. To consider the design and position of door furniture in terms of reach and grip.
5. To ensure that the force required to open doors is not excessive (20 Newtons recommended).

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 29 April 2002

Application Number: F/2002/6260

Proposal: Proposed single storey extension to school to form library and pitched roof on existing flat roof

Parish: HURST PARISH

Site Address:
St. Nicholas C Of E Primary School, School Road, Hurst, Reading.

Applicant:
W D C The Buildings Unit C/O Donaldson & Associates Ltd.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam 01/05/02

Application Number : F/2002/6260	Map No : 43
Case Officer : TD	Site Area : 0.72
Valid Date : 17 APR 2002	Received Date: 28/03/2002

Level : ~~Delegated Application~~ Sub-committee ✓

Description : Proposed single storey extension to school to form library. & pitched roof on existing flat roof ✓

Location : St. Nicholas C Of E Primary School, School Road, Hurst, Reading.

Parish : SA Ward : HUR 29.4.02 Be

Applicant : W D C The Buildings Unit C/O Donaldson & Associates Ltd.

Fee Required: £95 Fee Received: £95 to be transfered from Property

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No red outline	11/4	✓ 17/4
BLOCK PLANS			
FORMS UNSIGNED	Q24 S/B D1 not C2.	11/4	✓ 17/4
S.66 MISSING/INCORRECT/ UNSIGNED	agric cert deleted	11/4	✓ 17/4
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 29.6.02 JB.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education ✓

Social Services ✓

Highways

Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + See map

No pre-apps.

OTHERS

Note to Officers – Site lies within a Groundwater Protection Zone. See guidance notes from Policy & Plans re Planning Informatives

Organisation_Name	Building_Name	address1	Postcode
	VINE COTTAGE	VINE COTTAGEORCHARD ROADREADING	RG100SD
	ASHINGDON	ASHINGDONSCHOOL ROADREADING	RG100DR
DORNDON HOUSE NURSING HOME	DORNDON HOUSE	DORNDON HOUSESCHOOL ROADREADING	RG100DR
	FAIRLAWN	FAIRLAWNSCHOOL ROADREADING	RG100DR
	MEADOW HOUSE	MEADOW HOUSESCHOOL ROADREADING	RG100DR
	TUMBLEWEEDS	TUMBLEWEEDSSCHOOL ROADREADING	RG100DR
	WESTWARD HO	WESTWARD HOSCHOOL ROADREADING	RG100DR
		1ORCHARD CHASEREADING	RG100SW
		11MARTINEAU LANEREADING	RG100SF
		15MARTINEAU LANEREADING	RG100SF
		17MARTINEAU LANEREADING	RG100SF
ST. NICHOLAS C OF E PRIMARY SCH(			RG100DR

Received by Wokingham District Council

Application No: F/2002/6260

Proposal:
Proposed single storey extension to school to form library and pitched roof on existing flat roof

Location:
St. Nicholas C Of E Primary School, School Road, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6260 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

29 April 2002

17 APR 2002 * 6260

Tel. (0118) 974 6429 or 6433

Date: 11 April 2002

Your Ref:

My Ref: F/2002/6260

W D C The Buildings Unit
C/O Donaldson & Associates Ltd
Oakwood House
212a Bassett Green Road
Bassett
Southampton
SO16 3NF

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 Sir/Madam

Reference Number: 2002/6260

Site Address: St. Nicholas C Of E Primary School, School Road, Hurst, Reading.

Proposal: Proposed single storey extension to school to form library and pitched roof on existing flat roof

I return your application, as it is invalid and cannot be determined for the following reason(s);

The location plans need to have the whole site outlined in red.

The Section 66 should not have the whole of the agricultural certificate deleted. One part or other applies.

Q24 on the application form. The use class should be D1 not C2. Please amend.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

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

SCHOOL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK / TILES / WINDOWS & RW GOODS TO MATCH EXISTING. - NEW PITCHED ROOF (REMOVE EXISTING FLAT 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.

BY EXISTING BOUNDARY ELEMENTS

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 N/A

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

WDC INTERNAL TRANSFER

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF WOKINGHAM D.C. DATE 27/3/02

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

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				
(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	331	0	22.255	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
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	N/A - EXISTING	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

SCHOOL TEACHING

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

ST NICHOLAS CE PRIMARY SCHOOL

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

Existing Staff	Transferred Staff	New Staff	Total
15	0	0	15

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

NO

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

1789/a

SECTION 66 CERTIFICATE

Application No. 17.APR.2002* 6260

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . WOKINGHAM DISTRICT COUNCIL

Date . . . . . 27/03/02 . . . . .

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

With Compliments

REF: 2002/6260

17 APR 2002

CAROL,

APOLOGIES FOR THE ERRORS, WHICH HAVE BEEN AMMENDED.

THANKS & REGARDS

Colin Donaldson

Donaldson & Associates

LONDON • SOUTHAMPTON

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212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF
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Fax : 023 8076 7744
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19a Goodge Street
London W1T 2PH
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Fax: 020 7323 0099
E-mail: Donaldsonassc@aol.com

17 APR 2002

6260

(1)

ST. NICHOLAS C. E. PRIMARY SCHOOL

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. Old Property ORD. SHEET No. 43 SU. 7973

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
601/56	Berkshire County Council	Improvements to sewerage accom. & site for sewage Plant	16.8.56	App. Doc. under Dec. by L.P.A. Regs.
PD/3/58	The Rev. Trutwein	New W.C. at School House	11.2.58	App. N/A
S/11/69	Royal County of Berkshire	Staff Room, Toilet & Store	10.4.69	N/A C/A
PD/467/72	G Saunders	Ext of Kitchen	6.7.72	App N/A
09667	B.C.C.	TEMPORARY CLASSROOM	11.1.79	N/A C/A
6R 11389	SCHOOL ASSOC.	STORE	24.7.79	App. N/A
11244	"	Store for sport equipment	9.8.79	N/A C/A
21125	BCC	TEMP. PLAYGROUP ACC	WITHDRAWN	
21395	"	RENEWAL 09667	21.5.84	N/A 31.5.89 TP
96/63419/F				
98/66523/F	WDC	S/ST. LINK & COVERED WALKWAY TO TOILETS	14.1.99	C/A
DATE OF COMPLETION		HOARDING TOILETS		
FP99/8681	W.D.C.	Refurb. of toilets & new glazed link	17.5.99	APP

SPECIAL CONDITIONS

DRAWING No.

(2)

1998 St Nicholas C.E Primary School

ADDRESS School Road. PARISH Horst.

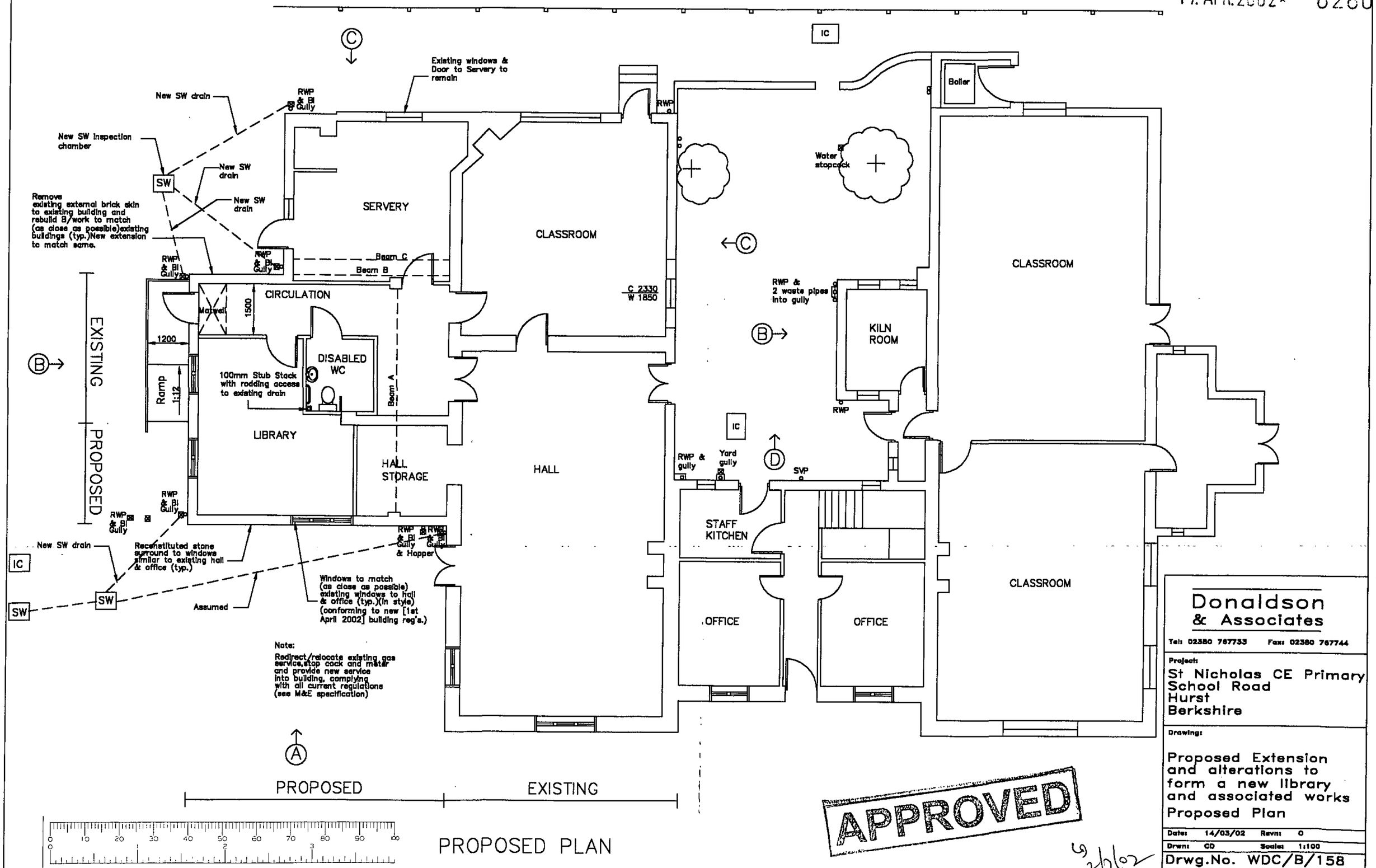
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2001/37	15	WDC. prop. Services	S/St ext to School	20.6.01		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

17 APR 2002* 6260



APPROVED

9/7/02

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Proposed Plan

Date: 14/03/02 Revn: 0
Drwn: CD Scale: 1:100
Drwg.No. WDC/B/158

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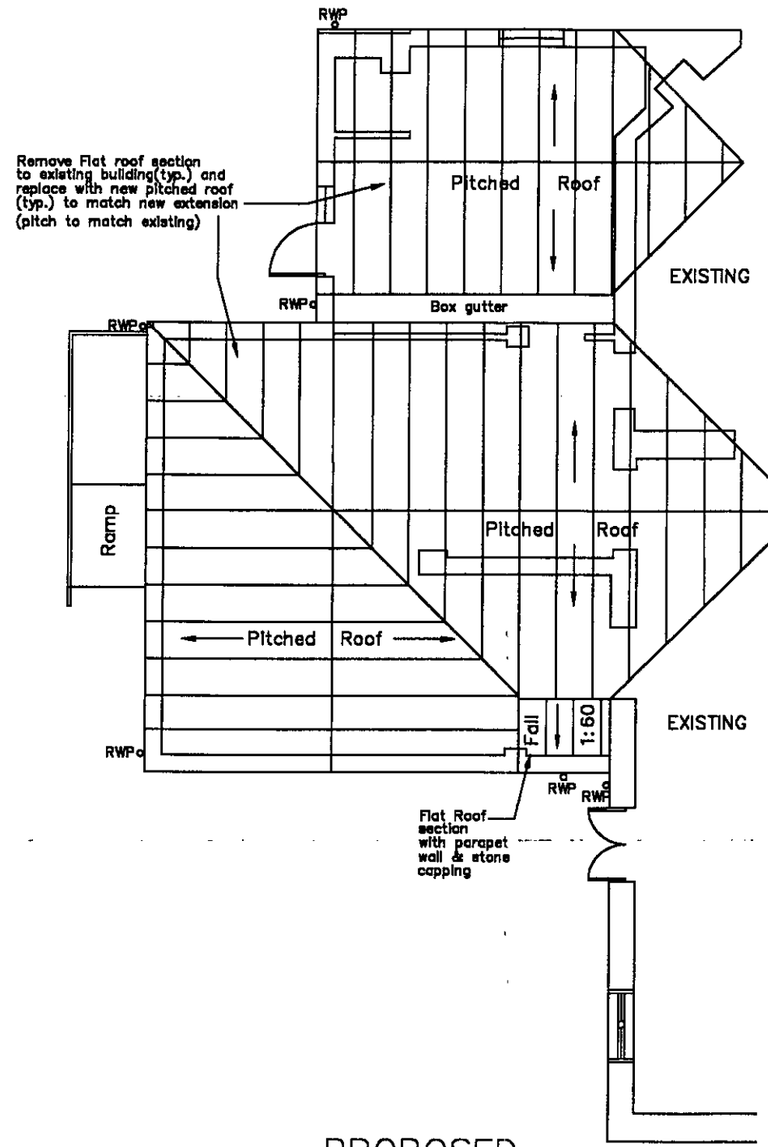
17.APR.2002* 6260



APPROVED

PROPOSED
ROOF PLAN

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

Donaldson
& Associates
Tel: 02380 767733 Fax: 02380 767744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension and alterations to form a new library and associated works
Proposed Roof Plan

Date: 14/03/02 Revn: 0
Drwn: CD Scale: 1:100
Drwg.No. WDC/B/160

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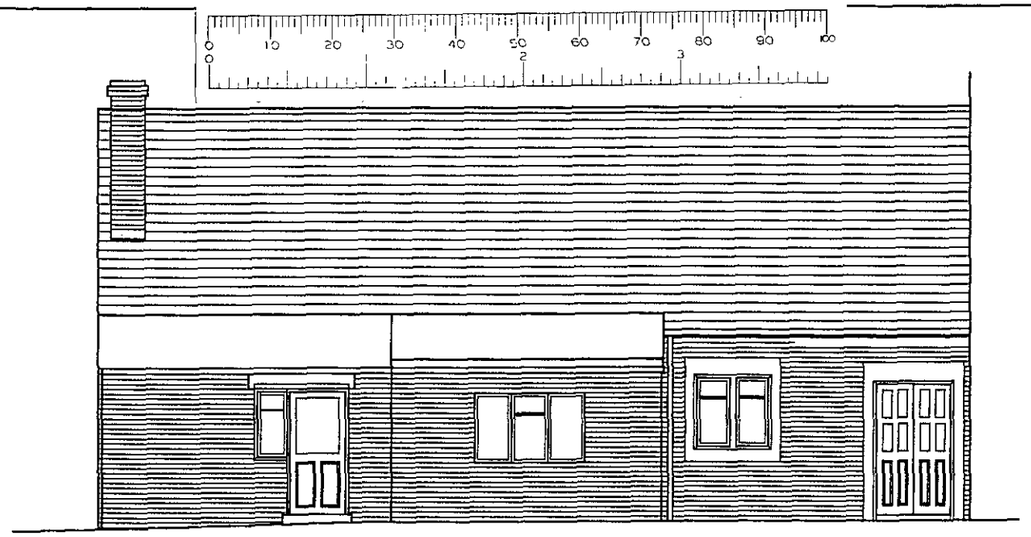
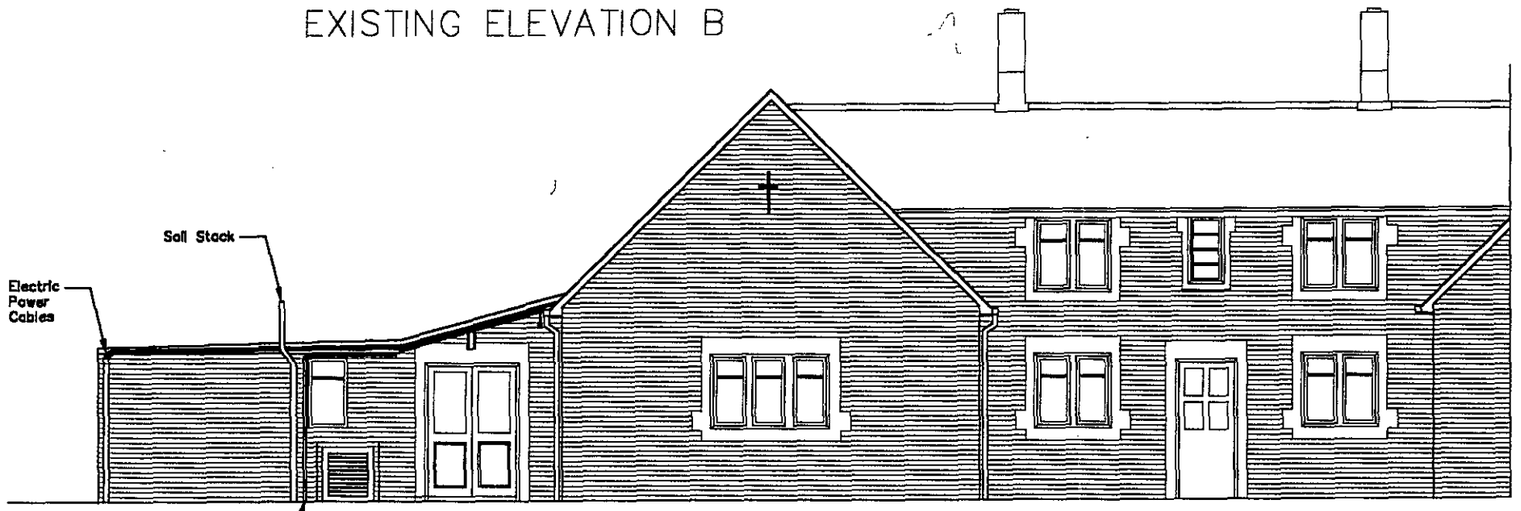
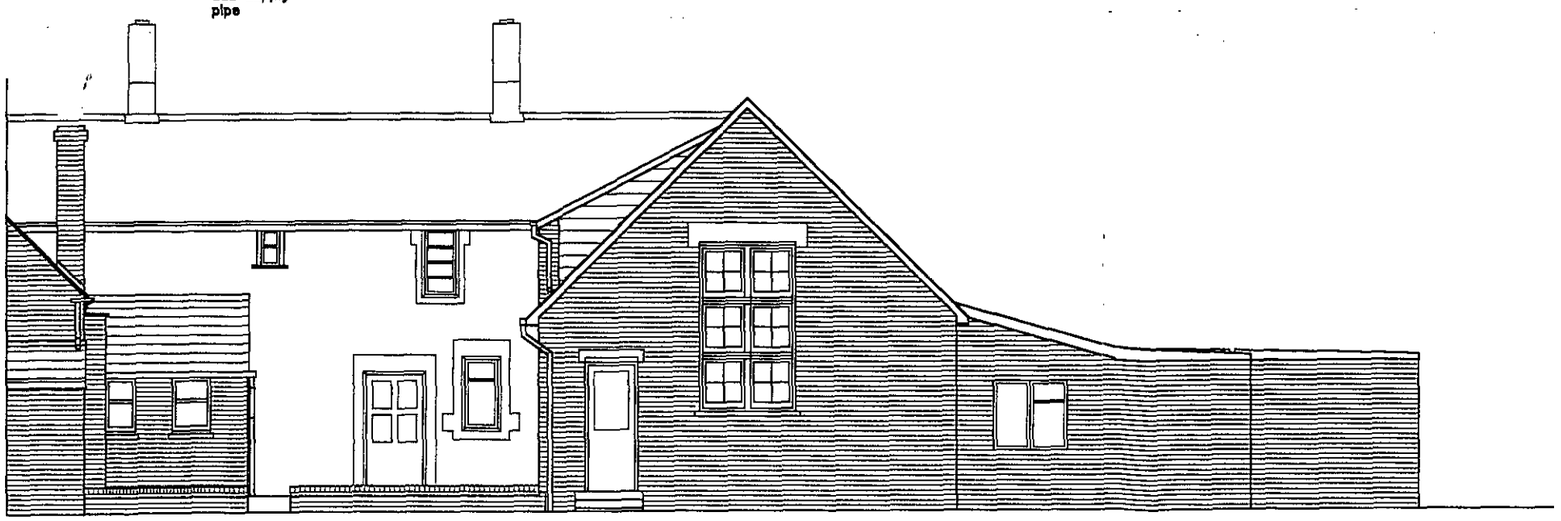
17.APR.2002* 6260



EXISTING ELEVATION B



EXISTING ELEVATION A



EXISTING ELEVATION C

APPROVED

Donaldson
& Associates
Tel: 02380 787733 Fax: 02380 787744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:

Proposed Extension and alterations to form a new library and associated works

Existing Elevations

Date: 14/03/02 Revn: 0

Drwn: CD Scale: 1:100

Drwg.No. WDC/B/164

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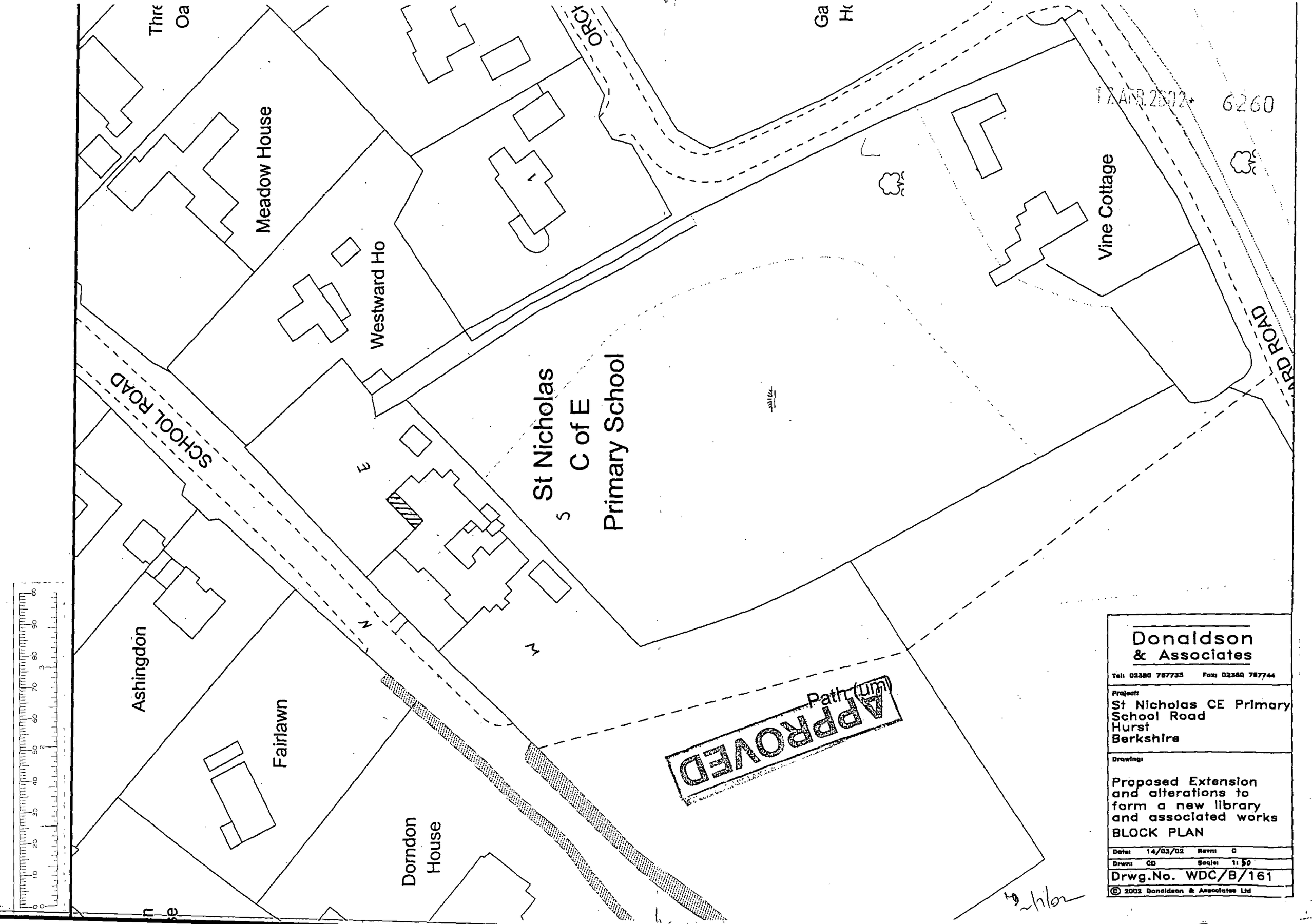

Donaldson
& Associates

Tel: 02380 757733 Fax: 02380 757744

Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire

Drawing:
Proposed Extension
and alterations to
form a new library
and associated works
BLOCK PLAN

Date: 14/03/02 Revn: 0
Drwn: CD Scale: 1:50
Drwg.No. WDC/B/161

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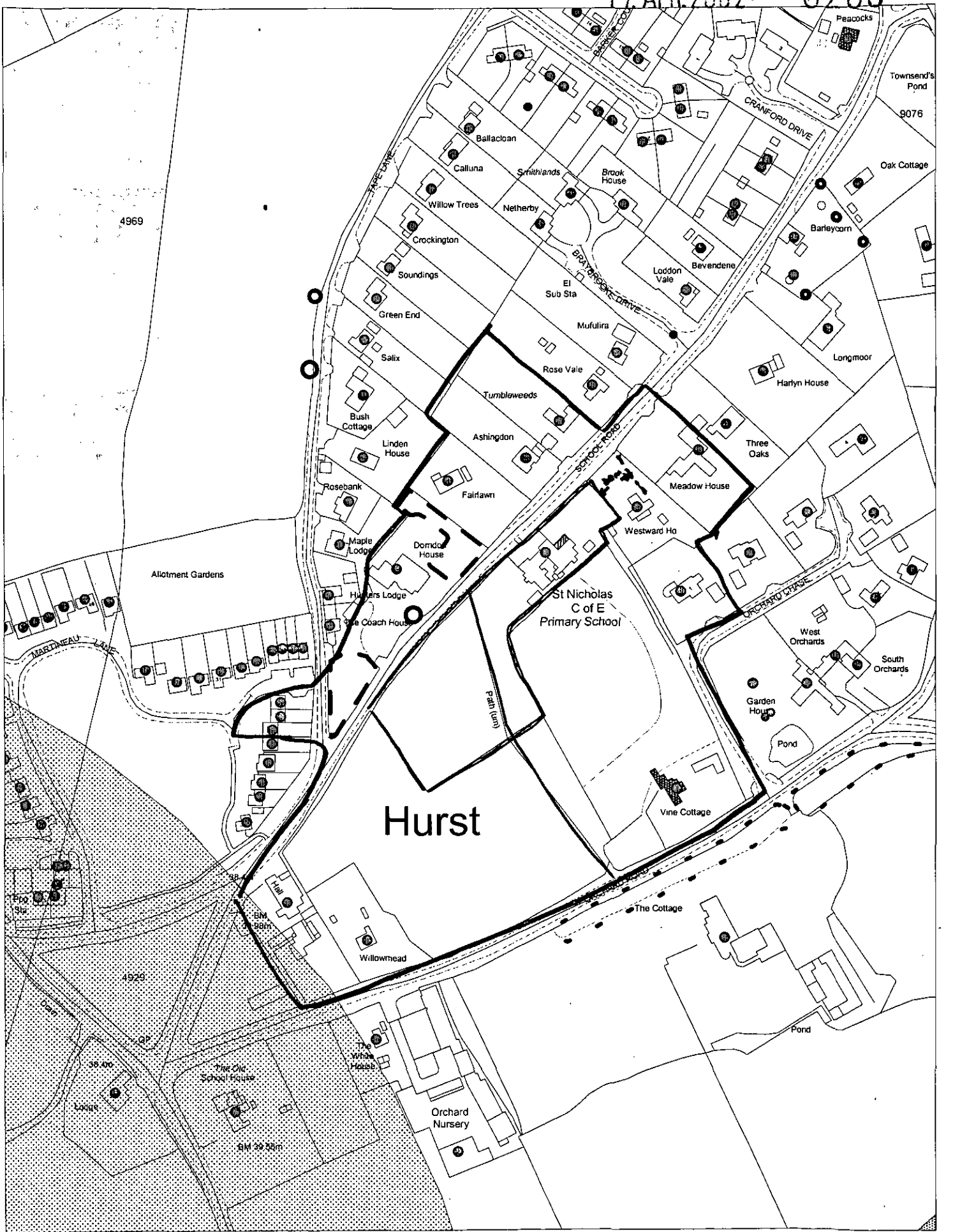
17 APR 2002* 6260



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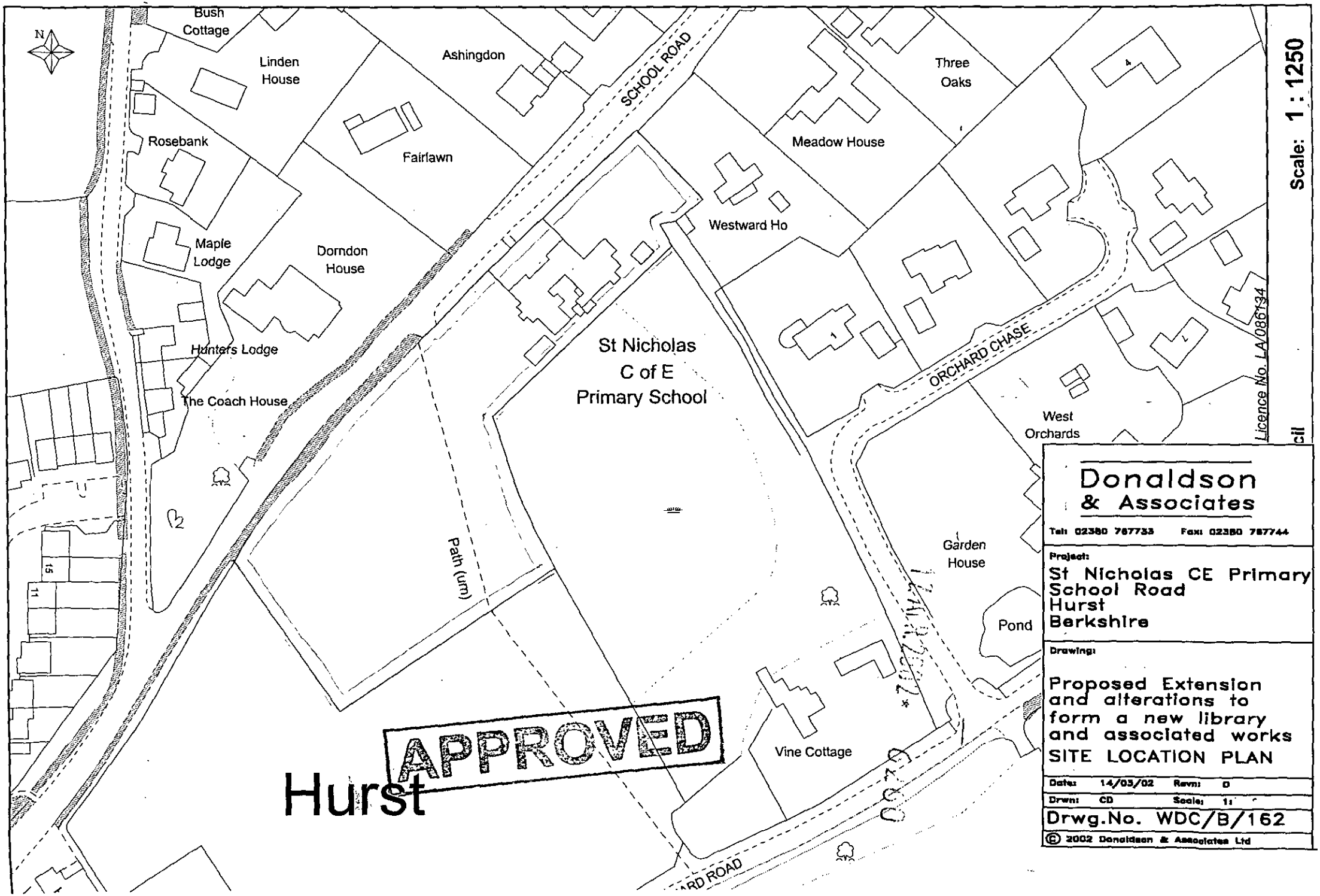
Development Control Section, Environmental Services, Wokingham District Council.
4 April 2002 Scale: 1 : 2500

N W E S


N
Bush Cottage
Linden House
Ashingdon
SCHOOL ROAD
Three Oaks
Rosebank
Fairlawn
Meadow House
Westward Ho
Maple Lodge
Dorndon House
Hunters Lodge
The Coach House
St Nicholas C of E Primary School
ORCHARD CHASE
West Orchards
Path (um)
Garden House
Pond
Vine Cottage
APPROVED
Hurst
Scale: 1 : 1250
Licence No. LA/086134
Donaldson & Associates
Tel: 02380 787733 Fax: 02380 787744
Project:
St Nicholas CE Primary
School Road
Hurst
Berkshire
Drawing:
Proposed Extension and alterations to form a new library and associated works
SITE LOCATION PLAN
Date: 14/03/02 Revn: D
Drwn: CD Scale: 1:
Drwg.No. WDC/B/162
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