42

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1901

LOCATION:
20 Harrison Close, Twyford Reading.

APPLICANT:
Mr & Mrs Pollington Robinsons Solictors (Mrs A Robinson)

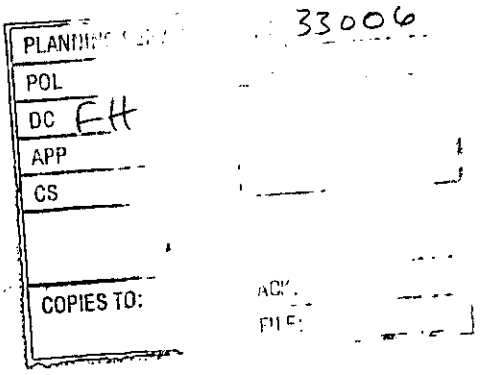
PROPOSAL:
Proposed change of use of sub-station to garage/store.

EARLIEST DATE FOR DECISION: **04/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
29/08/2000

CASE OFFICER: **Farah Humayun**

20 Harrison Close,
Twyford,
Reading,
RG10 0LL.



Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

11 August 2000

Application Number	: F /2000/1901
Site Address	: 20 Harrison Close, Twyford, Reading.
Proposal	: Proposed change of use of sub-station to garage/store
Case Office	: Farah Humayun

Dear Sir/ Madam,

Due to circumstances beyond our control, it seems that we are not able to purchase the above sub-station from the owners Southern Electric. We would therefore like to withdraw the above planning application as soon as possible.

From conversation with our case officer, we understand that the application fee is non-refundable.

As part of the application process, your office sent a letter to my neighbours informing them of the planning application. Is it possible to inform them that the planning application has now been withdrawn, as to keep them up-to-date with what is happening in their street.

Many Thanks

Gary and Sally Pollington

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 11 July 2000

Application Number: F/2000/1901

Proposal: Proposed change of use of sub-station to garage/store.

Parish: TWYFORD PARISH

SMA

Site Address:
20, Harrison Close, Twyford, Reading.

Applicant:
Mr & Mrs Pollington Robinsons Solictors (Mrs A Robinson).

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).

Comments

For garage – Cannot provide 5.5m clear of the highway to allow a vehicle to park while the doors are being opened.

for storage – No problem

Signed: _____ **Print name:** S N ASTON

28-7-00

To:
~~Property Dept~~

From: Farah Humayun



Date: 27 July 2000

Application Number: F/2000/1901

Proposal: Proposed change of use of sub-station to garage/store..

Site Address:
20, Harrison Close, Twyford, Reading.

Applicant:
Mr & Mrs Pollington Robinsons Solictors (Mrs A Robinson).

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

No interest in this site at all.

S. Hayes
PROPERTY MANAGEMENT OFFICER.

31/7/00.

Tel:

Date:

My ref: F/2000/1901

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/1901
20, Harrison Close, Twyford, Reading.
Proposed change of use of sub-station to garage/store..

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

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

Yours faithfully

John Mitchell
Development Control Manager

Tel:

Date:

My ref: F/2000/1901

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: F/2000/1901
20, Harrison Close, Twyford, Reading.
Proposed change of use of sub-station to garage/store..

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

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

Yours faithfully

John Mitchell
Development Control Manager

Tel:

Date:

My ref: F/2000/1901

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/1901
20, Harrison Close, Twyford, Reading.
Proposed change of use of sub-station to garage/store.

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

If you have any questions please do not hesitate to contact **Farah Humayun** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1901**
20, Harrison Close, Twyford, Reading.
Proposed change of use of sub-station to garage/store.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor S Conway

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

RECORD OF SITE VISIT

SITE ADDRESS: 20 Harrison Close
Twyford Reading.

APPLICATION NUMBER: F/2000/1901

OFFICER: Farah Humayun

DATE OF SITE VISIT: 2/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES - NEW DEV

3. DESCRIPTION OF SITE/BUILDING

DET. 2 STOREY WITH DOUBLE GARAGE + SUB STATION

4. RELATIONSHIP TO ADJOINING PROPERTIES

SUB-ST PROTRUDES OUT OF PROPERTY - 1M DISTANCE FROM HIGHWAY.
INAPPROPRIATE ENTRANCE FROM HIGHWAY.
DOUBLE GAR DRIVEWAY FROM FRT OF PROPERTY

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - 2 SPACES OUTSIDE DOUBLE GAR.

LEVELS LEVEL.

BOUNDARY TREATMENT - OPEN PLAN TO FRT.

OTHERS

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1901

Applicant : Mr & Mrs Pollington Robinsons Solictors (Mrs A Robinson).

Location : 20, Harrison Close, Twyford, Reading.
Proposal : Proposed change of use of sub-station to garage/store.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 2/8/00

Date Registered : 04/07/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 29/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

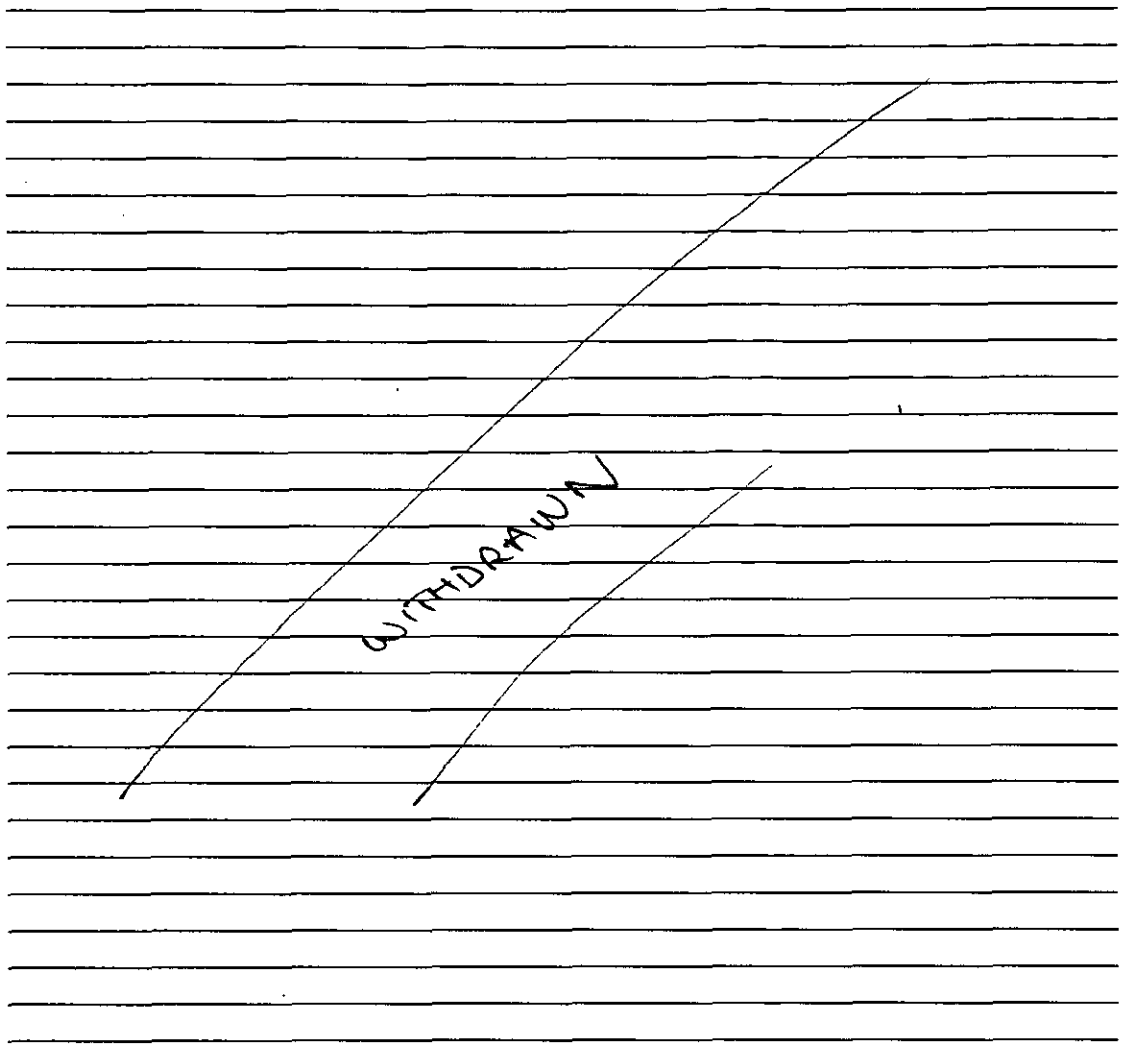
Consultation Responses :

TWYFORD PARISH COUNCIL - COMMENT ON GARAGE SIZE (DOMESTIC USE.
PROPERTY - NO INTEREST ON SITE
HIGHWAYS - OBJECT TO GARAGE - NOT OBJECT TO STORAGE USE.
NEIGHBOURS - 4 OBJECTIONS - Sub-station only use for domestic garage.
- use effect- enjoyment + value of neighbouring prop.
- generation of noise
etc.

Planning Issues :

Application Number: F/2000/1901

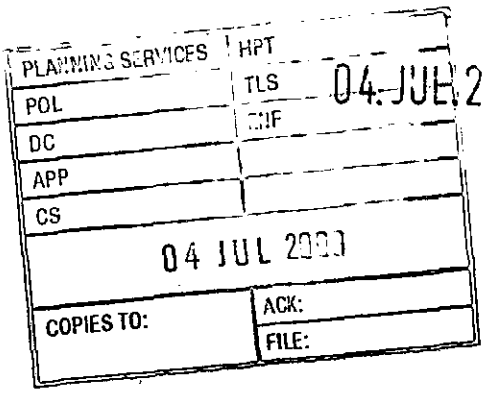
Appraisal :



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

Application Number F/2000/1901
Conditions/Reasons for Refusal

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



Robinsons
SOLICITORS

LISA HOUSE
11 PEACH STREET
WOKINGHAM
BERKS RG40 1XJ

TELEPHONE
0118 974 0800

FACSIMILE
0118 979 1030

DX 33529
WOKINGHAM

Wokingham District Council
Planning Dept
Dx 33506
Wokingham

Our Ref: AR.FFF.Pollington

Your Ref: Mrs Hurst

03 July 2000

Dear Sirs

Harrison Close Reserve Substation

We write further to our recent telephone conversation on which we have now taken our Clients' instructions. We enclose a copy of a letter that we wrote to them on the 27th June, together with a copy of an E-mail that we have received in reply.

Would you please let us know whether or not our Clients' application can now proceed. We enclose a cheque for £95 being the balance of the fee payable. If you need any further information, please do not hesitate to get in touch.

Yours faithfully

Robinsons

ANGELA ROBINSON
ROGER CARLTON

Mr and Mrs G Pollington
20 Harrison Close
Twyford
Berks
RG10 OLL

Our Ref: AR.FFF.Pollington

Your Ref:

27 June 2000

Dear Mr and Mrs Pollington

Land at 20 Harrison Close

Thank you for sending me the cheque. I understand from the Council that in fact the fee payable is £190 because we are applying for change of use. Perhaps you would therefore be kind enough to send me another cheque for £95 made out to "Robinsons".

The Council have also asked me to clarify whether or not there are going to be external changes to the substation. I imagine that the answer to this is "yes", but I gather that if it is, then the Council will need a floor plan together with details of all the elevations of the "new" building.

I also need to know whether or not you will be changing the position of any of the fences either at the substation or between it and your property. If so, again I will need details.

I look forward to hearing from you.

Yours sincerely

Mrs A Robinson

Angela Robinson

From: Sally Pollington [sally.pollington@virgin.net]
Sent: 30 June 2000 12:34
To: Angela Robinson
Subject: Land at 20 Harrison Close

Dear Angela,

Thank you for your letter of 27th June.

I must have mis-read the Council's documentation because I thought that it
cost
95 for change of use. I have put another cheque in the post and apologise
for my mistake.

The changes we will definitely need to do to the property are internal.

. Add a concrete floor as it is currently gravel
2. Add a doorway on the internal wall into our garage
3. Install electric lights/sockets from our garage

We have decided that the current doorway is infact wide enough and so we will
not need to change the garage doors in any way (apart from perhaps a coat of
paint!).

As there are no fences etc. between the property and ours we will not in fact be
making any external changes to the substation in order to use it as storage
or
a second garage.

I hope that this means that the Council will not require any further paperwork from
us and that this matter can be progressed.

hanks

Sally Pollington

Robinsons
SOLICITORS

LISA HOUSE
11 PEACH STREET
WOKINGHAM
BERKS RG40 1XJ

TELEPHONE
0118 974 0800

FACSIMILE
0118 979 1030

DX 33529
WOKINGHAM

Wokingham District Council
Planning Dept
Dx 33506
Wokingham

Our Ref: AR.FFF.Pollington

Your Ref:

07 June 2000

Dear Sirs

Mr and Mrs Pollington
20 Harrison Close, Waltham Chase, Twyford

We are acting on behalf of Mr and Mrs Pollington and we are assisting them with an application for Planning Consent in relation to the above premises. We enclose 6 copies of our Clients' application together with a Section 66 Certificate and a cheque for £95. We look forward to hearing from you and if you need any more information, please let us know.

Yours faithfully

Robinsons

ANGELA ROBINSON
ROGER CARLTON

Applicationo	Name & Address
F/2000/1901	Mr D Moore 17 Harrison Close Twyford Berks
F/2000/1901	M & A Scott 18 Harrison Close Twyford Berks RG10 0LL
F/2000/1901	Miss R B Gridmore 16 Harrison Close Twyford RG10 0LL

App. withdrawn,
Letter sent 22/08/00

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 2/8. Time 2.30

WHILE YOU WERE OUT

Name Mr Pallington

Of 20 Harvey Close

Phone No. _____ Ext. _____

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

MESSAGE Has advised that may have to withdraw application as neighbour of 21 Harvey Close put in a higher bid for property at Southern Electric.

Signed _____

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: August 15, 2000
My ref: FH/F/2000/1901
Your ref:

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

Mr R & Mrs J Hockley
21 Harrison Close
Twyford
Berkshire
RG10 OLL

Dear Mr & Mrs Hockley

RE: F/2000/1901, PROPOSED CHANGE OF USE OF SUB-STATION TO GARAGE/STORE, 20 HARRISON CLOSE, TWYFORD, READING

I refer to your letter of 24 July 2000 regarding the above.

I am writing to inform you that although the ownership issue is not resolved regarding the sub-station the application can still be determined on it planning merits and be implemented within 5 year from the date of determination. The above application will expire on 28 August 2000. If by this date the applicant wishes for the application to remain valid then the application will be determined by this date. If however the ownership does not remain with the applicant then it will be necessary for the new owner to reapply for planning permission in their own name.

Your objection to the present application has been registered and will be considered as part of the planning application procedure.

I hope this information is of use to you. If you have any further queries regarding this matter, please do not hesitate to contact me, on the above telephone number.

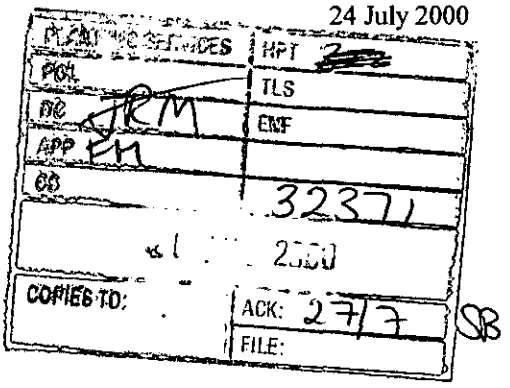
Yours sincerely

MISS F HUMAYUN
Planning Assistant

REPLY REQUIRED
9/8

Robert & Jennifer Hockley
21, Harrison Close, Twyford
Berkshire, UK
RG10 0LL
Phone & Fax 0118 9320 458

24 July 2000



To : Environmental Services Department, Planning Services

Attention : John Mitchell

objs letter.

Dear Mr. Mitchell,

Ref: Farah Humayum - F/2000/1901
Site Address : 20,Harrison Close

We write in response to your letter dated 11th July 2000 regarding the proposed change of use of a sub-station to a garage/store.

We believe the planning application is somewhat premature as the eventual ownership of the sub-station has yet to be resolved. The sub-station in question is adjacent to our drive way and we have also expressed an interest in purchasing the sub-station from Southern Electric. Southern Electric have invited the parties interested in purchasing the sub-station to submit their final offer by the 28th July 2000, after which time they will agree a sale. We would like to suggest that the planning application be deferred until the ownership of the sub-station has been settled.

We ourselves wish to convert the sub-station to a garage/store but the question of access to the proposed garage is greatly dependant on the ownership of the garage. For us, access to the garage as proposed in the planning application is consistent with our access to our existing garage as the sub-station is adjacent to our driveway. For the residents of number 20,Harrison Close, access will be significantly different to their current access to the existing garage. Please see the attached diagram.

Should the residents of number 20 be successful in acquiring the sub-station, we are concerned as to the impact of their proposal on the valuation of our house. When we come out of our front door and walk towards our garage, we would first see their garage. One of the features of our house is the privacy and seclusion we enjoy, an unusual feature on a modern housing estate.

Should the residents of number 20 Harrison Close be successful in acquiring the sub-station, we would like to object to the proposal as we believe that access should be alongside their access to their existing garage.

However, we repeat our request that this application should be deferred until the issue of ownership of the sub-station has been resolved.

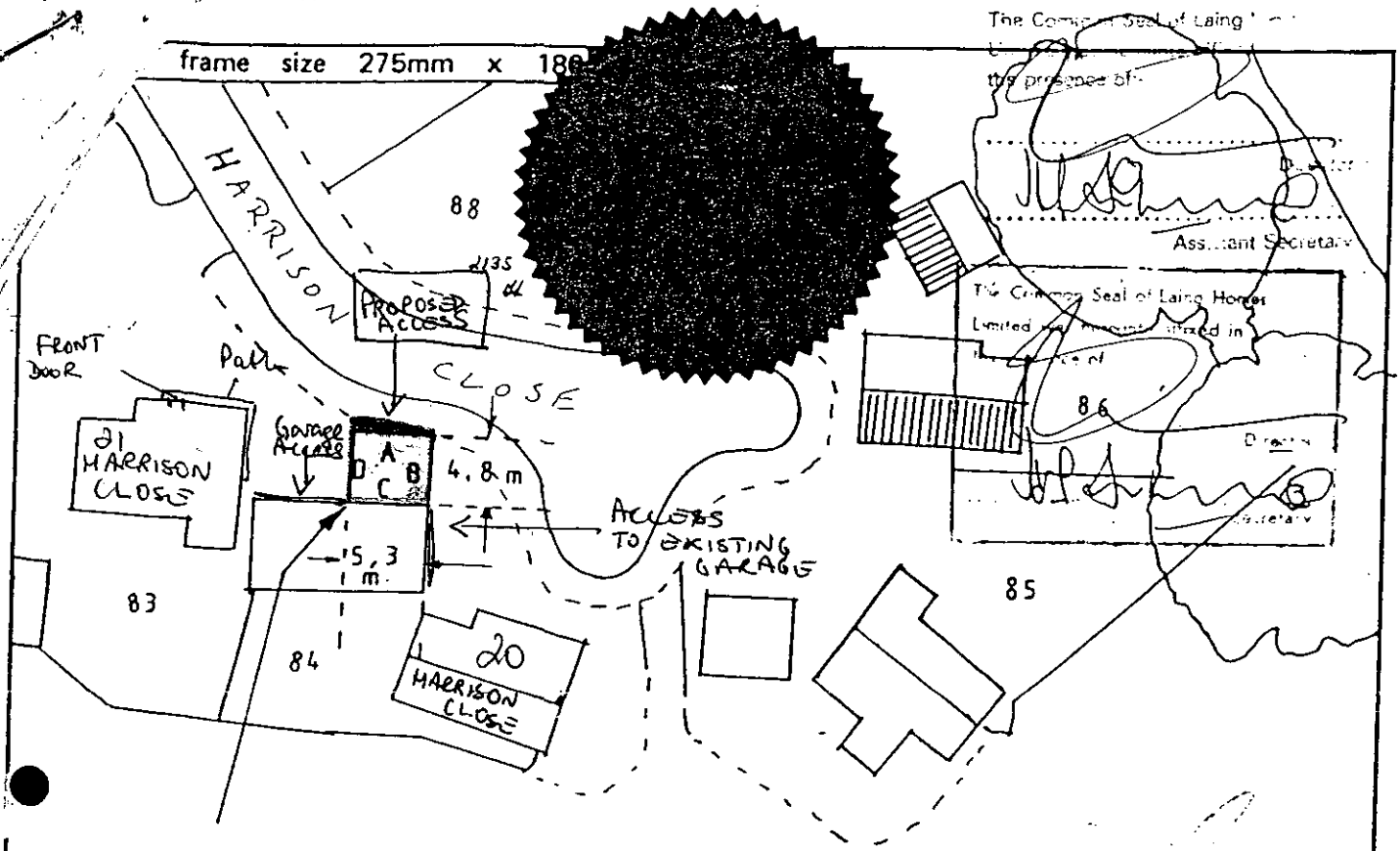
Yours sincerely,

R.J. Hockley

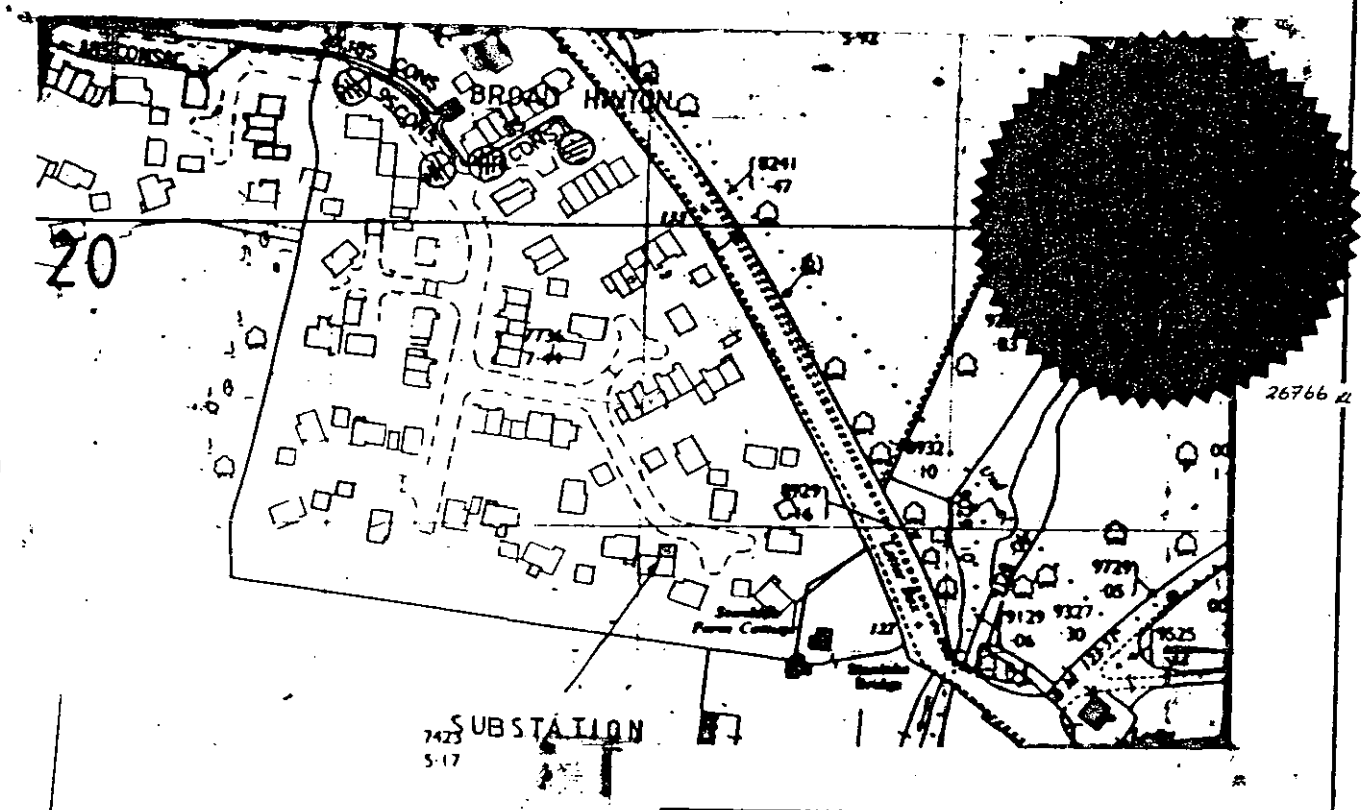
Robert J Hockley

WRITE A RESPONSE — WILL CONT. WITH APP.

frame size 275mm x 18



SUBSTATION



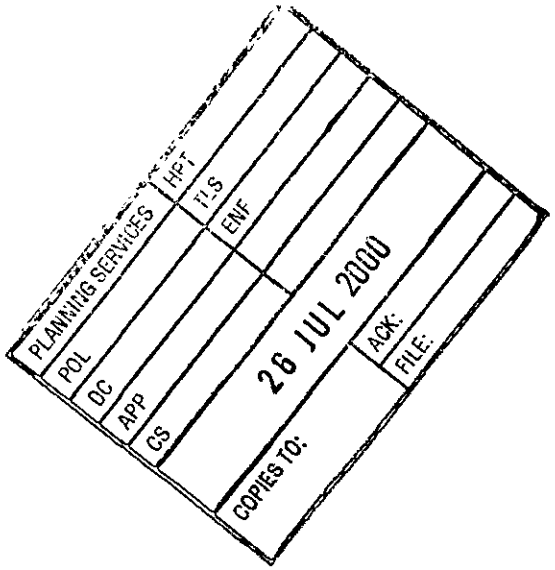
southern electricity

SUBSTATION
HARRISON CLOSE
TWYFORD BERKSHIRE

CEA4/1847/88 SU 7981 7529 24/2183-2

scale :1/500 & 1/2500	drawing no.
drn by : M.MUZEEN	11N1 / 14673
app by :	
date : 9 - 12 - 87	

OZALID (UK) LTD.


PLANNING SERVICES
POL
DC
APP
CS
HPT
TLS
ENF
26 JUL 2000
COPIES TO:
ACK:
FILE:

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 27 July 2000
My ref. JRM/SB/F/2000/1901
Your ref.

3231

Mr & Mrs R J Hockley
21 Harrison Close
TWYFORD
Berkshire
RG10 0LL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Hockley

PLANNING APPLICATION F/2000/1901

Thank you for your letter of 24 July regarding the above.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	FH
CS Obs	
01 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

John Mitchell,
Development Control Manager,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR

Dear Sir, ref: Farah Humayan 30th July 2000
F/2000/1901

Thank you for your letter of the 11th July informing me of the proposed change of use of the sub-station at 20 Harrison Close.
I have no specific objections to lodge except that if the building is to be used as a garage then it should only be used as such.
I would not wish to see the building used , for instance, as a playroom/teenagers' meeting room which could generate unwelcome noise for my immediate neighbours. Perhaps, some restriction could be applied if permission is given for its change of use.

Yours faithfully,

David Hoare

David Hoare,
17 Harrison Close,
Twyford,
Berkshire.

Ref: F/2000/1901.

PLANNING SERVICES
POL S
DC FH CF
APP
CS
31 JUL 2000
COPIES TO: ACK ✓
FILE

Miss R.B.
~~BOBBY~~ CRICKMORE
Tel: ~~01734~~ 320315
01189

16 Harrison Close
Twyford
Berkshire
RG10 0LL

Mr John Mitchell / Farah Hunayan
Wokingham District Council.

July 31st 2000.

Dear Mr Mitchell,

I thank you for your letter telling me about an application to change the use of substation to garage/store at no. 20, Harrison Close, Twyford.

My house and garden (site 88 on your plan) are very close to it. Even though Mr & Mrs Pollington, who are the present owners of no. 20, might use the building with restraint, the change of use may be abused by other or subsequent owners and affect the enjoyment and value of neighbouring properties.

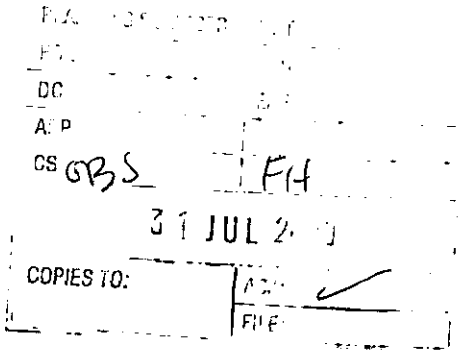
I therefore, request that a restrictive clause be added to any change granted.

Yours sincerely,

R.B. Crickmore.

Michael and Angela Scott
18 Harrison Close
Twyford
Berkshire
RG10 0LL

0118 9320225



John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks, RG40 1WR

BY FAX – 0118 97466484

Your Ref: F/2000/1901 Farah Humayan

Dear Sirs

Application No. F/200/1901
20 Harrison Close, Twyford
Proposed change of use of sub-station to garage/store

We refer to the above application. We would like it to be known that we are concerned that the sub-station is only used for domestic garage or store in conjunction with No. 20. We would like a condition placed in the planning, if it is to be granted, restricting use solely in conjunction with the use of No. 20 Harrison Close.

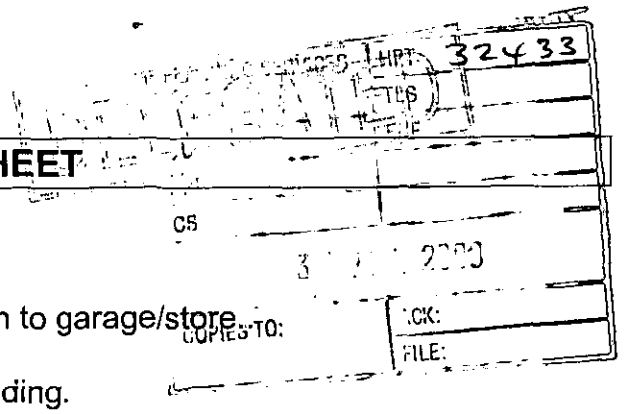
Our concern is that if the use is not restricted then it may affect the enjoyment and value of surrounding properties. We also have concerns re road safety given the proximity of the building toe the highway. We trust you will take these views into account when considering the application.

Yours faithfully.

MICHAEL and ANGELA SCOTT

FROM: Farah Humayun

DATE: 11 July 2000



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1901

Proposal: Proposed change of use of sub-station to garage/store.

Site Address: 20, Harrison Close, Twyford, Reading.

Applicant: Mr & Mrs Pollington Robinsons Solictors (Mrs A Robinson).

Your observations are required in respect of this application **by 04/08/2000** .

The council would like to comment as follows:-

i) The Council is unsure whether this building is big enough for a garage and the forecourt long enough for a car.

ii) The Council would like the garage to be designated for domestic use.

SIGNED: _____ DATE: 26-7-00

Clerk To Twyford Parish/Town Council.

RECEIVED

12 JUL 2000

Received by Wokingham District Council

Application No: F/2000/1901

Proposal:
Proposed change of use of sub-station to garage/store.

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

11 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 JUN 2000~~ VALID 04 JUL 2000	Map No. 33 Site 0085
Officer: PM | Application No. F/2000/1901	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CHANGE OF USE OF SUB-STATION TO GARAGE / STORAGE

Location: 20 HARRISON CLOSE

Parish: TWYFORD Ward: Twyford. 11.7.2000.

Applicant: MR / MRS POLLINGTON

COU Rec'd 14 JUL

Fee Received 95-00 (2) Required 190-00 Additional 95-00 Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red line round whole site!!	phoned 20/6	
2	1:500 block plan showing existing & proposed dev. + adj. Properties		04 JUL 2000	
3	Forms unsigned			
4	Correct S 66 certificate			04 JUL 2000
5	Elevation plans	any external changes	phoned	
6	Floor plans	NONE See E-MAIL	20/6	
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 : 11.7.2000 V 11/7

Parish Council Informed - YES / NO V 11/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 11/7 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
~~Adjacent Parish~~ : .....
~~Southern Electricity Board~~ ✓ 11/7 .....
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:

.....
.....
.....

NEIGHBOURS:

S/N + 15, 16, 17, 18, 19, 21 & 23 Harrison close ✓ V 11/7

ADDRESS 20 HARRISON CLOSE PARISH TWYFORD

PLOT No. 84 PH I ORD. SHEET No. FU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	0/L RES. DEV	6-5-81	REF
20857	"	"	8.3.84	CIA
24937	"	DET HOUSE & GARAGE	6-2-86	CIA
AE-003				

DATE OF COMPLETION

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS TPO 212/82 370/88

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

04.JUL.2000*

04.JUL.2000* 19

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		
SOUTHERN ELECTRIC	WESTACOTT WAY LITTLEWICK GREEN MAIDENHEAD BERKS SL6 3QB	07/06/00

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●.

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . Robinson . . . . .

On behalf of . D.C. and D.C.S. Pollington . . . .

Date . . . . . 07-06-00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

04. JUL. 2000* 1901

1.	APPLICANT'S NAME	Mr + Mrs POLLINGTON
	ADDRESS	20 HARRISON CLOSE, TWYFORD BERKSHIRE, RG10 0LL
	POST CODE	PHONE 0118 9342243
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MRS A ROBINSON ROBINSONS
	ADDRESS	USA HOUSE 11 PEACH STREET WOKINGHAM BERKS
	POST CODE	RG40 1XJ PHONE 0118 974 0800
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	ADJACENT TO GARAGE AT 20 HARRISON CLOSE, TWYFORD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM UNUSED RESERVE ELECTRICITY SUBSTATION TO 2nd GARAGE / STORAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.002544 hectares ($25.44m^2$)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	① Southern Electric 1/500 + 1/2500 ② Sebservation Detail 1/300 approx

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☑	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

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

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

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

1769b

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

RESERVE SUBSTATION OWNED BY SOUTHERN ELECTRIC (NEVER USED - CONTAINS NO EQUIPMENT)

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:

REPLACE METAL DOORS WITH A SINGLE "UP AND OVER" WOODEN GARAGE DOOR TO MATCH OTHERS IN CLOSE.

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

AS EXISTING - NO CHANGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/

If no, please give details

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

EXISTING - DOUBLE METAL DOORS ON END OF PROPERTY, OPENING ONTO HARRISON CLOSE
PROPOSED - REPLACE WITH SINGLE "UP AND OVER" GARAGE DOOR.

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

AS EXISTING - NO CHANGES

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 GARAGE	0 / *	0 / *	0 / *

* 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.

£95.

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 Mr + Mrs Pollington DATE 2-6-00

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
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				
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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	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.

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

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.

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 ?

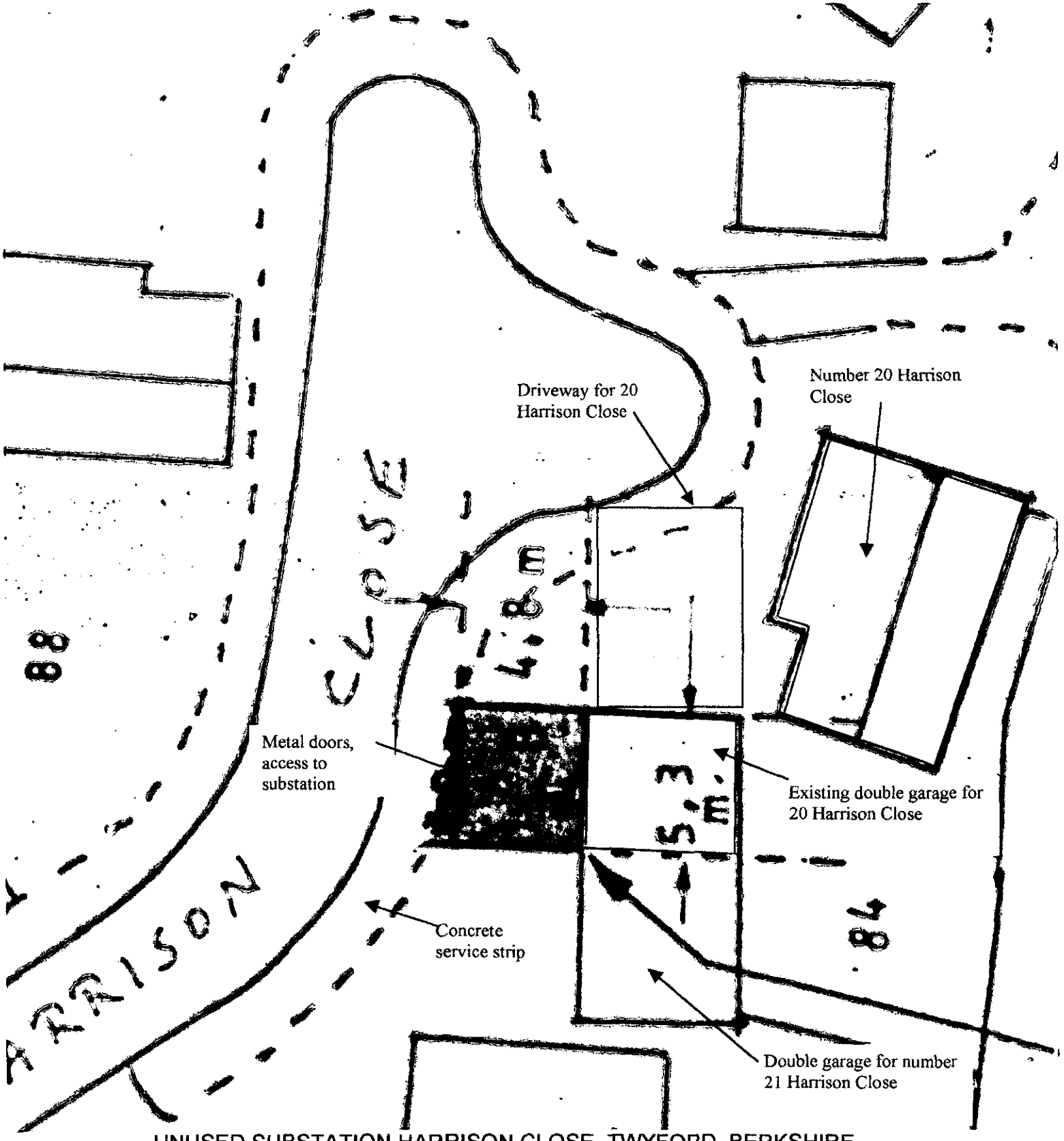
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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

WITHDRAWN

04.JUL.2000* 1701



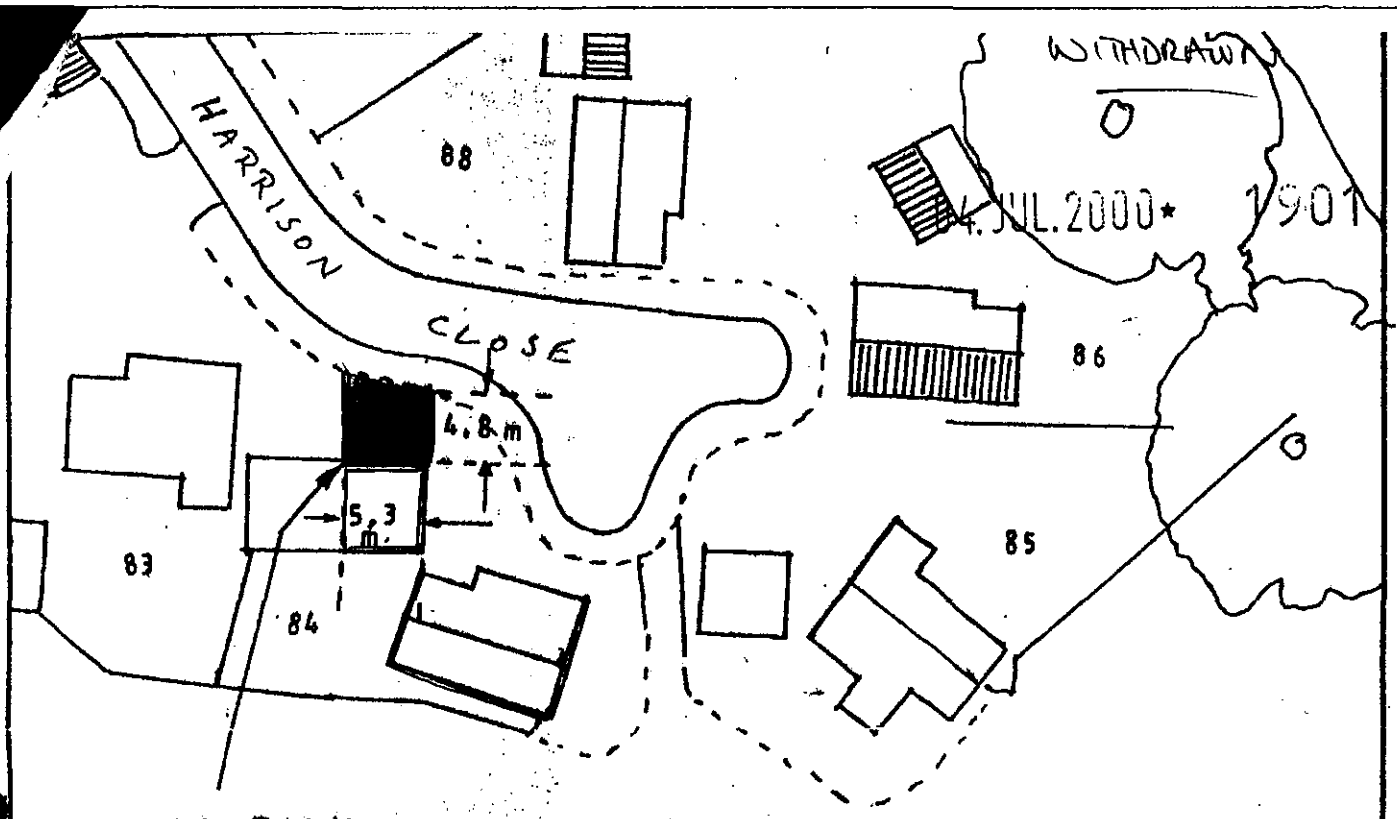
UNUSED SUBSTATION HARRISON CLOSE, TWYFORD, BERKSHIRE

Date: 15/5/00

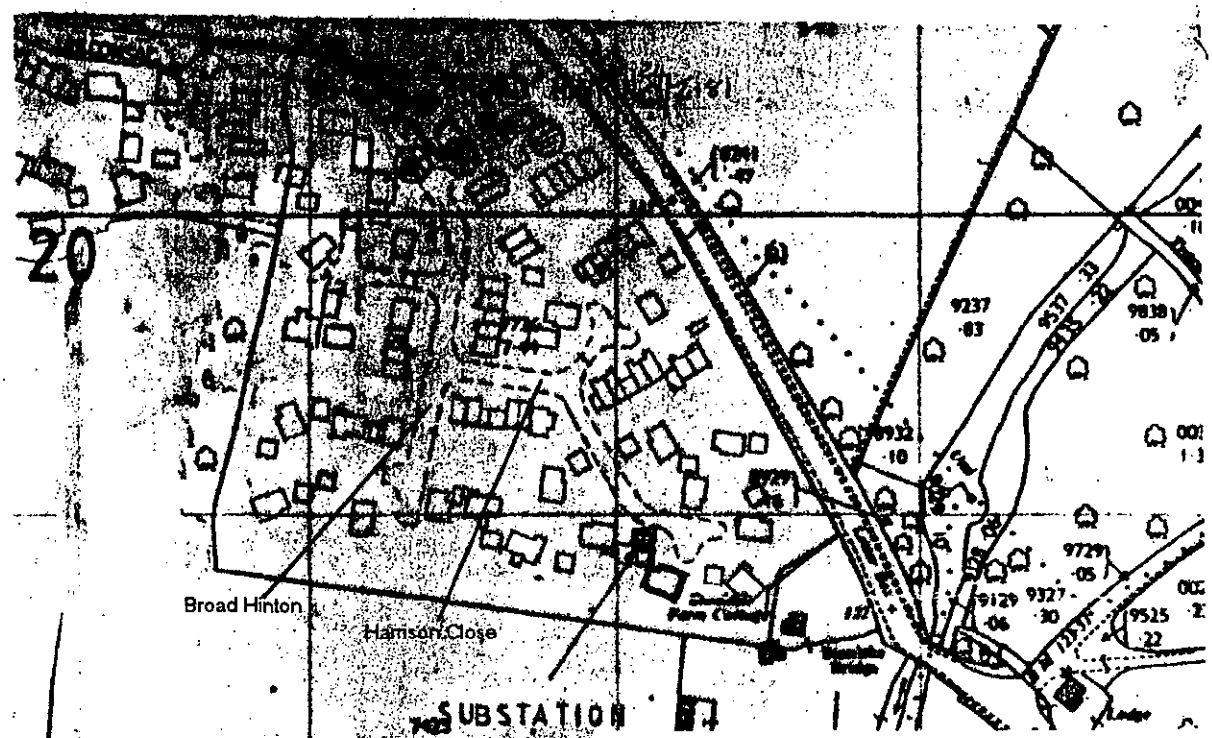
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WITHDRAWN

4. JUL. 2000* 1901



SUBSTATION



southern electricity

SUBSTATION
HARRISON CLOSE
TWYFORD BERKSHIRE

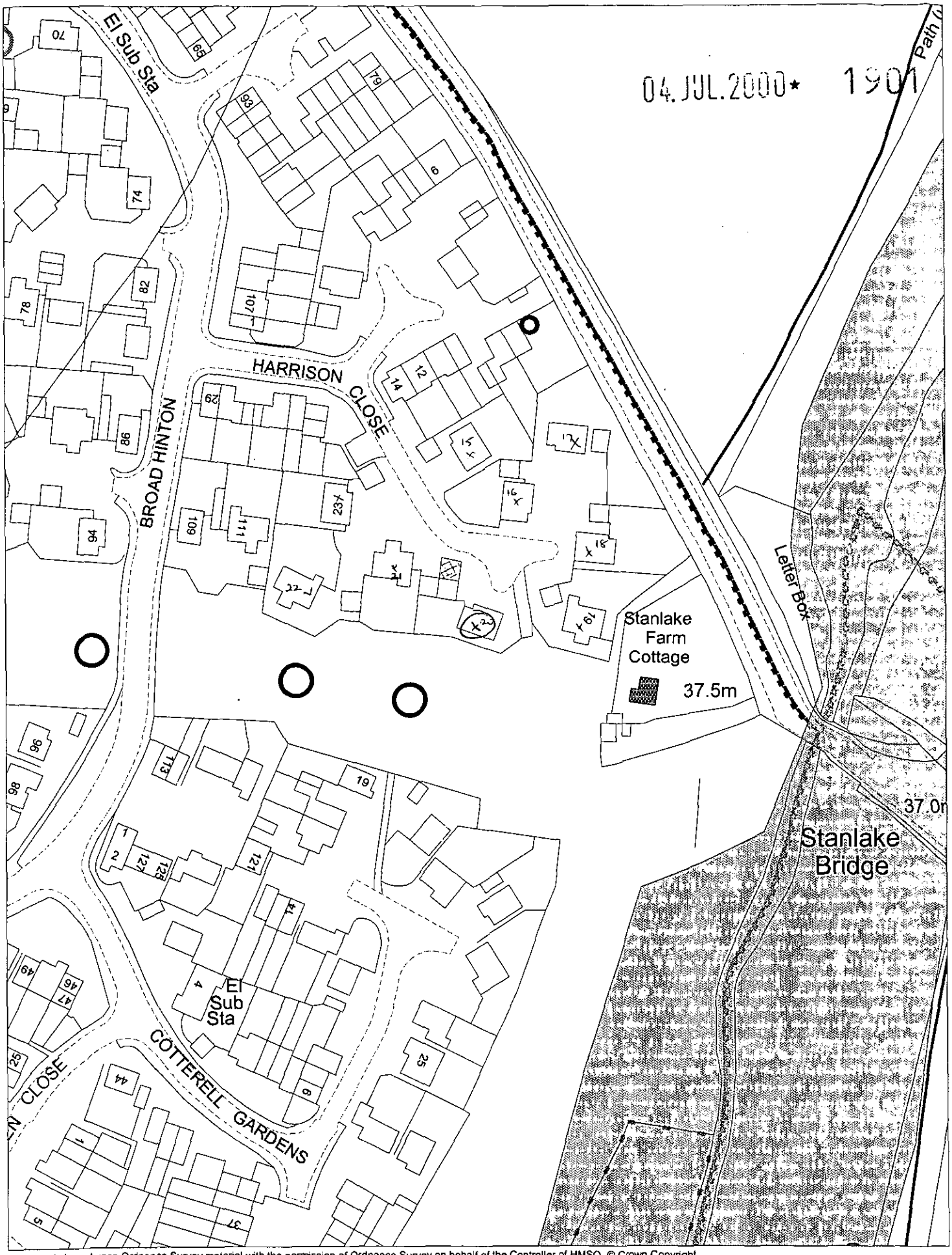
CEA4/1847/88 SU 7981 7529 24/2183-2

scale 1/500 & 1/2500	drawing no.
drn by : M.MUZEEN	11N1 / 14673
app by : —"—	
date : 9 - 12 - 87	

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DEALID (UK) LTD.

(1)



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250