APPLICATION NO:
F/2001/5555

LOCATION:
Age Concern The Day Centre South Lake Crescent, Woodley Reading.

APPLICANT:
Woodley Age Concern C/O Ray Exe

PROPOSAL:
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/02/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

665

D3

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Woodley Age Concern
C/O Ray Exe
Woodley Day Centre
Southlake Crescent
Woodley
Berks
RG5 3QW

Application Number: F/2001/5555

Parish: **WOODLEY**

Location: **Age Concern, The Day Centre, South Lake Crescent, Woodley, Reading.**

Proposal: **Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).**

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. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access in this reserved space.

Condition
3. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

Condition
5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the extension hereby approved and retained. Any planting, seeding and/or turfing shall be implemented prior to the end of the first available planting season (1st November - 31st March) following occupation of the extension hereby approved.

Condition
7. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

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

Reason
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
6. In the interests of visual amenity.

Reason
7. To prevent the increased risk of flooding and to improve water quality.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment agency is currently required for any discharge of sewerage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on (01276) 454349 for further details.

Informative
2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

Informative
3. 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 and EN3.
Loddon Area Local Plan Policies LBE1, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WIC16 and WSH9.
Planning Policy Guidance Note No. 25.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 20 June, 2002
My ref. BC/DC/2001/5555

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr F Willis
c/o Pereira-Walshe Partnership
9 The Riding
Woodham
Woking
GU21 5TA

Dear Sirs

PLANNING PERMISSION 2001/5555
SITE: THE DAY CENTRE, SOUTH LAKE CRESCENT, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/5555 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

HEIDI LYNCH
Planning Officer

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5555	HL
BUILDING CONTROL NUMBER	FX 2002/2924 North	
~~APPLICANT~~/AGENT	Pereira - Walshe Partnership	
ADDRESS OF SITE	The Day Centre Southlake Crescent WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S exts & alterations to day centre (amendment to consent F/2001/4054)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	PWP/529.04B	PWP/529.04A
FLOOR PLANS	PWP/529.02C	PWP/529.02A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Mike Thorp. OK.	BC - 5 additional veluxes on elevations BC+DC elevations + floor plans not consistent re veluxes.	
DATE	19/4/02 → 15/5/02.	

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	

Tel. 0118 974 6482 (Direct Line)
E-mail:

Date. 29 July, 2002

My ref. HL/F/2001/5555

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) 977 8909
DX: 33506 – Wokingham

Ann Parr
Woodley Age Concern
The Day Centre
Southlake Crescent
Woodley, Berkshire
RG5 3QW

Dear Ann,

RE: DISCHARGE OF CONDITIONS FOR THE DAY CENTRE, SOUTHLAKE CRESCENT, WOODLEY – APPLICATION NO F/2001/5555

I refer to your landscape plan received by this office on 16th July 2002. The following letter deals with the discharge of the conditions attached to the above decision.

Condition 6

This condition deals with the provision of a landscape scheme. The two plans submitted showing the proposed landscaping and the proposed 1.4m high fence around the site, are considered acceptable to Council. However you will still need to confirm in writing the size of the plants at the time of planting.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Planning Officer

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 29 July 2002

Location:	Age Concern The Day Centre, South Lake Crescent, Woodley
Proposal:	Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).
Application Number:	F/2001/5555

In response to your consultation dated 19 July 2002 for the above application, the landscape comments are as follows:

The proposed planting around the site as detailed on the drawings is acceptable, however the applicant will just need to confirm the size of the plant at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 19 July 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5555

Location: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Proposal: Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Applicant: Woodley Age Concern C/O Ray Exe.

Case Officer: Heidi Lynch

The new plans show the following: Details to comply with condition 06 of planning consent F/2001/5555 relating to landscaping.

Comments are required by 29/07/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.



WOODLEY AGE CONCERN

REGISTERED CHARITY NO 204988

The Day Centre Southlake Crescent
Woodley, Berkshire RG5 3QW
Tel/Fax : 0118 969 1471

PLANNING SERVICES
FOL
DC Hh
APP
CS
16 JUL 2002
COPIES TO

Dear Heidi

Planning Permission on 20015555

Please find attached amended plan as per our conversation on Thursday.

As I discussed with you the proposed gardens are for a Dementia Unit therefore we need the fence at a different height as would normaly be.

I have also highlighted areas that we discussed, Could I please ask if you could let me know as soon as possible if everything is now correct.

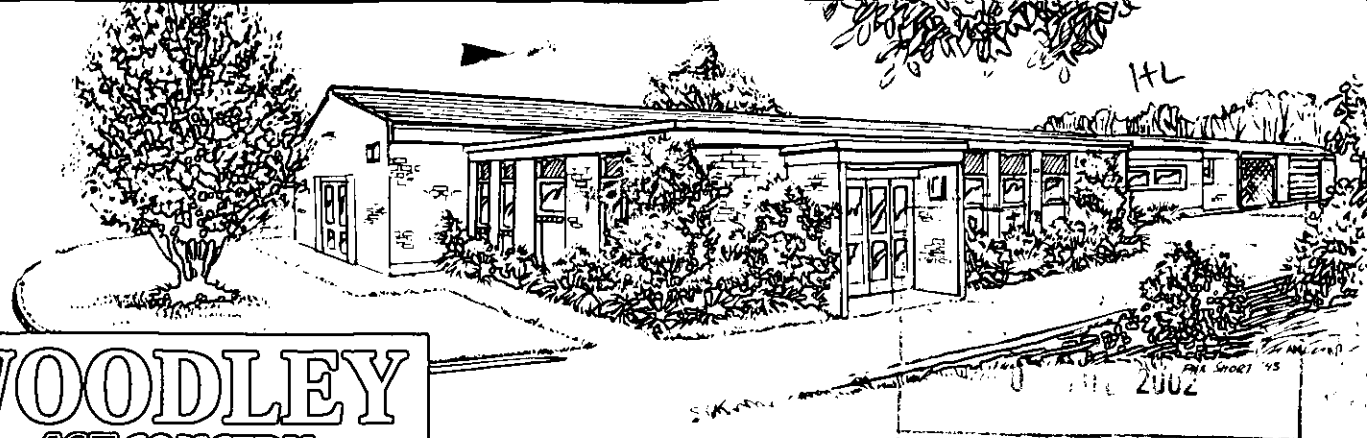
Many thanks for you help in this matter.

Regards

Ann Parr

I have enclosed stamped addressed envelop for reply.

Patrons: Uri Geller, Vince Hill



WOODLEY AGE CONCERN

REGISTERED CHARITY NO 204998

ITL 2002

COPIES TO | ACK: | FILE:

58423

The Day Centre Southlake Crescent
Woodley, Berkshire RG5 3QW
Tel/Fax : 0118 969 1471

Planning Permission on 20015555.

Dear Heidi,

Please find attached plan of gardens for extention to Day Centre.

Mr Eke in fact should has put this forward two months ago.

If this is not what is required could you let me know by return and I will arrange to get it done straight away.

I am very sorry for the delay but I thought it has all been arranged by Mr Eke.

Best Regards

Ann Parr.

Not enough information for landscape plan. Requested additional plans.

Woodley Day Centre
Southlake Crescent
Woodley

- They would like to extend their car parking area.

- This would normally require planning permission but might be able to be done under G.D.O P.D rights as we are the owner.

* Check with Trees - Neil
Mike
Property
- Highways - Steve.

already completed works

PLANNING SERVICES | HPT 49954
POL
DC NL | ENF
15 NOV 2001
COPIES TO | ACK
FILE

BUILDING CONTROL
31 OCT 2001

55 Lowther Road
Wokingham
Berks RG41 1JB

27th October 2001

Planning & Transport Services
Senior Arboricultural Officer
Wokingham District Council

Woodley Day Centre - Southlake Crescent - Woodley - RG5 3QW
Extension to Car Park next Feature Tree.

Planning Permission for a single storey extension and alterations to the Day Centre was granted in Approval F/2001/4054 dated 23 July 2001

Due to the enforced amendments to the policy to provide accommodation on the medical side, minor alterations to the original plans have to be requested - without major alterations to the original footprint.

The Centre wishes to enlarge the Car Park as attached Plan at AnnexA. The specification is at Annex B

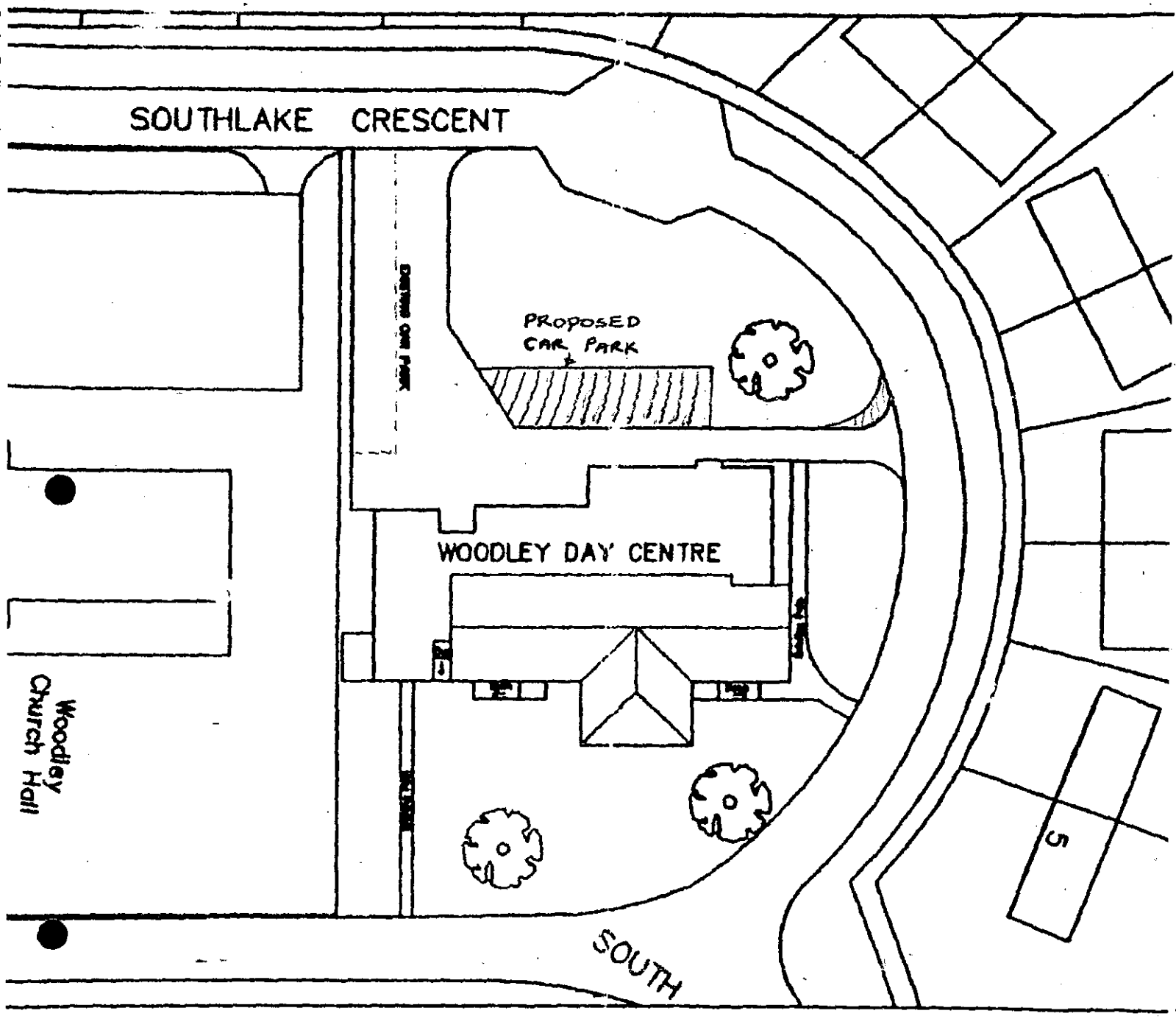
The Car Park is on the same side of the `Crescent` as the feature tree detailed.

Your agreement to this is requested - it is hoped to commence work in the present fair weather

Cllr Ray Eke MBE DFC
District Representative with the Centre

Copy:- The Building Control Manager
Wokingham District Council - for info

Woodley Day Centre - as requested.



WOODLEY DAY CENTRE.

PROPOSED CAR PARK EXTENSION.

Copies
E [illegible]

Tom

Rang 17.10.01
Explained we had to have council approval & he will put back the work – ie Sté-T in 4-5 weeks.

Farley Builders.

Specialising in ALL types of Groundwork
207 City Rd, Tilehurst, Reading, Berkshire. Tel/Fax; 0118 945 4223
EXTENSIONS – ALTERATIONS – RENOVATIONS – GROUNDWORKS

Method Statement

The following statement provides information concerning the work commencing on the 22nd of October 2001. This date may be brought forward if existing work is completed before schedule. Extending the current car park at Woodley Day Centre Southlake Crescent Woodley Berks.RG5 3QW.

Stage 1.
To dig out and prepare area for Type 1 limestone and consolidate

Stage 2
A drain gully to be installed and new boundary marked out. The use of most existing kerbs will be re-used for this as discussed at onsite meeting.

Stage 3
A 4 inch re-enforced concrete slab with suspension joints to be laid.

Stage 5
To complete car park surface 25mm of hard wearing tarmac as finished layer.
This car park will now be suitable to withstand all types of vehicles.

Stage 6
All muck to be taken away from site.

Health And Safety.
All work will comply to Health and safety regulations.
Area will be signed and cordoned off in the appropriate way with the use of signs cones and tape.
Area will be checked on completion of work each day and kept clean and tidy at all times and left safe.
Machinery. While machinery is in use. Protective clothing will be worn at all times and risk assessments made.

Rang 08.10.01. Unable to find drawing. Will ring & come down with pegs so that we can mark it out.
Make a numbered sketch to tie down to quote.

Use of Machinery.

The following machinery will be used at various intervals.
A 4 tonne track machine,
A roller.
Whacked plate
Disc cutting equipment
A concrete vibrator.

General Information

Inspections of the work will be conducted by the local council officers at several intervals until completion of work.
Please note close attention to detail will be considered to all personnel using the health centre. If there are any specific problems while work is ongoing please feel free to contact me or see me onsite.
If you require any further information please do not hesitate to contact me and I will be only to pleased to discuss them further with you.

Yours Sincerely

T Farrelly

Mr T. Farrelly.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174,(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

202. APPLICATION NO: 2001/5555, SINGLE STOREY EXTENSIONS AND ALTERATIONS TO EXISTING DAY CENTRE (AMENDMENT TO CONSENT 2001/4054), THE DAY CENTRE SOUTH LAKE CRESCENT WOODLEY, FOR: WOODLEY AGE CONCERN (WOKINGHAM DISTRICT COUNCIL)

The Committee considered a report about this application set out on Agenda pages 2501 to 2511.

RESOLVED: That Application No: 2001/5555 be approved subject to the conditions set out on Agenda pages 2514 to 2515.

Development Control Ref No:	Received	Parish
F/2001/5555	20/12/01	Woodley

Applicant: Woodley Age Concern (Wokingham District Council)
Location: The Day Centre, South Lake Crescent, Woodley.
Proposal: Single storey extensions and alterations to existing day centre (amendment to consent 2001/4054)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Heidi Lynch

SUMMARY:

1. **Planning History** – The site is located in South Lake Crescent, which is situated within the identified settlement in Woodley. The proposal would consist of single storey extensions and alterations to the day centre. In the past, there have been several applications also consisting of single storey extensions and one application to increase the number of bedrooms. A previous application for single storey extension and alterations was approved on 11.07.2001. This application is an amendment to that consent (F/2001/4054).

   This application is before Development Control Committee because the day centre belongs to Wokingham District Council.

2. **Proposal** – would consist of single storey extensions and alterations to the day centre. The extent of the extensions is less than those previously approved on consent no. F/2001/4054.

RECOMMENDATION:

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.

BACKGROUND

3. **Consultations** –
   - ***Access Officer*** – suggests adaptations to improve access for disabled people. *These items will be address at a later stage through Building Regulations.*
   - ***Woodley Town Council*** – No objections (comments attached)
   - ***Environmental Health*** – No objections
   - ***Highways*** – No objections as there are no additional bedrooms or new staff.
   - ***Environment Agency*** – No objection in principle however a condition regarding surface water control measures is requested as well as an informative.
   - ***Landscape Architect*** – No objections to proposals however a condition regarding the submitting of a landscape scheme for the site is required. This is to include replacement trees should any of the trees be removed as a result of construction works.

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

   A. The impact on neighbouring properties (Loddon Area Local Plan policy LBE1, Wokingham District Local Plan policy WBE1 and Berkshire Structure Plan policies OS1 and EN1)
   B. The impact on the character of the surrounding area (Loddon Area Local Plan policy LBE1, Wokingham District Local Plan policy WBE1, and Berkshire Structure Plan policies OS1 and EN1).
   C. Impact upon highway safety (Loddon Area Local Plan policies LT5 and LT6, Wokingham District Local Plan policies WT6 and WT7, and Berkshire Structure Plan policy T7).
   D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. Impact on neighbouring properties

This proposal is for single storey extensions and alterations to the day centre. The single storey extensions consist of the following:

- **North elevation** – the only change on the north elevation from what exists on site at present, would be a new access ramp with handrail to be built alongside the existing group room. There will also be a small extension of 3.4m in depth and 5.6min length, to form an entrance way (which the new access way runs into), and a disabled shower and w.c. The extension will not extend further forward than the existing recreation and group rooms shown on the plans. The eave heights would follow the existing line of the roof and the roof will be flat.

- **East elevation** – Would have an extension of 20.4m in width and 8.0 metres in depth, to form a lounge, an entranceway and the 'Val Warr' wing. It will be built alongside the existing lounge on site that will in turn be utilized as a dementia unit. A further extension of 9.2 metres in width and 2.6 metres in depth, would form a front extension to the proposed dementia unit. Both extensions would exceed the building line of the existing lounge by 2.6 metres. The proposed lounge will have an entrance way off it which will be 0.85m deep past the proposed flank wall and 4.9m wide. This will have a

small deck with an access ramp up to it as well as a roof canopy over it. The roof line for the extensions will be no higher than the existing roof and will be hipped at the ends. The canopy over the entrance will be pitched.

- **West Elevation** – It is proposed to place a new canopy over the existing entrance way on this elevation. This will be 4.0m wide and 2.1m in depth from the existing wall. It will be at a height of 3.1m and will basically be a roof canopy only to provide shelter at the entrance way. The only other change on this elevation will be a small extension of 2.2m deep and 2.9m wide which, will fill in an existing indent in the side wall. The extension would match the existing building line on this side.

- **South Elevation** – A side extension of 2.7m in depth and 10.4m in length is proposed along the existing side wall. This will be to the same depth as the existing side store extension and will not extend past it. The proposed south elevation flank side wall will therefore be continuous to the same depth.

The single storey building is situated on an island, which other than to the south, is surrounded by a road and residential properties. The nearest building adjacent to it is Woodley Church Hall to the south, which has some trees on this boundary. Therefore, it is considered that these properties would be a sufficient distance from the neighbours for any impact in terms of overlooking and overbearing issues to be minimised. The previous consent (F/2001/4054) approved the relocation of the kitchen to the north side of the building although there were several concerns raised at the time pertaining to this. The current application retains the kitchen in its existing position (on the south-west side of the building).

B. <u>The impact on the character of the surrounding area</u>

The proposal would be visible from all elevations as it is situated on an open plan plot. However, only the extensions on the east elevation will extend past the existing building lines (not including the proposed canopy on the west elevation). The extensions on the east elevation will be 4.5m from the highway. The eaves heights coincide with those of the existing roof and there are some pitched roofs and some flat roofs, according to the positioning of the proposed extensions, and their relationship to the existing roofs. Therefore, the development would be considered satisfactory in its relationship to the existing building, and would not be considered detrimental to the street scene or the character of the area.

The previous application (F/2001/4054) had a larger amount of alteration and extensions on the west and north elevation than that in this application. The current application shows most of the extension being carried out on the east elevation (as is the previous application, with the addition of the 'Val Warr' wing), as well as extensions to the south elevation which are less visible to the public eye. The proposed alterations will therefore appear to be of a smaller scale than the previously approved plans (F/2001/4054).

C. <u>Highway issues</u>

The Highways Section have no objections to the proposals as there is no increase in the number of bedrooms or the number of staff working at this day centre.

D. 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 extensions would not have a significant impact on the character and appearance of the area or the neighbouring properties. They will also not be detrimental to highway safety and therefore, the proposal is considered acceptable.

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. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access in this reserved space.

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

4. Works relating to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8:00hrs and 19:00hrs Monday to Friday and 8:00hrs to 13:30hrs Saturdays and at no time on Sundays, Bank or National holidays.

5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the extension hereby

approved and retained. Any planting, seeding and/or turfing shall be implemented prior to the end of the first available planting season (1st November – 31st March) following occupation of the extension hereby approved.

7. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure that the external appearance of the building is satisfactory.
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
6. In the interests of visual amenity.
7. To prevent the increased risk of flooding and to improve water quality.

Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment agency is currently required for any discharge of sewerage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact David Walters on (01276) 454349 for further details.

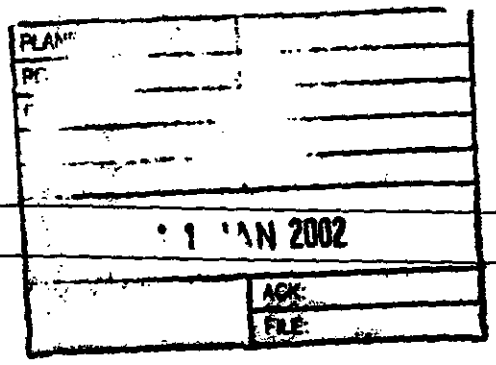
2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

3. 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:

   Policies OS1, EN1 and EN3 of the Berkshire Structure Plan
   WBE1, WIC16 and WSH9 of the Wokingham District Local Plan
   LBE1, LPS2 and LPS3 of the Loddon Area Local Plan
   PPG25

FROM: Heidi Lynch

DATE: 08 January 2002



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5555

Proposal: Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054)..

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant: Woodley Age Concern C/O Ray Exe.

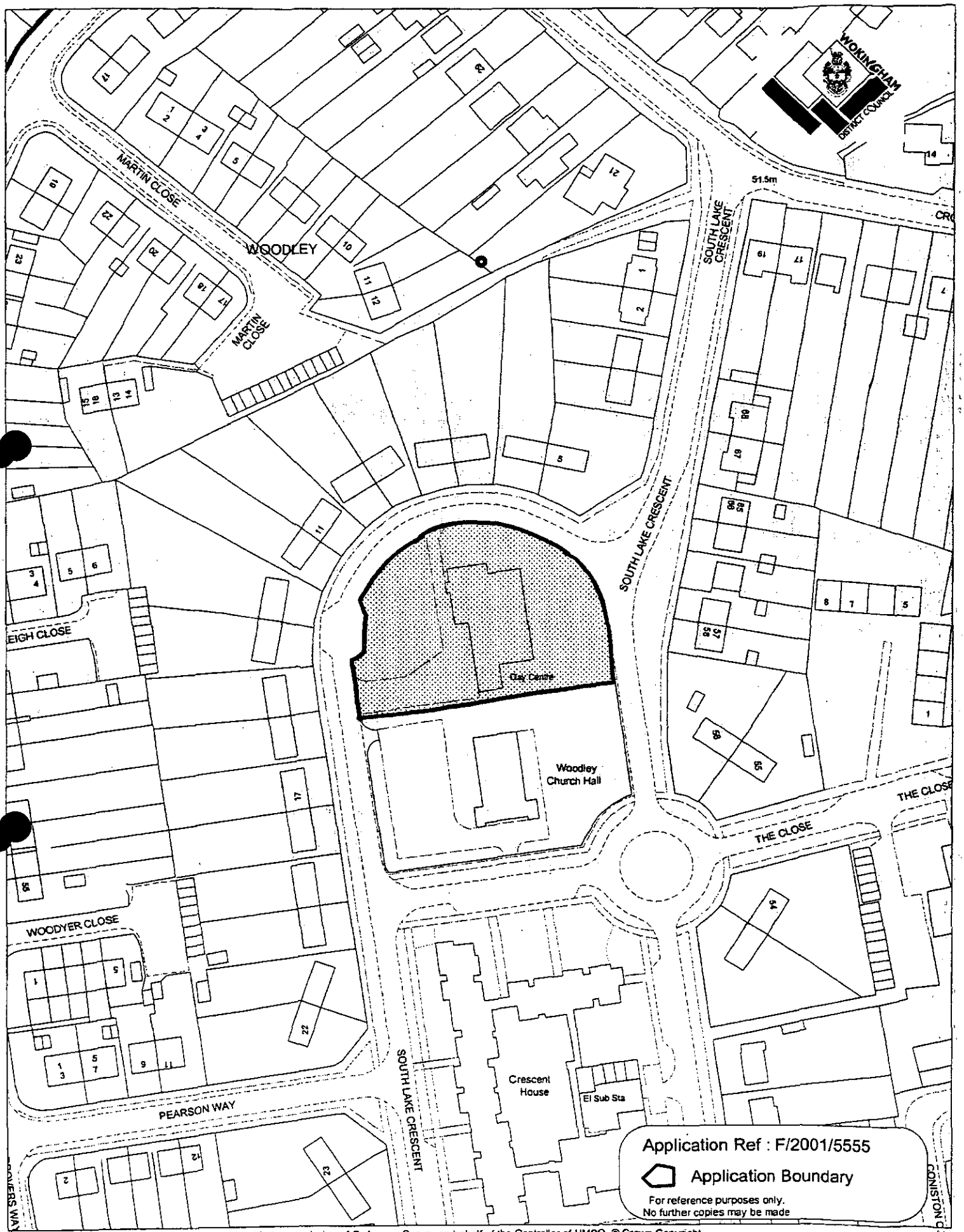
Your observations are required in respect of this application **by 02/02/2002** .

The committee was pleased to note that residents' earlier concerns in respect of the proposed extensions at the day centre had been addressed.

Members welcomed this new proposal and expressed no objections.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.



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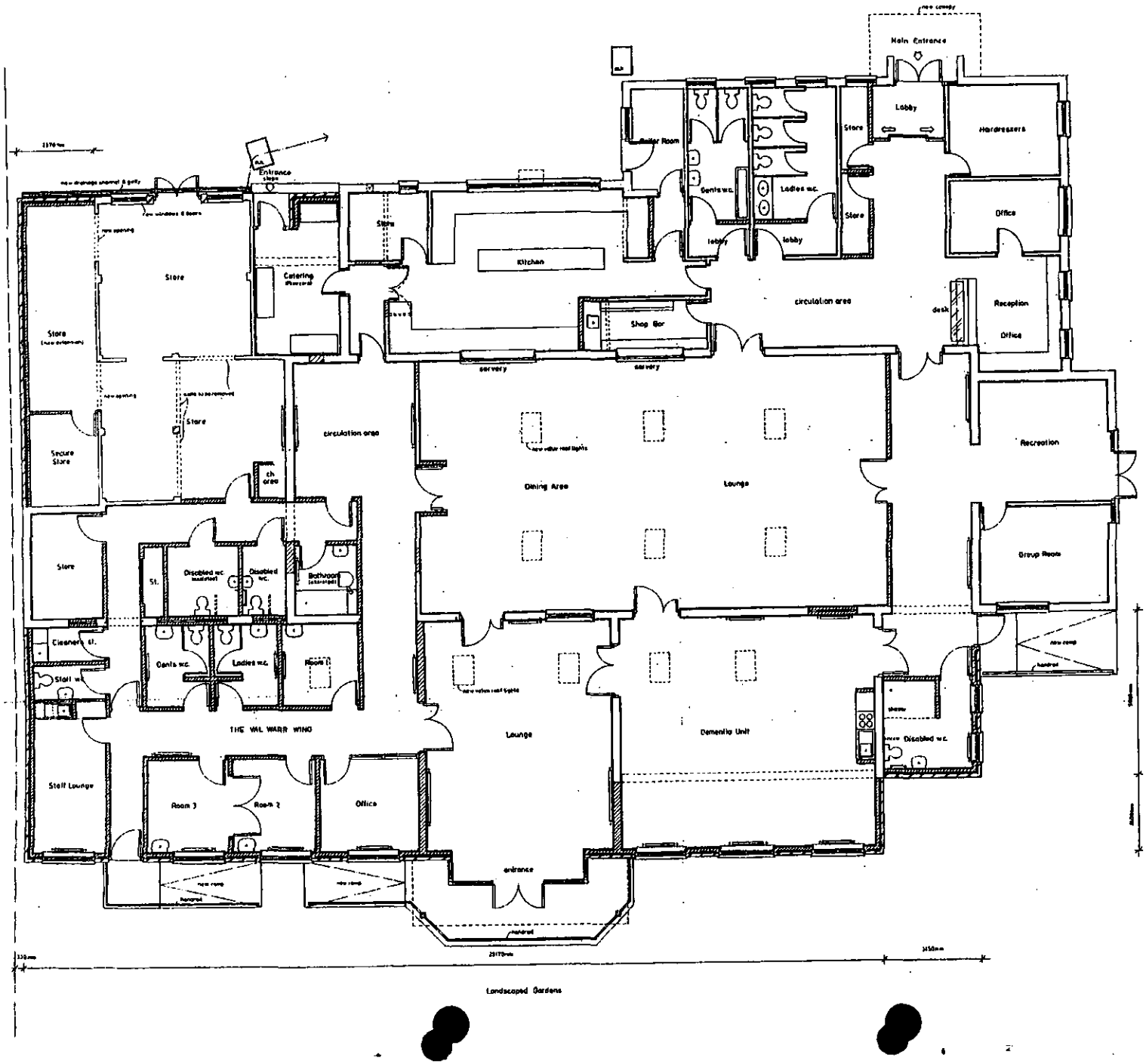
Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

Scale: 1 : 1250

2507



2308

20 DEC 2001 5555

20 DEC 2001 5555

PEREIRA-WALSHE PARTNERSHIP
9 THE RIDING,
WOODHAM,
SURREY GU21 5TA.
TEL. & FAX. 01483 772235.

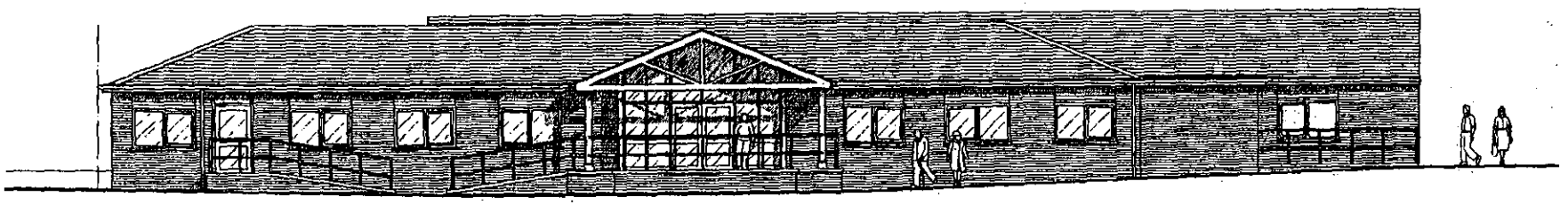
WOODLEY AGE CONCERN

THE DAY CENTRE,
SOUTHLAKE CRESCENT,
WOODLEY,
BERKSHIRE RG5 3QW.

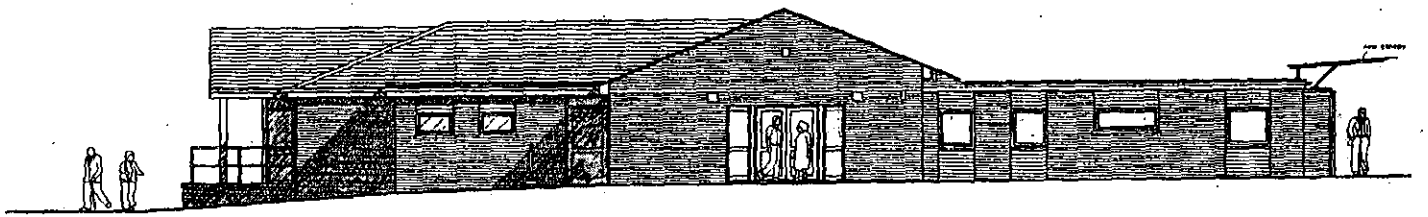
PROPOSED GROUND FLOOR PLAN

1:50 (at A0)

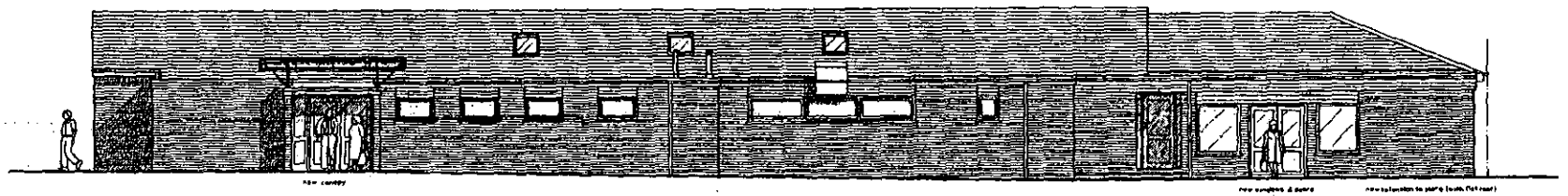
SEPT '01



PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED FRONT ELEVATION (WEST)

2509

PEREIRA-WALSHE PARTNERSHIP
9 THE RIDING,
WOODHAM,
SURREY GU21 5TA
TEL & FAX 01483 773235

WOODLEY AGE CONCERN

THE DAY CENTRE,
SOUTHLAKE CRESCENT,
WOODLEY,
BERKSHIRE RG5 3QW

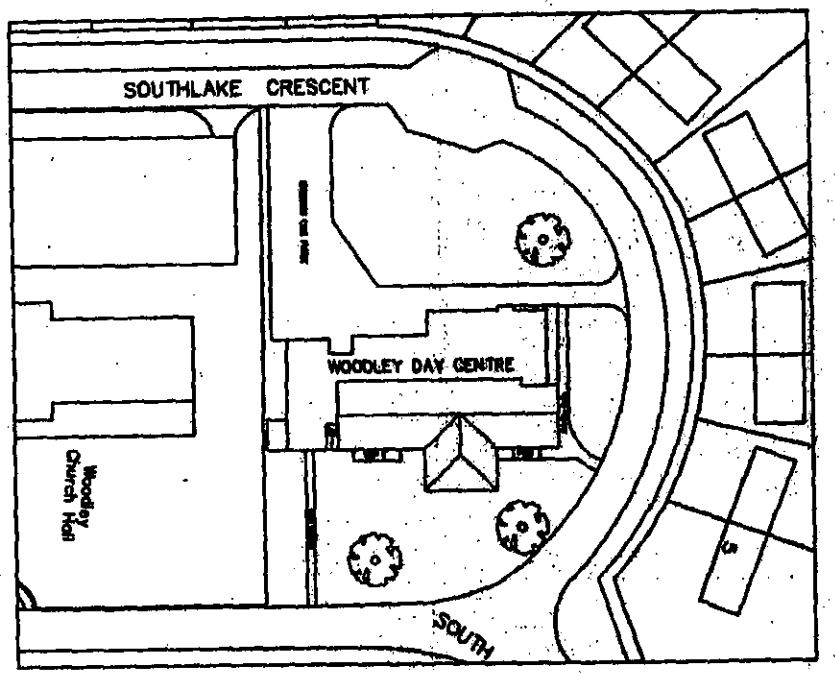
PROPOSED ELEVATIONS

1:50 (at A0)

SEPT '01

PWP1529.01

20 DEC 2001* 5550



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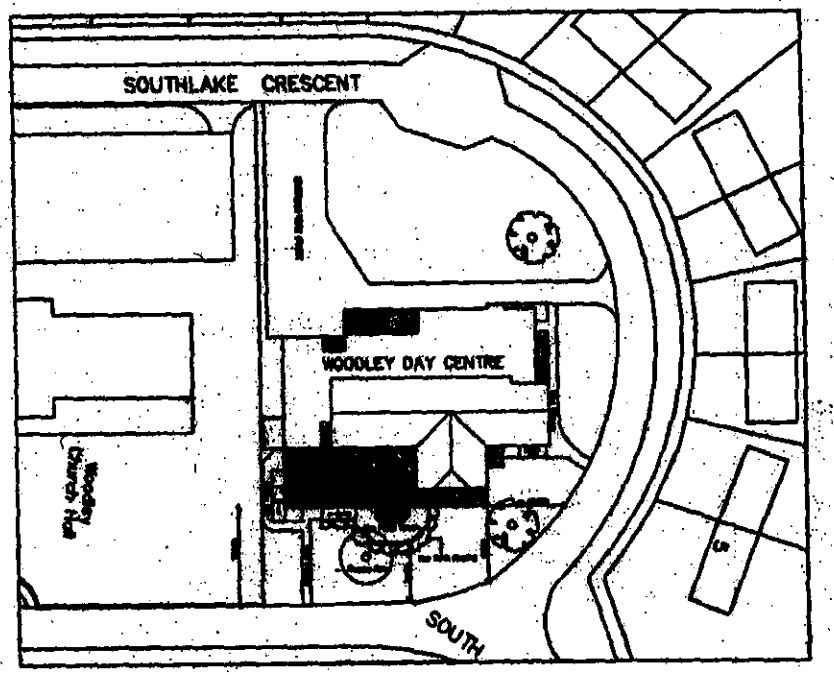


PREVIOUSLY APPROVED PLAN (2001/4054)

2510

Donaldson & Associates

Tel: 01489 [illegible] Fax: 01489 [illegible]

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

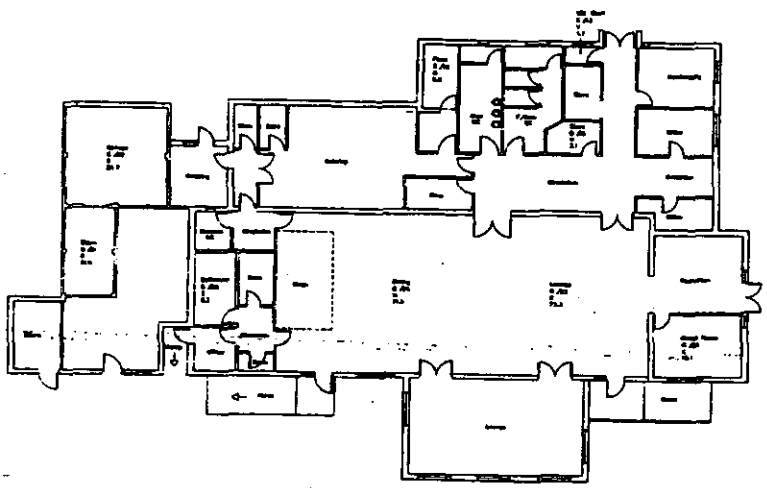
Drawing:
Proposed Extentions And Alterations

BLOCK PLAN

Date: 30/04/01 Rev: D

Drwn: CD Scale: 1:500

Drwg.No. WDC/CD/102



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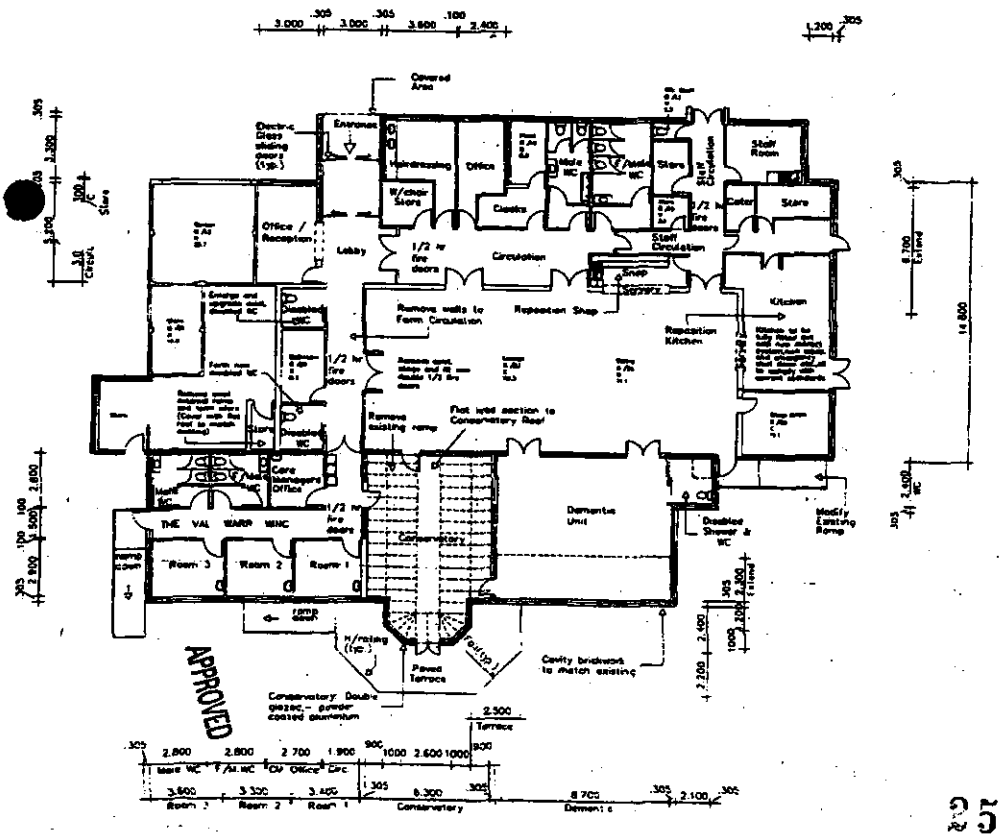

PREVIOUSLY APPROVED PLAN (2001/4054)

2511

Notes

It is proposed to Extend, and alter the internal arrangement to open up the buildings spaces, and provide better circulation.

The present visitors to the centre will remain unchanged, however with the new visitor rooms, the currently visiting professional people will be able to test eye sight, hearing, chiropractic, aromatherapy etc. while affording privacy to the day visitors (not within the hall etc. as is present due to lack of private space)

The Main entrance (Proposed move and kitchen repositioning) is to allow better access from the carpark area and sufficient width / depth, to allow the fitting of automatic electric sliding doors, and a large covered area to embark / disembark.

Foul drainage to be connected into existing system.

Surface water drainage to be connected into existing system, with additional soakaway/s provided to accomodate the extended building

The Proposed terrace to the proposed conservatory will be screened with new (low - kept at approx. 1.5mHr high) flowering shrub plantings (to be agreed) to allow a secure open area for use of the Day Centre Visitors. The ground level is to be lowered up to 150mm below the proposed terrace level

Roof pitch, roof tiles, cavity brickwork and windows, all to match existing.

Donaldson
& Associates

Tel: 01489 799943 Fax: 01489 799946

Project:

Woodley Day Centre
Southlake Crescent
Woodley, Reading
Berkshire

Drawing:

Proposed Extensions
And Alterations

Revised: 19/03/01 Rev B: New W/Chair store to Main Ent., Doors to terrace/conserv. & reposition door from Dementia to conserv.

Revised: 9/04/01 Rev C: Revised Layout to Val Warr wing to also include toilets

Revised: 25/05/01 Rev D: Window to Dis. Shower

Date: 17/03/01	Revn: D
Drwn: CD	Scale: 1:100
Drwg. No. WDC/CD/003	

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D. 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 extensions would not have a significant impact on the character and appearance of the area or the neighbouring properties. They will also not be detrimental to highway safety and therefore, the proposal is considered acceptable.

No per committee report

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. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access in this reserved space.

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

4. Works relating to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8:00hrs and 19:00hrs Monday to Friday and 8:00hrs to 13:30hrs Saturdays and at no time on Sundays, Bank or National holidays.

5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the extension hereby

approved and retained. Any planting, seeding and/or turfing shall be implemented prior to the end of the first available planting season (1st November – 31st March) following occupation of the extension hereby approved.

7. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure that the external appearance of the building is satisfactory.
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
6. In the interests of visual amenity.
7. To prevent the increased risk of flooding and to improve water quality.

Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment agency is currently required for any discharge of sewerage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact David Walters on (01276) 454349 for further details.

2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

3. 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:

   Policies OS1, EN1 and EN3 of the Berkshire Structure Plan
   WBE1, WIC16 and WSH9 of the Wokingham District Local Plan
   LBE1, LPS2 and LPS3 of the Loddon Area Local Plan
   PPG25

approved as written on 20 Feb 2002

Development Control Ref No:	Received	Parish
F/2001/5555	20/12/01	Woodley

Applicant: Woodley Age Concern (Wokingham District Council)
Location: The Day Centre, South Lake Crescent, Woodley.
Proposal: Single storey extensions and alterations to existing day centre (amendment to consent 2001/4054)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Heidi Lynch

SUMMARY:

1. **Planning History** – The site is located in South Lake Crescent, which is situated within the identified settlement in Woodley. The proposal would consist of single storey extensions and alterations to the day centre. In the past, there have been several applications also consisting of single storey extensions and one application to increase the number of bedrooms. A previous application for single storey extension and alterations was approved on 11.07.2001. This application is an amendment to that consent (F/2001/4054).

   This application is before Development Control Committee because the day centre belongs to Wokingham District Council.

2. **Proposal** – would consist of single storey extensions and alterations to the day centre. The extent of the extensions is less than those previously approved on consent no. F/2001/4054.

RECOMMENDATION:

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.

BACKGROUND

3. **Consultations** –
   - ***Access Officer*** – suggests adaptations to improve access for disabled people. *These items will be address at a later stage through Building Regulations.*
   - ***Woodley Town Council*** – No objections (comments attached)
   - ***Environmental Health*** – No objections
   - ***Highways*** – No objections as there are no additional bedrooms or new staff.
   - ***Environment Agency*** – No objection in principle however a condition regarding surface water control measures is requested as well as an informative.
   - ***Landscape Architect*** – No objections to proposals however a condition regarding the submitting of a landscape scheme for the site is required. This is to include replacement trees should any of the trees be removed as a result of construction works.

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

   A. The impact on neighbouring properties (Loddon Area Local Plan policy LBE1, Wokingham District Local Plan policy WBE1 and Berkshire Structure Plan policies OS1 and EN1)
   B. The impact on the character of the surrounding area (Loddon Area Local Plan policy LBE1, Wokingham District Local Plan policy WBE1, and Berkshire Structure Plan policies OS1 and EN1).
   C. Impact upon highway safety (Loddon Area Local Plan policies LT5 and LT6, Wokingham District Local Plan policies WT6 and WT7, and Berkshire Structure Plan policy T7).
   D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. Impact on neighbouring properties

This proposal is for single storey extensions and alterations to the day centre. The single storey extensions consist of the following:

- **North elevation** – the only change on the north elevation from what exists on site at present, would be a new access ramp with handrail to be built alongside the existing group room. There will also be a small extension of 3.4m in depth and 5.6min length, to form an entrance way (which the new access way runs into), and a disabled shower and w.c. The extension will not extend further forward than the existing recreation and group rooms shown on the plans. The eave heights would follow the existing line of the roof and the roof will be flat.

- **East elevation** – Would have an extension of 20.4m in width and 8.0 metres in depth, to form a lounge, an entranceway and the 'Val Warr' wing. It will be built alongside the existing lounge on site that will in turn be utilized as a dementia unit. A further extension of 9.2 metres in width and 2.6 metres in depth, would form a front extension to the proposed dementia unit. Both extensions would exceed the building line of the existing lounge by 2.6 metres. The proposed lounge will have an entrance way off it which will be 0.85m deep past the proposed flank wall and 4.9m wide. This will have a

small deck with an access ramp up to it as well as a roof canopy over it. The roof line for the extensions will be no higher than the existing roof and will be hipped at the ends. The canopy over the entrance will be pitched.

- **West Elevation** – It is proposed to place a new canopy over the existing entrance way on this elevation. This will be 4.0m wide and 2.1m in depth from the existing wall. It will be at a height of 3.1m and will basically be a roof canopy only to provide shelter at the entrance way. The only other change on this elevation will be a small extension of 2.2m deep and 2.9m wide which, will fill in an existing indent in the side wall. The extension would match the existing building line on this side.

- **South Elevation** – A side extension of 2.7m in depth and 10.4m in length is proposed along the existing side wall. This will be to the same depth as the existing side store extension and will not extend past it. The proposed south elevation flank side wall will therefore be continuous to the same depth.

The single storey building is situated on an island, which other than to the south, is surrounded by a road and residential properties. The nearest building adjacent to it is Woodley Church Hall to the south, which has some trees on this boundary. Therefore, it is considered that these properties would be a sufficient distance from the neighbours for any impact in terms of overlooking and overbearing issues to be minimised. The previous consent (F/2001/4054) approved the relocation of the kitchen to the north side of the building although there were several concerns raised at the time pertaining to this. The current application retains the kitchen in its existing position (on the south-west side of the building).

B. <u>The impact on the character of the surrounding area</u>

The proposal would be visible from all elevations as it is situated on an open plan plot. However, only the extensions on the east elevation will extend past the existing building lines (not including the proposed canopy on the west elevation). The extensions on the east elevation will be 4.5m from the highway. The eaves heights coincide with those of the existing roof and there are some pitched roofs and some flat roofs, according to the positioning of the proposed extensions, and their relationship to the existing roofs. Therefore, the development would be considered satisfactory in its relationship to the existing building, and would not be considered detrimental to the street scene or the character of the area.

The previous application (F/2001/4054) had a larger amount of alteration and extensions on the west and north elevation than that in this application. The current application shows most of the extension being carried out on the east elevation (as is the previous application, with the addition of the 'Val Warr' wing), as well as extensions to the south elevation which are less visible to the public eye. The proposed alterations will therefore appear to be of a smaller scale than the previously approved plans (F/2001/4054).

C. <u>Highway issues</u>

The Highways Section have no objections to the proposals as there is no increase in the number of bedrooms or the number of staff working at this day centre.

D. **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 extensions would not have a significant impact on the character and appearance of the area or the neighbouring properties. They will also not be detrimental to highway safety and therefore, the proposal is considered acceptable.

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.

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3. To ensure that the external appearance of the building is satisfactory.
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
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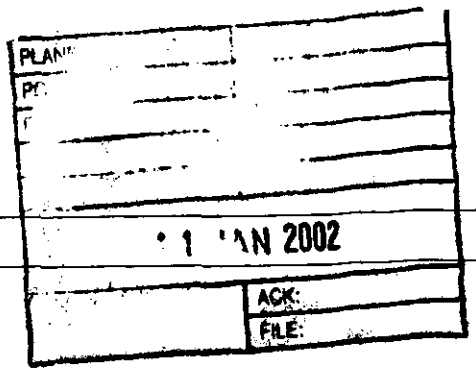
   LBE1, LPS2 and LPS3 of the Loddon Area Local Plan
   PPG25

FROM: Heidi Lynch

DATE: 08 January 2002



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Applicant: Woodley Age Concern C/O Ray Exe.

Your observations are required in respect of this application **by 02/02/2002** .

The committee was pleased to note that residents' earlier concerns in respect of the proposed extensions at the day centre had been addressed.

Members welcomed this new proposal and expressed no objections.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002

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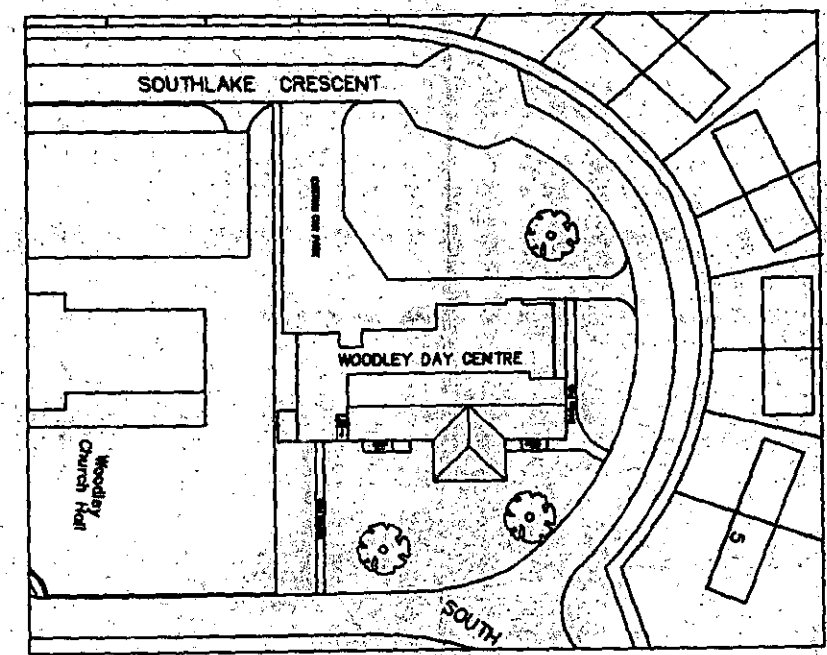

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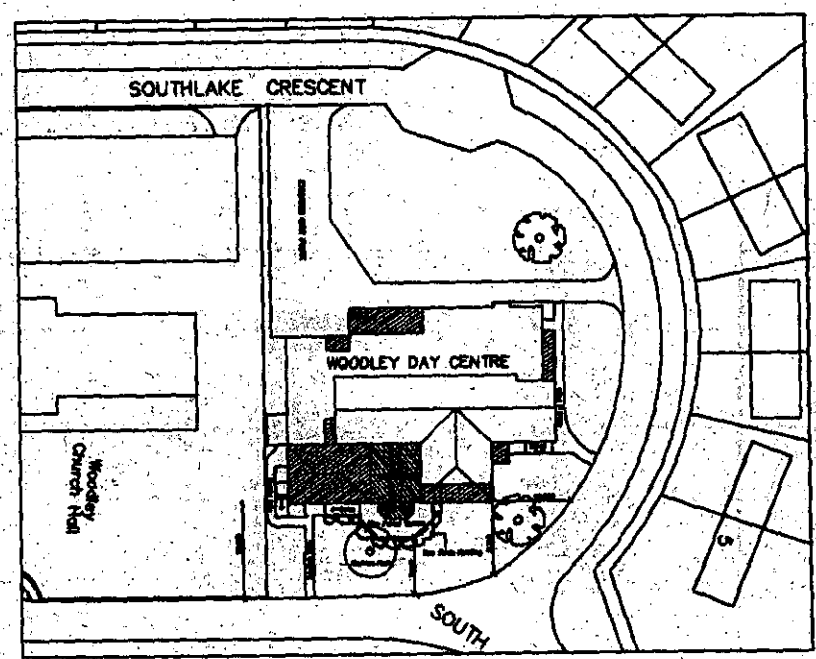

Previously ~~PROPOSED~~ approved

28 DEC 2001 * 5550

Donaldson & Associates

Tel: 01489 798943 Fax: 01489 798946

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

Drawing:
Proposed Extentions And Alterations

BLOCK PLAN

Date: 28/04/01 Rev: 0
Drwn: CD Scale: 1:500
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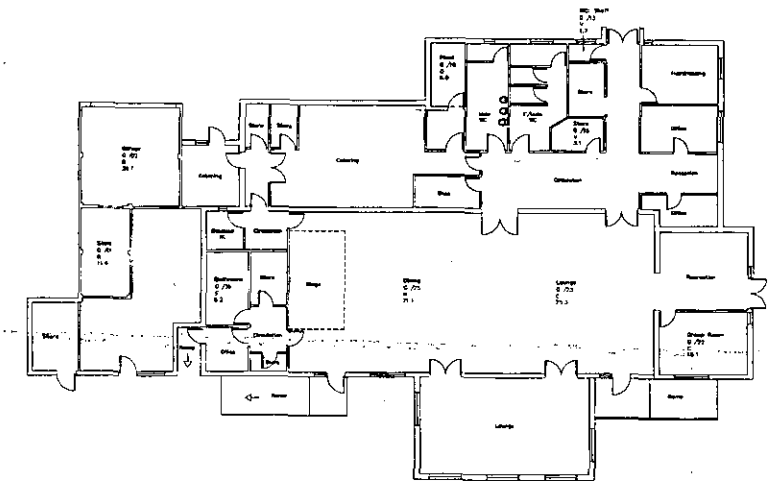

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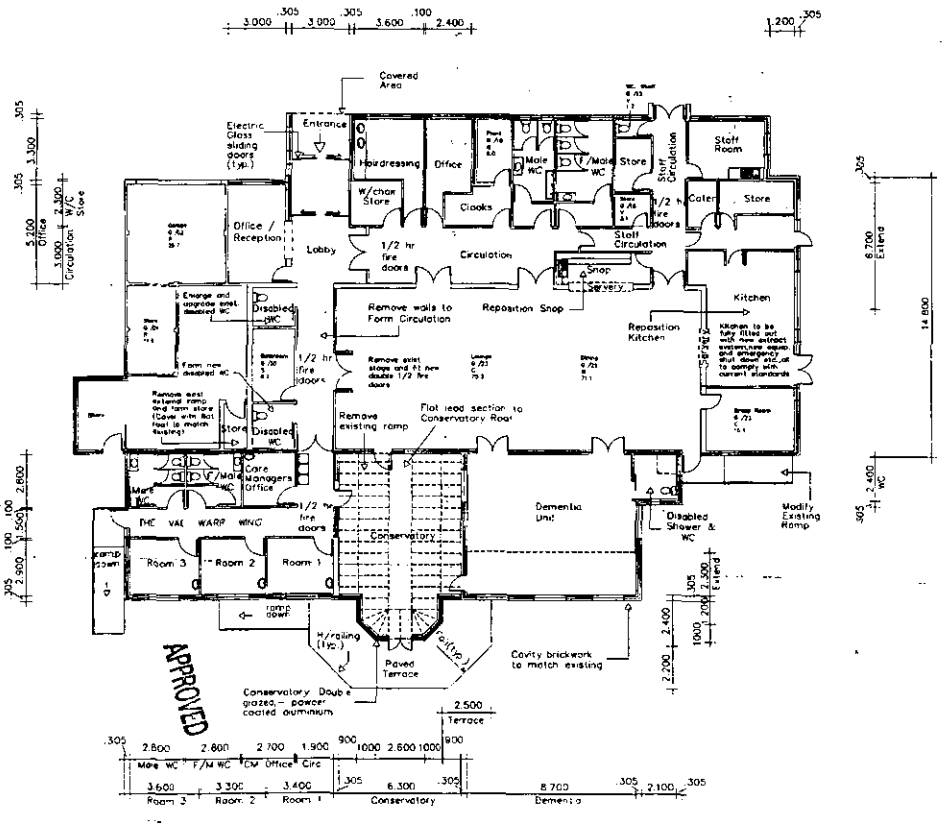

PROPOSED

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Revised: 9/04/01 Rev C: Revised Layout to Val Warr wing to also include toilets.

Revised: 25/05/01 Rev D: Window to Dis. Shower

Date: 17/03/01	Revn: D
Drwn: CD	Scale: 1:100
Drwg. No. WDC/CD/003	

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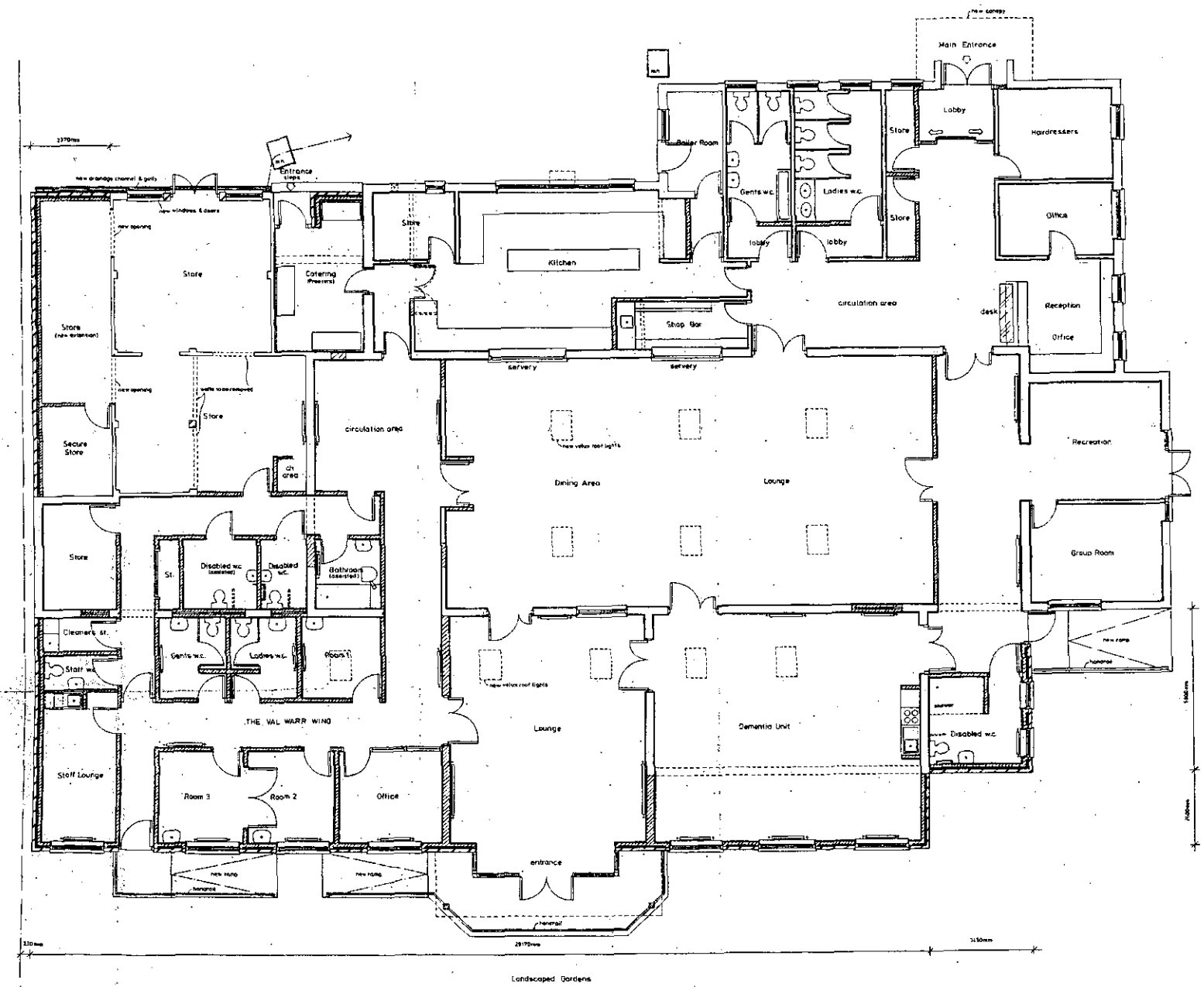
20 DEC 2001 5555



PEREIRA-WALSHE PARTNERSHIP
9 THE RIDING,
WOODHAM,
SURREY GU21 5TA.
TEL. & FAX. 01483 773235.

WOODLEY AGE CONCERN

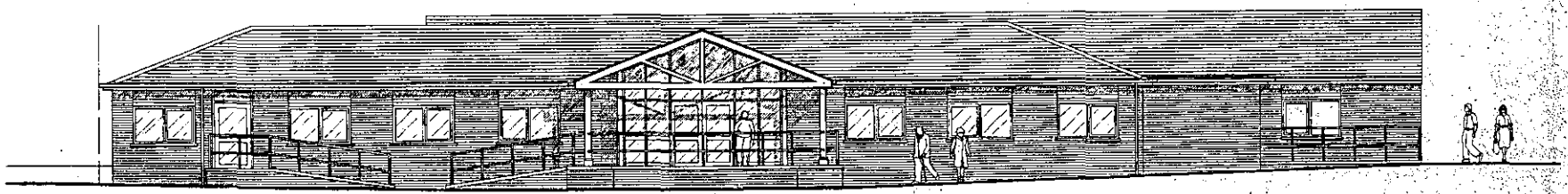
THE DAY CENTRE,
SOUTHLAKE CRESCENT,
WOODLEY,
BERKSHIRE RG5 3QW.

PROPOSED GROUND FLOOR PLAN

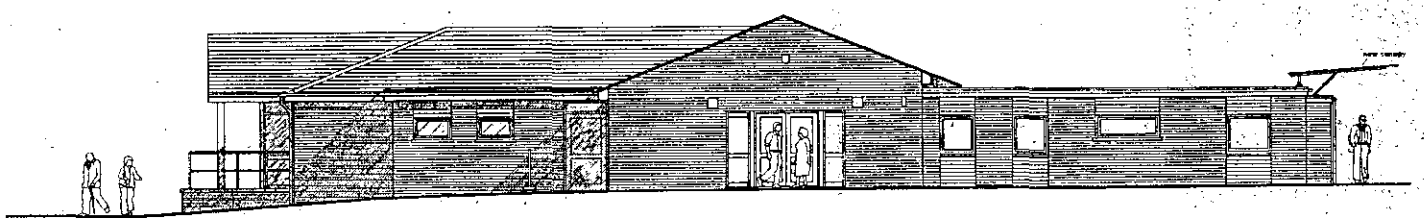
Scale 1:50 (at A0)

Date SEPT. '01 Drawn by L.W.

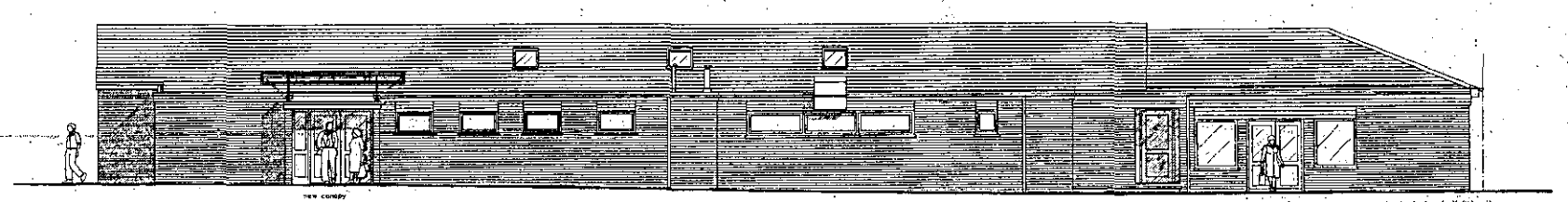
Drawing No. PWP/529.02 Rev. A



PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED FRONT ELEVATION (WEST)

20 DEC 2001 5555

PEREIRA-WALSHE PARTNERSHIP
9 THE RIDING,
WOODHAM,
SURREY, GU21 5TA.
TEL. & FAX. 01483 773235

Client
WOODLEY AGE CONCERN

Job Title
THE DAY CENTRE,
SOUTHLAKE CRESCENT,
WOODLEY,
BERKSHIRE RG5 3QW

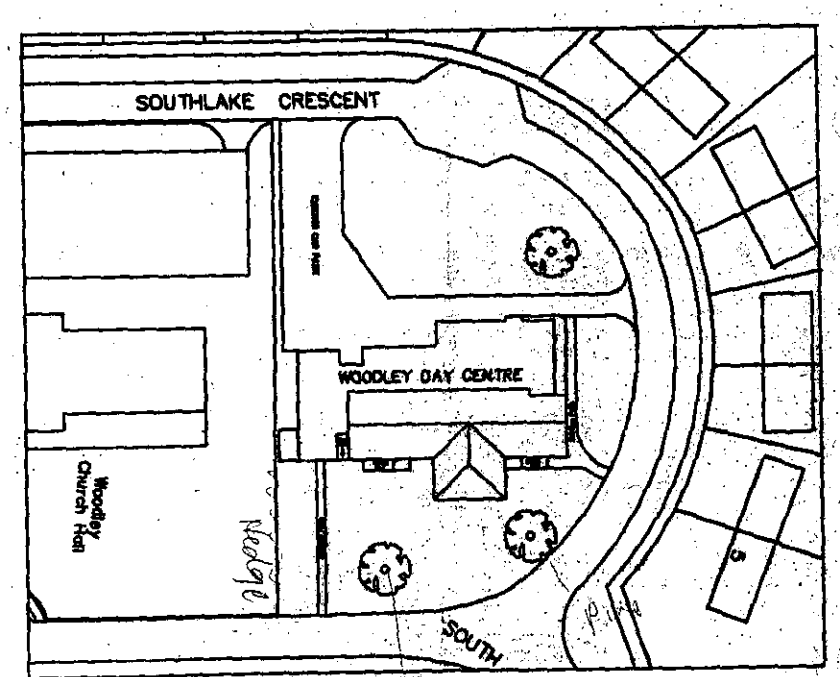
Drawing Title
PROPOSED ELEVATIONS

Scale 1:50 (at A0)

Date SEPT.'01 Drawn by L.W

Proj. No. PWP/529.04 Rev. A

20 DEC 2001 * 5555



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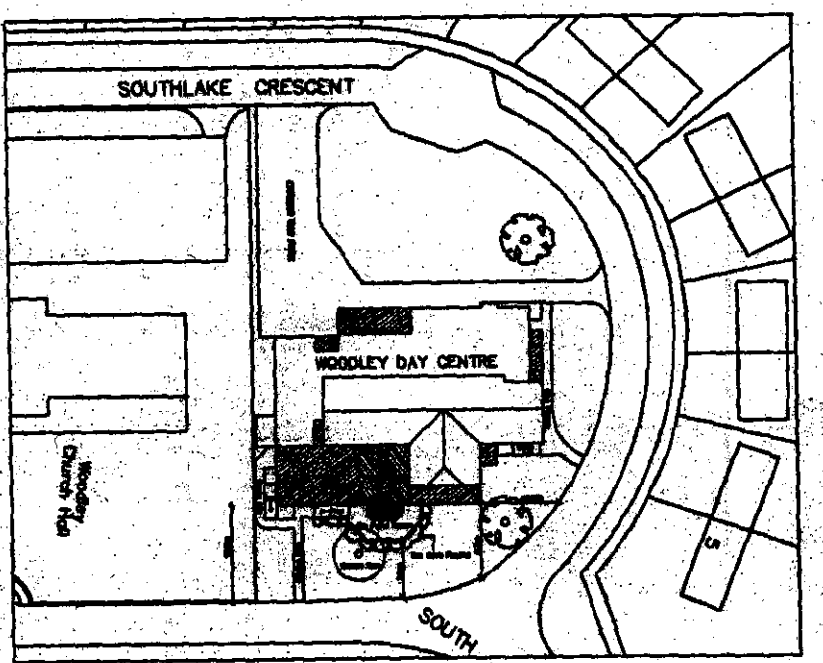

PROPOSED

Donaldson & Associates
Tel: 01489 799943 Fax: 01489 799949

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

Drawing:
Proposed Extentions And Alterations

BLOCK PLAN

Date: 28/04/01 Rev: 0
Drwn: CD Scale: 1:500
Drwg.No. WDC/CD/102

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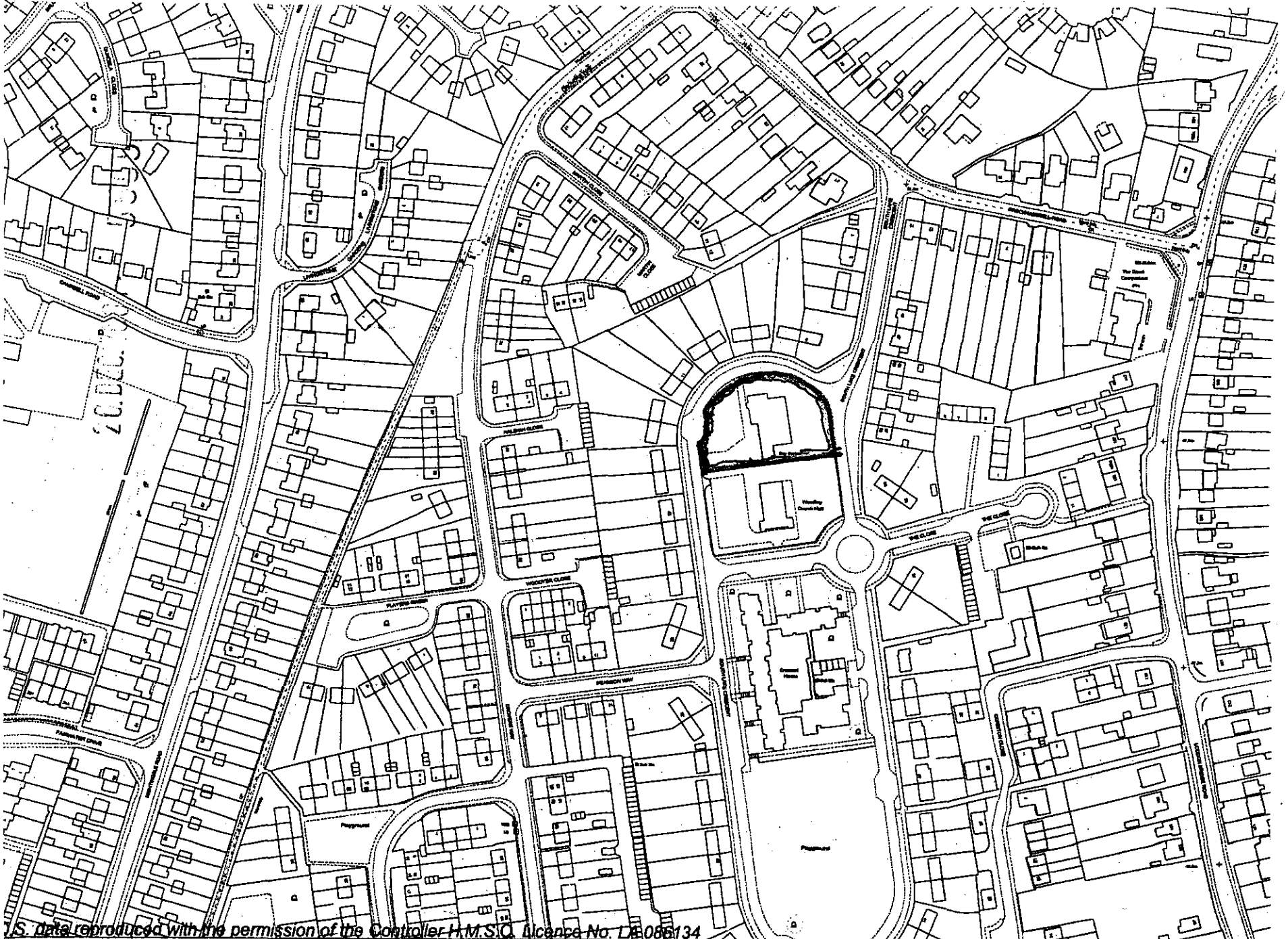
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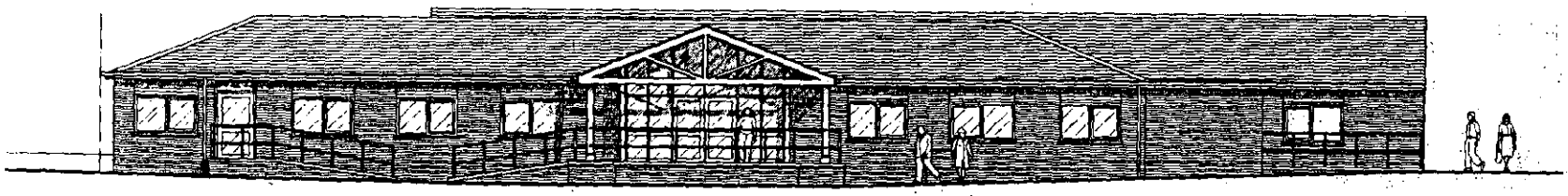
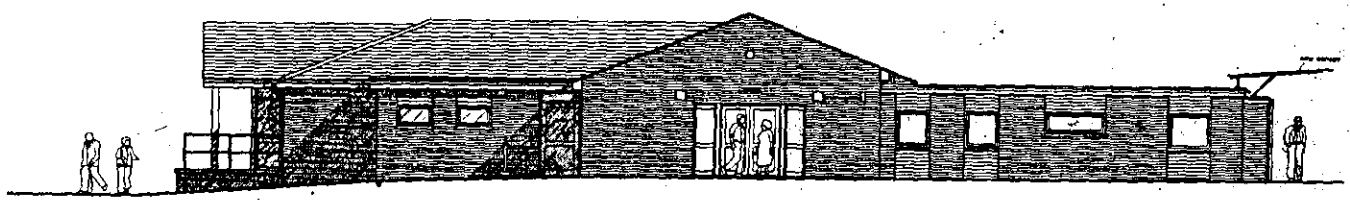
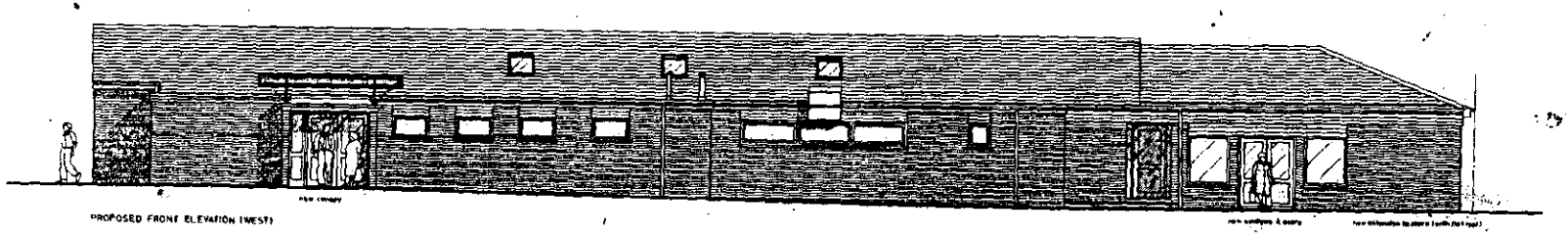


PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED FRONT ELEVATION (WEST)

20 DEC 2001 - 5585

PEREIRA-WALSHE
9 THE RIDING,
WOODHAM,
SURREY GU21 5TA
TEL & FAX 01483

WOODLEY AGE CON

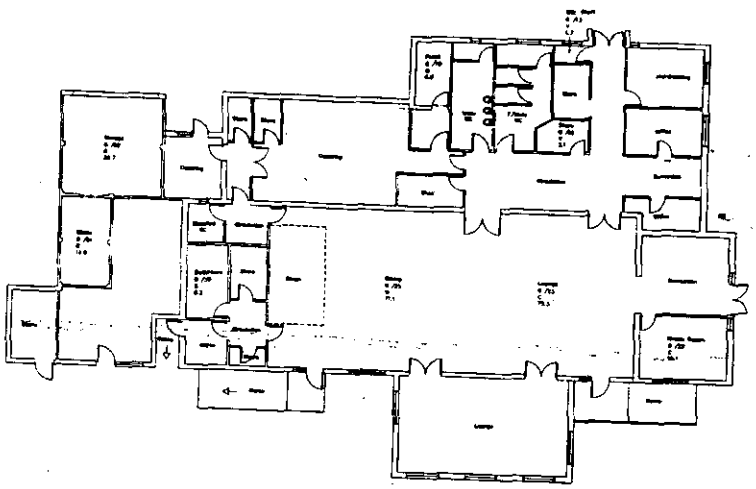
THE DAY CENTRE,
SOUTHLAKE CRESC
WOODLEY,
BERKSHIRE RG5 3C

PROPOSED ELEVATI

1:50 (at A0)

SEPT '01

PWP/520.04



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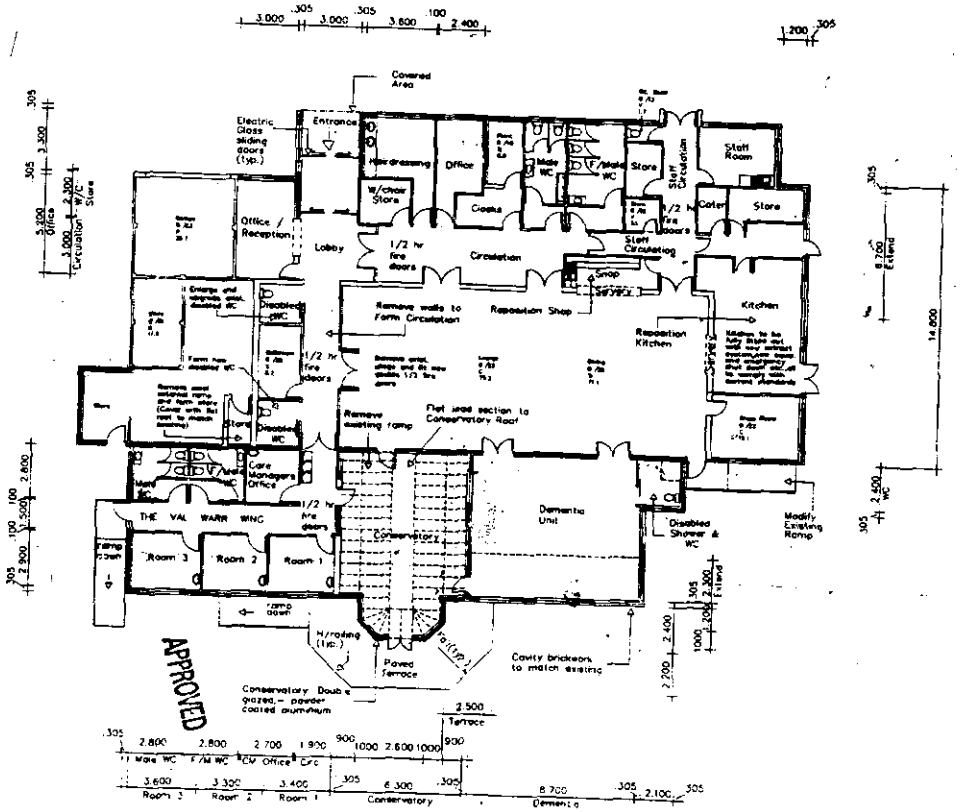


PROPOSED

Notes

It is proposed to Extend, and alter the internal arrangement to open up the buildings space, and provide better circulation.

The present visitors to the centre will remain unchanged, however with the new visitor rooms, the currently visiting professional people will be able to test eye sight, hearing, chiropractic, aromatherapy etc. while affording privacy to the day visitors (not within the hall etc. as is present due to lack of private space).

The Main entrance (Proposed move and kitchen repositioning) is to allow better access from the carpark area and sufficient width / depth, to allow the fitting of automatic electric sliding doors, and a large covered area to embark / disembark.

Foul drainage to be connected into existing system .

Surface water drainage to be connected into existing system, with additional soakaway's provided to accomodate the extended building

The Proposed terrace to the proposed conservatory will be screened with new (low - kept at approx. 1.5mtr high) flowering shrub plantings (to be agreed) to allow a secure open area for use of the Day Centre Visitors. The ground level is to be banked up to 150mm below the proposed terrace level.

Roof pitch, roof tiles, cavity brickwork and windows, all to match existing

Donaldson & Associates

Tel: 01489 799943 Fax: 01489 799946

Project:

Woodley Day Centre
Southlake Crescent
Woodley, Reading
Berkshire

Drawing:

Proposed Extensions And Alterations

Revised: 19/03/01 Rev B: New W/Chair store to Main Ent.. Doors to terrace/conserv. & reposition door from Dementia to conserv.

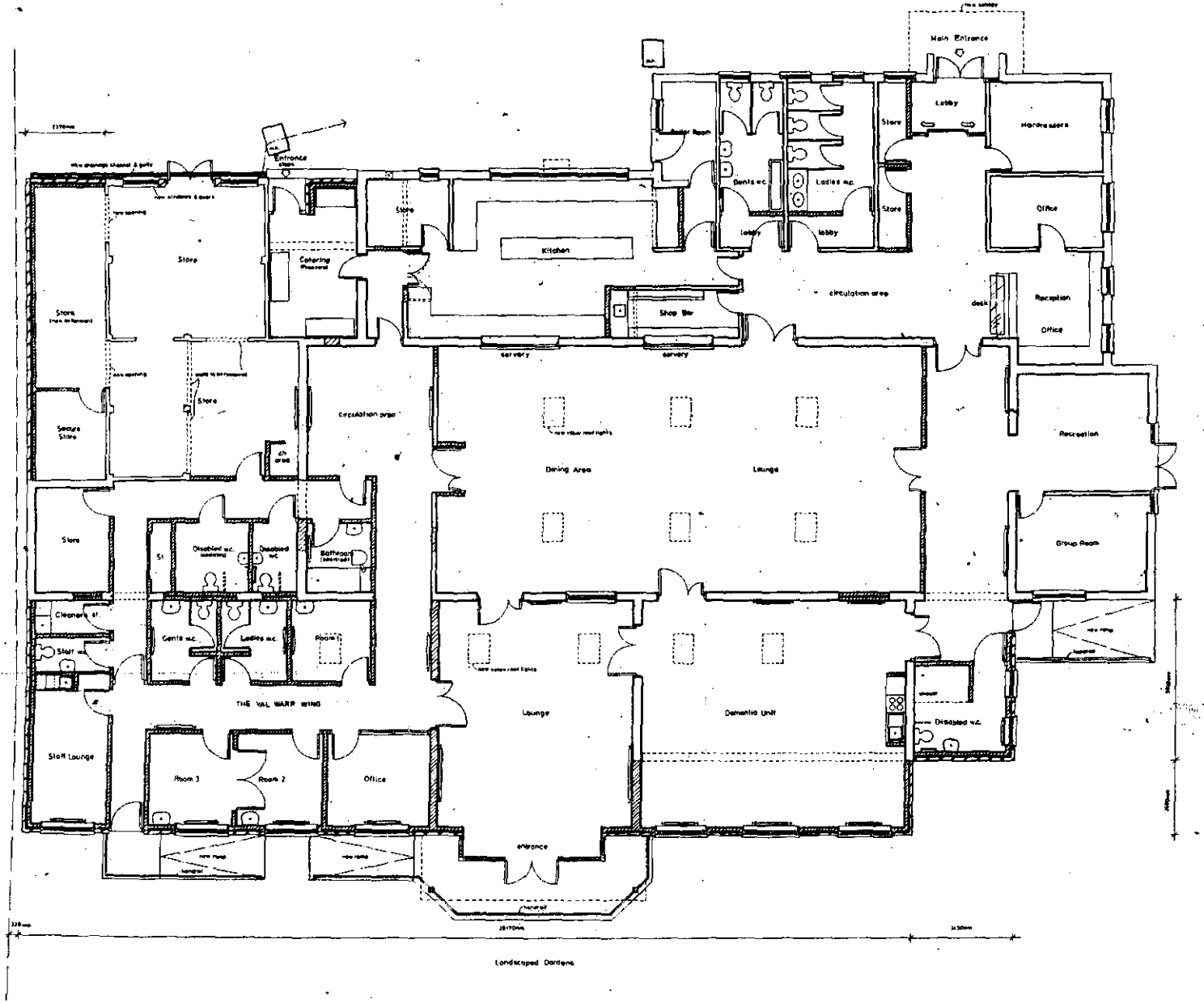
Revised: 9/04/01 Rev C: Revised Layout to Val Warr wing to also include toilets.

Revised: 25/05/01 Rev D: Window to Dis. Shower

Date: 17/03/01	Revn: D
Drwn: CD	Scale: 1:100

29 MAR 2001 - 4054

20 DEC 2001 5555



PEREIRA-WALSHE PARTNE
9 THE RIDING,
WOODHAM,
SURREY GU21 5TA.
TEL. & FAX 01483 773235.

20 DEC 2001 5555

WOODLEY AGE CONCERN

THE DAY CENTRE,
SOUTHLAKE CRESCENT,
WOODLEY,
BERKSHIRE RG5 3QW.

PROPOSED GROUND FLOOR PLAN

scale 1:50 (at A0)

date SEPT. '01 drawn by L.W.

PWP/530.02

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5555

Applicant : Woodley Age Concern C/O Ray Exe.

Location : Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Proposal : Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Site Notice Displayed ? :

YES	NO	DATE
✓		28/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 28/01/02

Date Registered : 20/12/2001

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 14/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - as per app n° 4054 "no objections as there are no additional bedrooms or new staff.
Woodley Town - no objections
Envir Health - no objections
Environmental Design - no objections but condition for applicant to submit landscape scheme for site.
Environment Agency - no objection but condition & informative to be added.

Planning Issues :

identified settlement

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: Age Concern The Day Centre South Lake Crescent Woodley Reading.

APPLICATION NUMBER: F/2001/5555

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 28/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area
Site on island with houses around it.
Daylighting not affected on any surrounding residential homes.

3. DESCRIPTION OF SITE/BUILDING
Single storey brick building with front wing. Lawned area to front

4. RELATIONSHIP TO ADJOINING PROPERTIES
Distance away. Church hall on side boundary - no windows in side elevation facing site though + a distance away

5. SITE CONSTRAINTS

TREES Trees at front of property (pine & beech). One large tree at rear of site (on map).

ACCESS/PARKING → D car park at rear also

LEVELS level

BOUNDARY TREATMENT No fence rear front boundary or side Hedge along Church hall front side boundary.

OTHERS

Date: 14 February 2002

Your Ref:

My Ref: **Heidi Lynch - F/2001/5555**

Woodley Age Concern
C/O Ray Exe
Woodley Day Centre
Southlake Crescent
Woodley
Berks
RG5 3QW

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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

Application Number: F/2001/5555

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Proposal: Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054)..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Tel: (0118) 974 6442

Date:

My ref: F/2001/5555

WOKINGHAM UNITARY
Aiming for Excellence

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 Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2001/5555
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

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 **Heidi Lynch** on **(0118) 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5555**
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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

Tel: (0118) 974 6442

Date:

My ref: F/2001/5555

WOKINGHAM UNITARY
Aiming for Excellence

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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2001/5555
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

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 **Heidi Lynch** on **(0118) 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5555**
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor A Clifford

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

Tel: (0118) 974 6442

Date:

My ref: F/2001/5555

WOKINGHAM UNITARY
Aiming for Excellence

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 C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2001/5555
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

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 **Heidi Lynch** on **(0118) 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5555**
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

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

To:
Property Dept

From: Heidi Lynch

Date: 25 January 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 JAN 2002	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
RECEIVED
28 JAN 2002
PROPERTY SERVICES

Application Number: F/2001/5555

Proposal: Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054)..

Site Address:
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant:
Woodley Age Concern C/O Ray Exe.

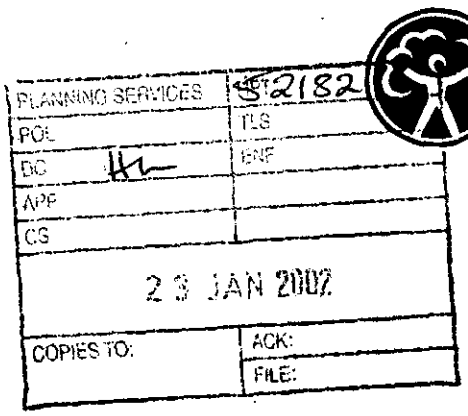
Your observations are required in respect of this application within **7 days** of the above date.

Heidi,
We have looked at the plans and we do not have any objections from this department.

Peter Andersen
Technical Assistant
Property Services

Our Ref : SP/2002/005127-1/1
Your Ref : F/2001/5555

Date : 18 January 2002



ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lynch

EXTENSION AND ALTERATIONS TO EXISTING DAY CENTRE (AMENDMENT TO CONSENT 2001/4054 AT AGE CONCERN, THE DAY CENTRE, SOUTH LAKE CRESENT, WOODLEY, READING

Thank you for your letter dated 08th January 2002, received on 11th January 2002. Please quote the following reference in any correspondence: **SU77SE/12/15**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454349 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Prevention

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Refuse Storage
Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 25, provides guidelines to assist all those involved in the management and maintenance of hospitals and health care establishments.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches

of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Non-Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
* About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Landscape Maintanence
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Mr Ray Eke

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 22 January 2002

Location:	Age Concern The Day Centre, South Lake Crescent, Woodley
Proposal:	Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).
Application Number:	F/2001/5555

In response to your consultation dated 8 January 2002 for the above application, the landscape comments are as follows:

As a very similar size extension has already been given consent for this building which also comes within a few metres of an existing beech tree on the eastern side of the site, I have no objections to the proposals.

A condition will need to be included that requires the applicant to submit a landscape scheme for the site and to include for replacement trees should any of the trees be removed as a result of the construction works.

Catherine Brimble

Catherine Brimble
Landscape Architect

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5555
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Property Services	✓ 25/1	

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Peter Anderson
Property Services

To: Heidi Lynch
Planning

My Ref: PJA/

Extn: 6720

Your Ref: F/2001/5555

Date: January 22, 2002

WOODLEY DAY CENTRE, WOODLEY

With reference to the above planning application, please may we have a consultation letter as we wish to assess the impact the proposed plans will have on the area as the land in question is council-owned.

Peter Anderson
Technical Assistant
Property Services

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 08 January 2002

Application Number: F/2001/5555

Proposal: Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Parish: WOODLEY TOWN

Site Address:
Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant:
Woodley Age Concern C/O Ray Exe.

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

✓ below as applicable:

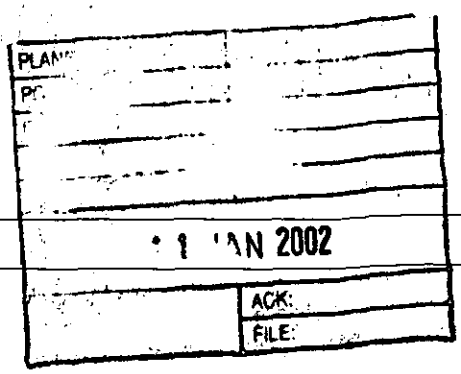
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments as per application no. 4054

Signed: _____ **Print name:** AC 10/01/02

FROM: Heidi Lynch

DATE: 08 January 2002



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5555

Proposal: Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054)..

Site Address: Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Applicant: Woodley Age Concern C/O Ray Exe.

Your observations are required in respect of this application **by 02/02/2002** .

The committee was pleased to note that residents' earlier concerns in respect of the proposed extensions at the day centre had been addressed.

Members welcomed this new proposal and expressed no objections.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/5555

My Ref: 20016360

Date: 17 January 2002

PROPOSED EXTENSION AND ALTERATIONS TO EXISTING DAY CENTRE (AMENDMENT TO CONSENT 2001/4054).

AGE CONCERN DAY CENTRE, SOUTH LAKE CRESCENT, WOODLEY, READING.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 768 723	220 metres	Loddon Bridge Road, Earley	Unknown

In view of the distance of this development from the landfill and the area of landfilling it is unlikely that landfill gas will present a risk to this proposal.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

☎ 0118 974 6379 (Direct Line)

Friday, 18 January 2002

Woodley Age Concern
C/O Ray Exe
Woodley Day Centre
South Lake Crescent
Woodley
Reading

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/2001/5555

Address: Age Concern Day Centre, South Lake Crescent, Woodley, Reading

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 all ramps to the new extension meet Part M2 (para 1.19) e.g. has top and bottom landings, each of whose lengths is not less than 1.2m clear of any door swing e.g. ramp next to group room.
2. To ensure that all proposed internal doors contain a space into which the door opens that is unobstructed on the side next to the leading edge for at least 300mm e.g. internal corridors in the Val Warr Wing.

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

1. To include externally accessible emergency door locks and pull cord alarm in accessible WC's
2. To consider the proposed door hang positions given the most likely route of approach on accessible WC's and bathrooms.
3. To ensure that there is sufficient space within the proposed assisted bathroom to provide an adequate level of safe assistance.
4. To ensure the force required to open doors is not excessive (20 Netwons recommended).
5. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility.
6. To consider the design and position of door furniture in terms of reach and grip.
7. To ensure that the levels of maintained luminance are at appropriate levels.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours sincerely,

Henry Knight
Access Officer

CC: Heidi Lynch - WDC Planning Dept.

Received by Wokingham District Council

Application No: F/2001/5555

Proposal:
Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Location:
Age Concern The Day Centre, South Lake Crescent, Woodley, 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/2001/5555 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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.

Head Planning and Transportation

08 January 2002

Application Number : F/2001/5555	Map No : 47
Case Officer : ~~AP~~ HL	Site Area : 0.26
Valid Date : 20-12-01	Received Date: 20/12/2001

Level : ~~Delegated~~ Sub Committee Application Prev. app was Sub committee as we own the land.

Description : Proposed extension and alterations to existing day centre. (Amendment to consent 2001/4054).

Location : Age Concern The Day Centre, South Lake Crescent, Woodley, Reading.

Parish : WY Ward : LOD 8-1-02 JB.

Applicant : Woodley Age Concern C/O Ray Exe.

Fee Required: £0 Fee Received: £0 resubmission 2001/4054

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Scale?		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
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 8-1-02 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health landfill ✓

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 landfill ✓

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2x S/N + see map

Incl Mr & Mrs Knight
11 Southlake Crescent
Woodley
RG5 3QW ✓

+ A+e B Knight
15 Southlake Crescent
Woodley
RG5 3QW ✓

No new pre-apps.

1 OLD PEOPLE'S DAY CENTRE,

ADDRESS SOUTH LAKE CRESCENT PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/10/65	Woringham RDC.	Landscaping, garages & Car Parking areas.	10.11.65	App. C/A
O/66/69	Woodley Voluntary Committee for Old People	Outline { Old Peoples Day Centre	15-5-69	N/A C/A
380/71	"	Details of O.P. centre	15.4.71	App -C
380/71	"	"	17.6.71	- C/A
787/72	"	"	11.5.72	N/A C/A
24313	BCC	S/ST. EXTENSIONS	4.10.85	N/A C/A
BRA 885	DSS./BCC	ALTS. & ALTS.	23.6.86	APP
39383			8.6.92	C/A
FP/92/0353	AGE CONCERN	INFILL TO FORM STORE	13.5.92	APP
[illegible]/63097/2	Woodley Age Concern	S/ST extension	18.1.96	C/A
FP96/5181	-	"	23.4.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 OLD PEOPLE'S DAY CENTRE,
2 SOUTH LAKE CRESCENT

ADDRESS PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/66934/F	S.SERVICES (WDC)	6 BED UNIT FOR RESPITE CARE & HOSPITAL DISCHARGE CARE.	25.6.98	C/A
F/2001/4054	Woodley Age Concern.	S/St & alts to day centre	11.7.01	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Prop. Svcs. - Raised Flower Beds & fence - 10/8/98

1789/a

SECTION 66 CERTIFICATE

Application No.

20.DEC.01 • 5555

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
ESTATES WOKINGHAM DISTRICT COUNCIL	SHUTE END WOKINGHAM.	

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

Agricultural Holdings Certificate

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.

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 . . Woodley Rug Concern . . . . . .

Date . . . . 19.12.03 . . . . . .

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
20 DEC. 2001 5555

1.	APPLICANT'S NAME	WOODLEY AGE CONCERN
	ADDRESS	WOODLEY DAY CENTRE SOUTH LAKE CRESCENT
		WOODLEY READING.
	POST CODE	RG5 3AW PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	RAY EVE.
	ADDRESS	WOODLEY DAY CENTRE. SOUTH LAKE CRESCENT
		READING
	POST CODE	RG5 3QX. PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	WOODLEY DAY CENTRE SOUTHLAKE CRESCENT
		WOODLEY READING BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION AND ALTERATION TO EXISTING FACILITIES
		AMENDMENT TO APPROVED APPLICATION
		F/2001/4054 DATED 29 MAY 2001
5. Give the area in hectares or part of a hectare	AREA OF SITE	2568 m^2
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	P/WP/529.02 - REV A. GF PLAN.
		P/WP/529.04 - REV A ELEVATIONS
		SITE PLAN - NO NO. LOCATION PLAN WDL/1-D/102

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	WDC Social Services Day Centre.
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.	Concrete Roof Tiles to match existing facing brickwork windows/doors to match existing re-using windows and doors where suitable
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.	Not Enclosed
16. HOW WILL SURFACE WATER BE DISPOSED OF?	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ — If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING / AS PROPOSED — Give details of pedestrian and vehicular access	As Existing
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	Yes

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

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 Woodley Air Concern. DATE 19.12.01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	603 m²	NIL	276	NIL
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	603	NIL	276	NIL

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	12	
Proposed	12	

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 — Woodley Day Centre, Age Concern, South Gale Crescent, Woodley, Reading
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
8			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — No.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

CONDITION MONITORING RECORD SHEET

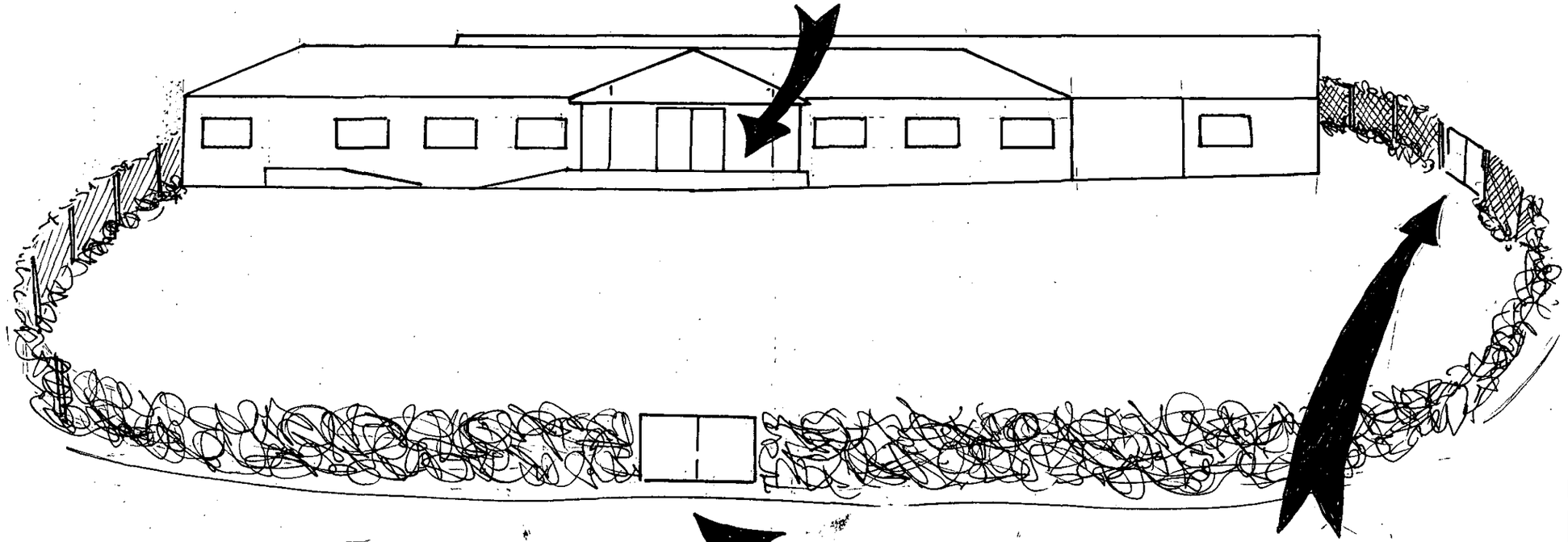
APPLICATION NO: **F/2001/5555**
CASE OFFICER: **Heidi Lynch**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

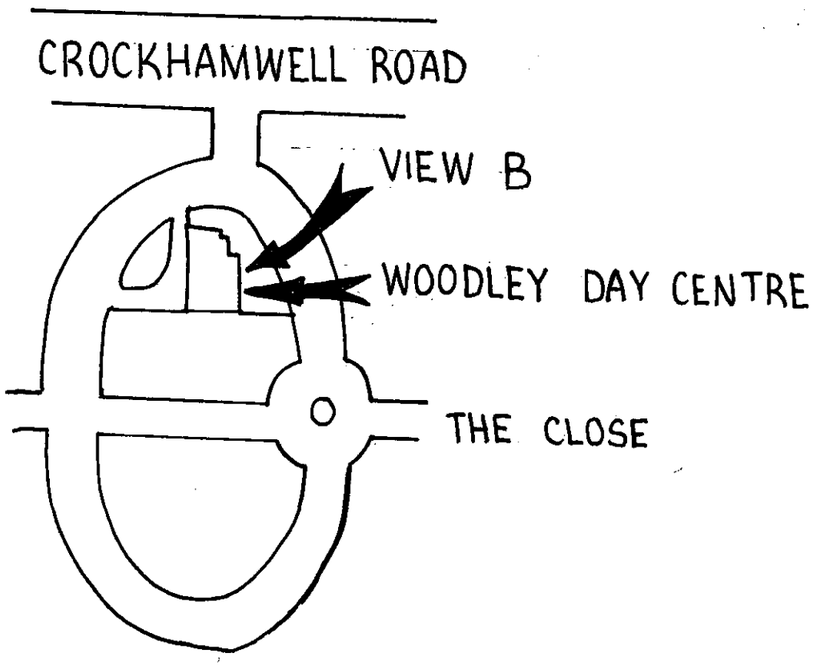
A.

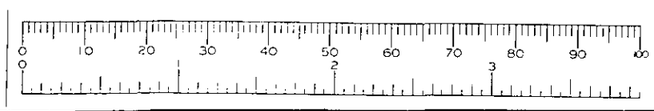
SUNNY SIDE DEMENTIA UNIT

VIEW B



ACCESS GATES



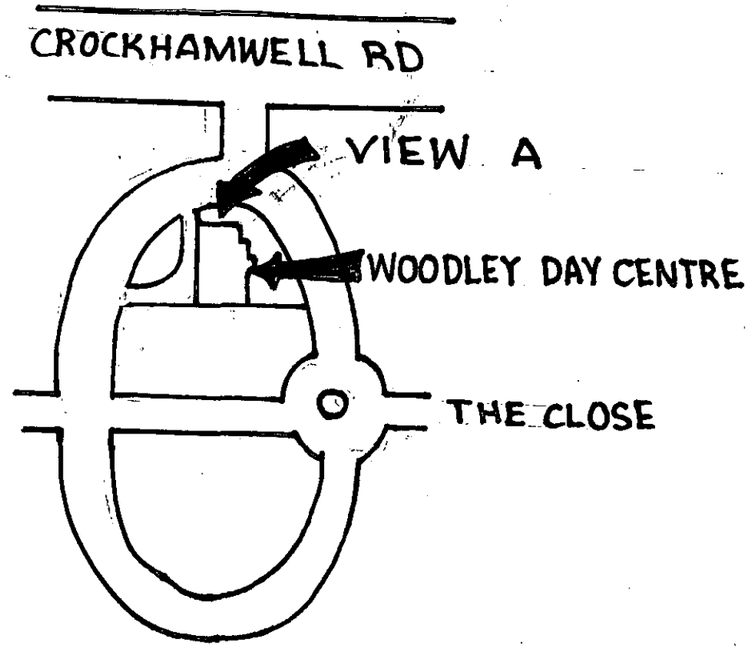


NOTES

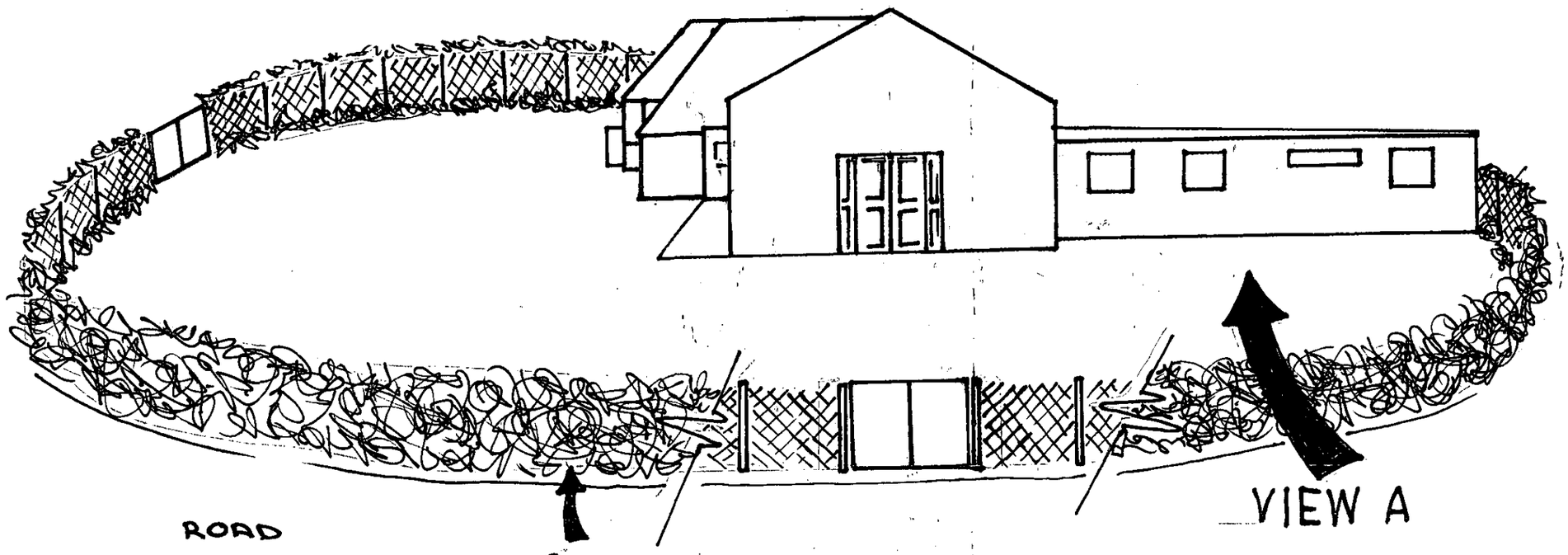
WOODLEY
AGE CONCERN

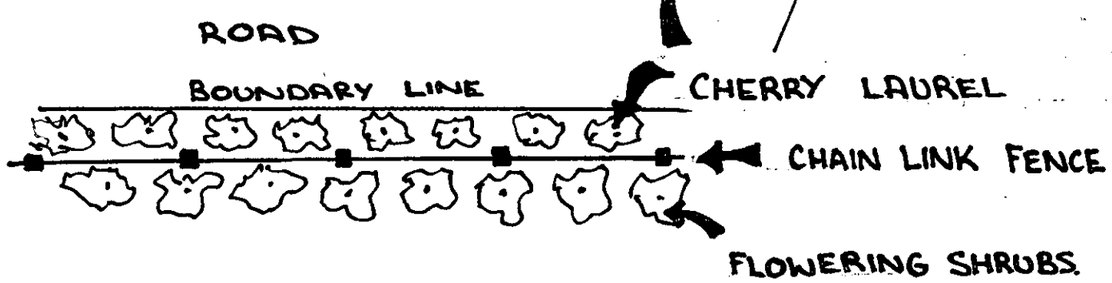
THE DAY CENTRE
SOUTHLAKE CRES
WOODLEY
BERKSHIRE
RG5 3QW.

APRIL 2002.

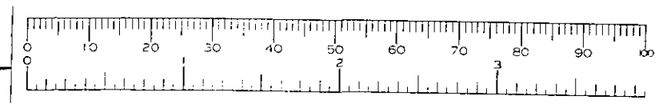


SIDE VIEW





DEMENTIA UNIT GARDEN



NOTES

PROPOSED BOUNDARY CHAIN LINK FENCE.

ROAD SIDE TO BE PLANTED WITH CHERRY LAUREL

DEMENTIA UNIT GARDEN TO BE PLANTED WITH FLOWERING SHRUBS i.e. ILEX. PHOTINIA. PRUNUS LAUROCERASUS

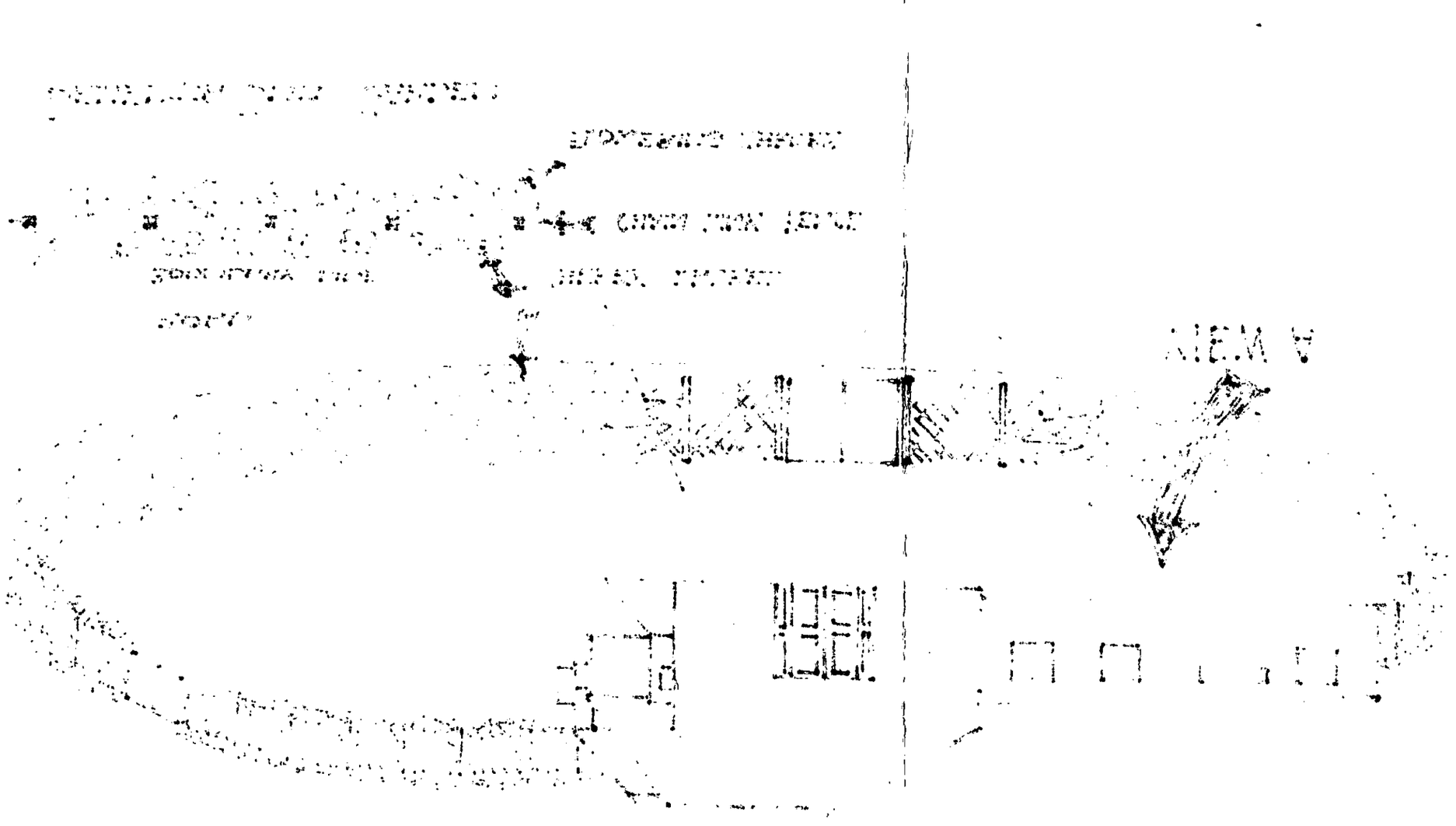
FENCE TO BE NO HIGHER THAN 1'4 285'86MTS

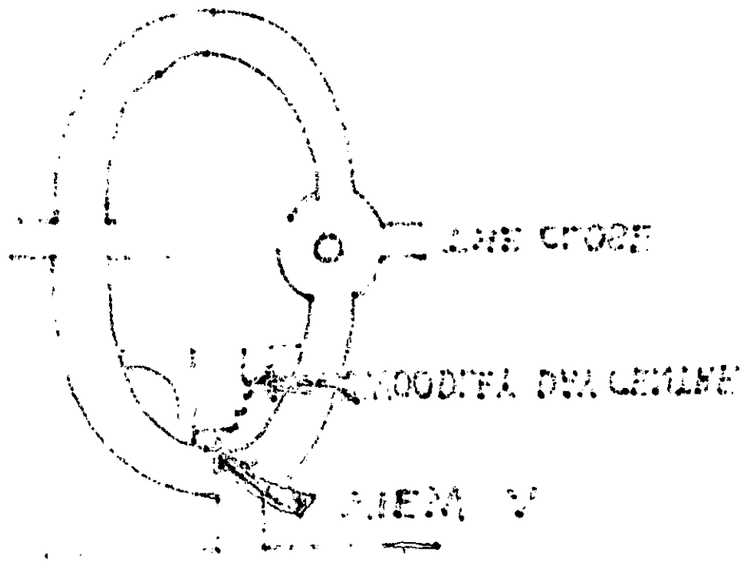
ACCESS

WOODLEY AGE CONCERN

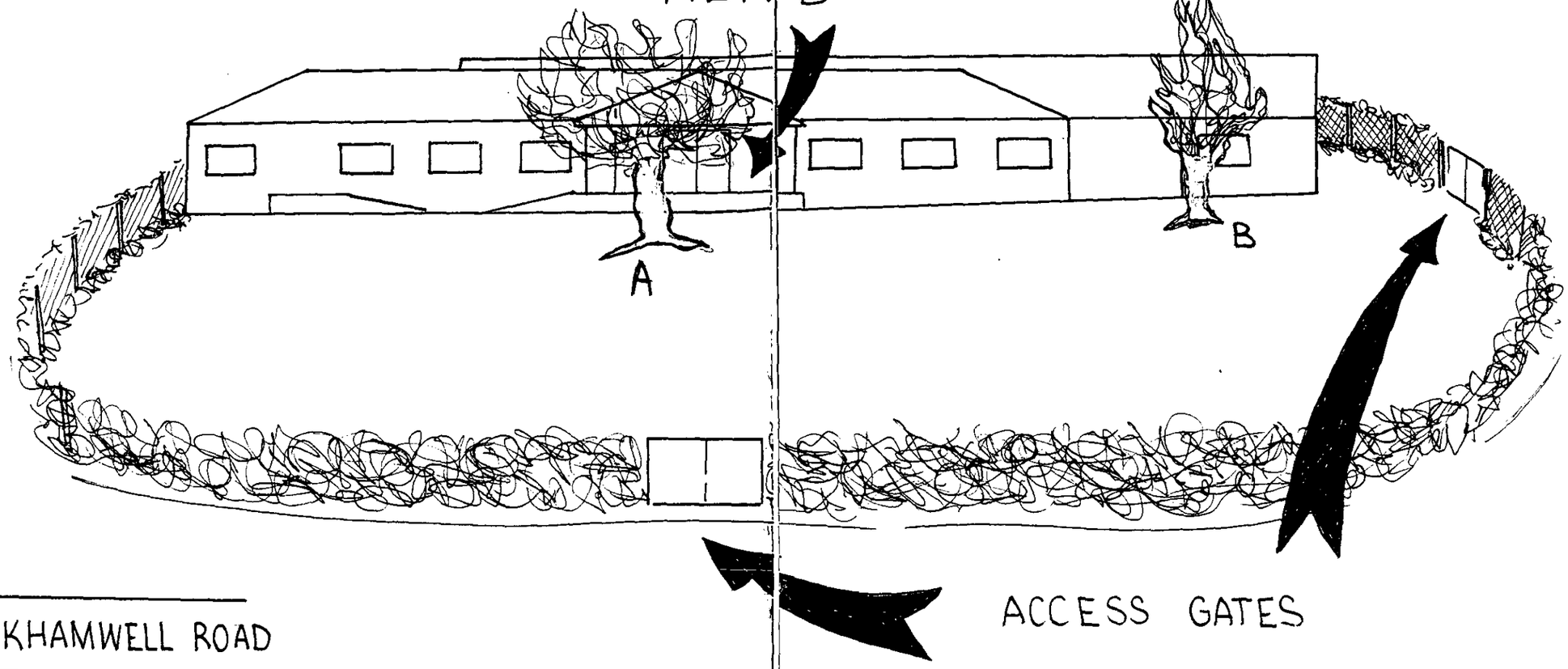
THE DAY CENTRE
SOUTHLAKE CRES
WOODLEY
BERKSHIRE
RG5 3QW

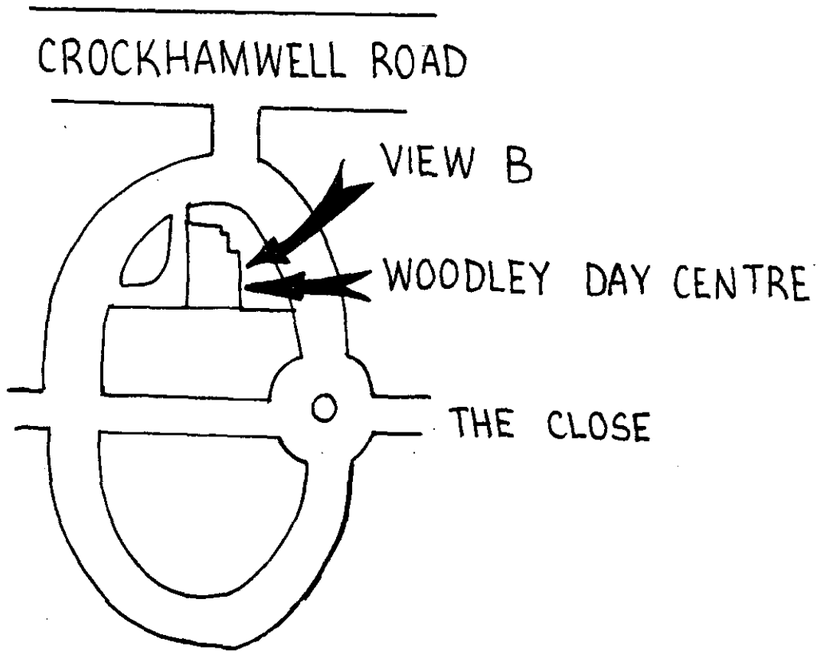
APRIL 2002

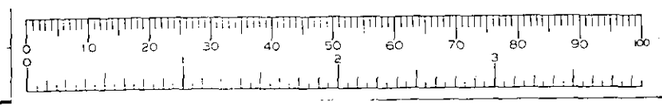

A VIEW


A VIEW

SUNNY SIDE DEMENTIA UNIT
EXISTING TREES







NOTES

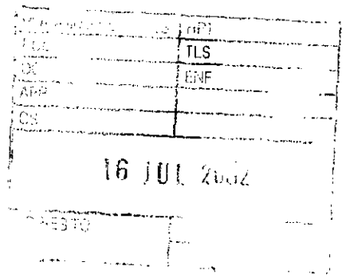
TREES:-1

TREE A IS 4M 500 AWAY FROM THE BUILDING.

TREE B IS 2M AWAY FROM THE BUILDING.

TREE, A, IS A BEECH

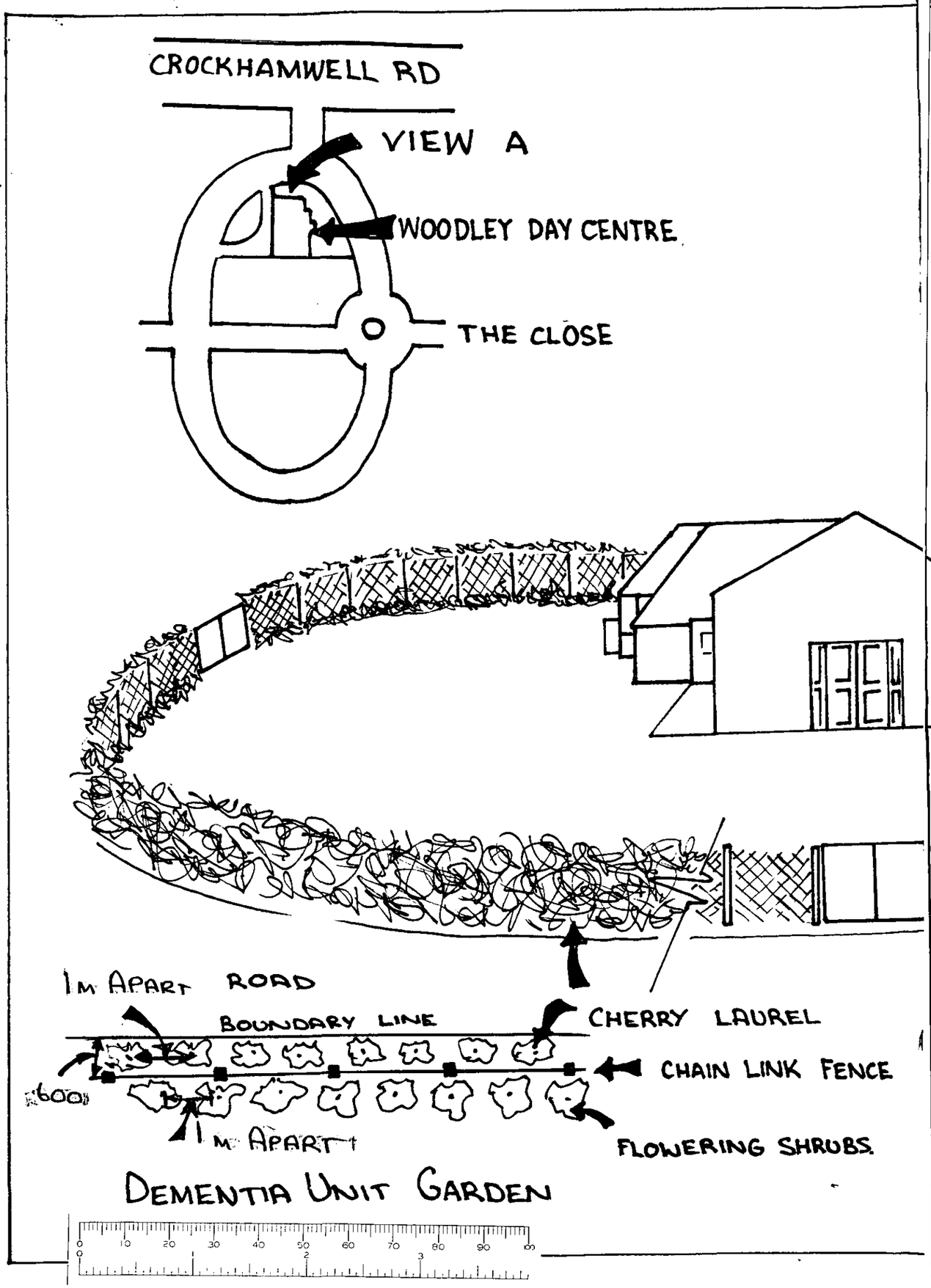
TREE, B, IS A FIR.

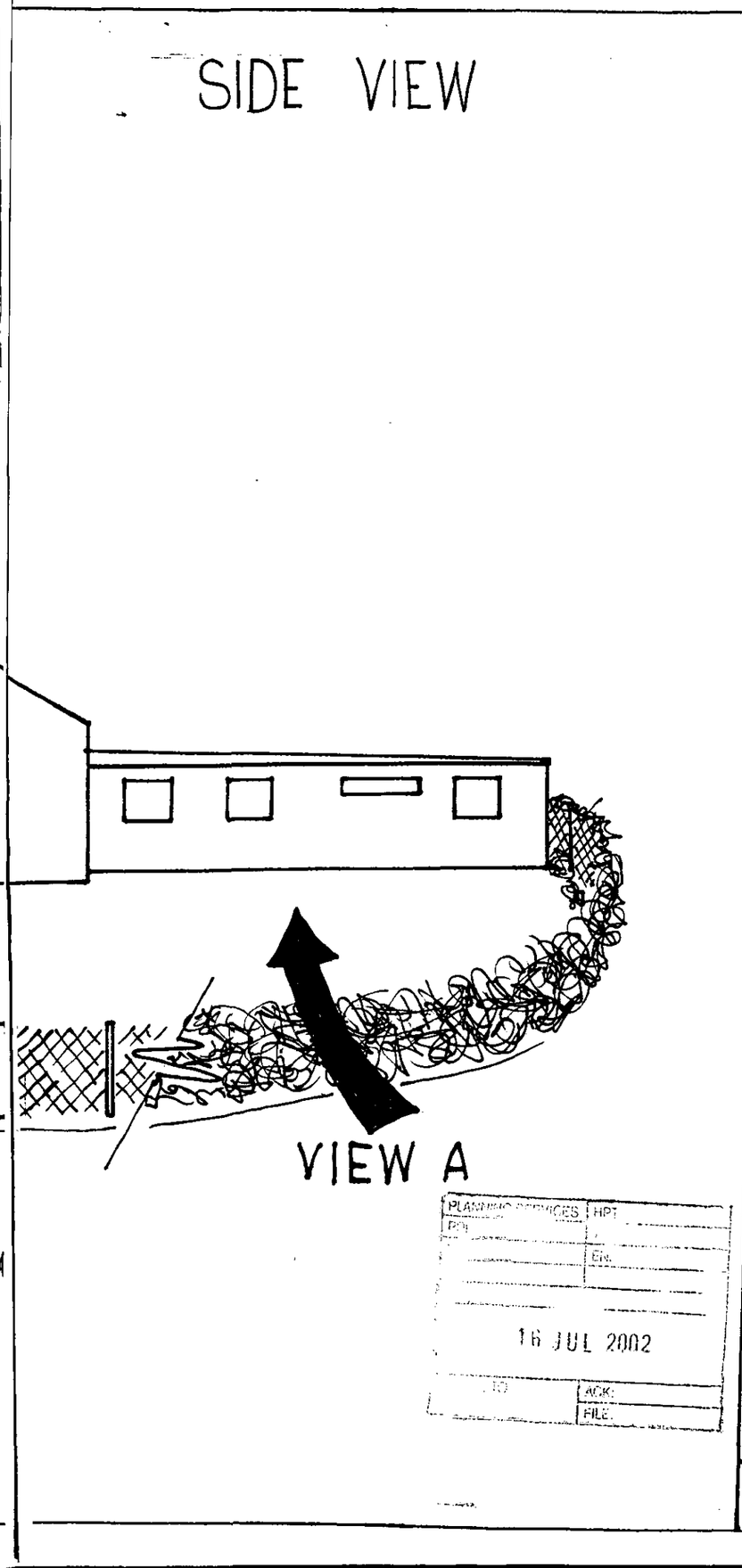


WOODLEY AGE CONCERN

THE DAY CENTRE
SOUTHLAKE CRES
WOODLEY
BERKSHIRE
RG5 3QW.

APRIL 2002.





PLANNING SERVICES
HPT
16 JUL 2002
ACK:
FILE:

NOTES

PROPOSED BOUNDARY CHAIN LINK FENCE.

ROAD SIDE TO BE PLANTED WITH CHERRY LAUREL PLANTED A MIN OF 1M APART.

DEMENTIA UNIT GARDEN TO BE PLANTED WITH FLOWERING SHRUBS i.e. ILEX. PHOTINIA, PRUNUS LAUROCERASUS

FENCE TO BE NO HIGHER THAN 1m400, 285' 86MTS

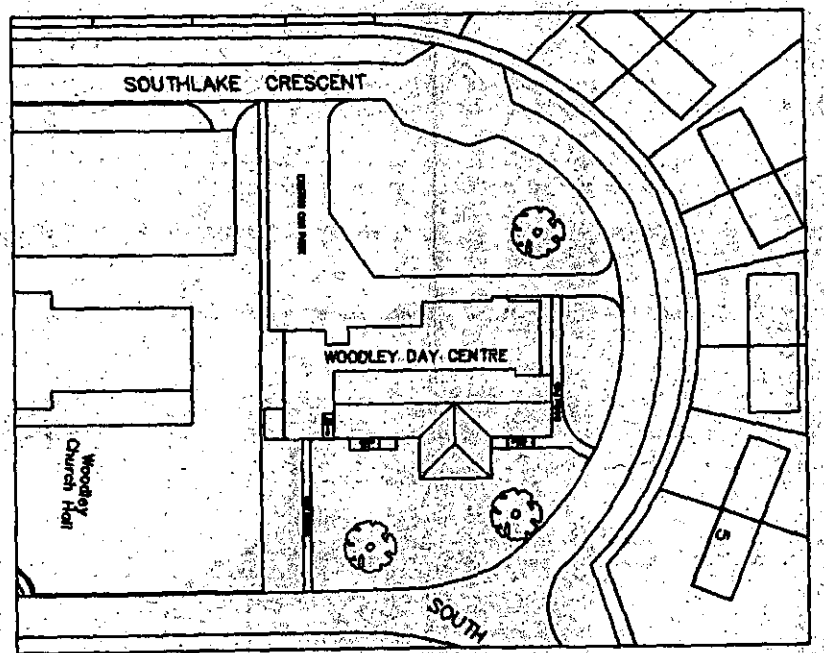
ACCESS

RE: FENCE
THE FENCE HAS TO BE A MINIMUM HIEGHT OF 1m400 BECAUSE THIS IS A DEMENTURE UNIT AND HAS TO BE A PLACE OF SAFETY.

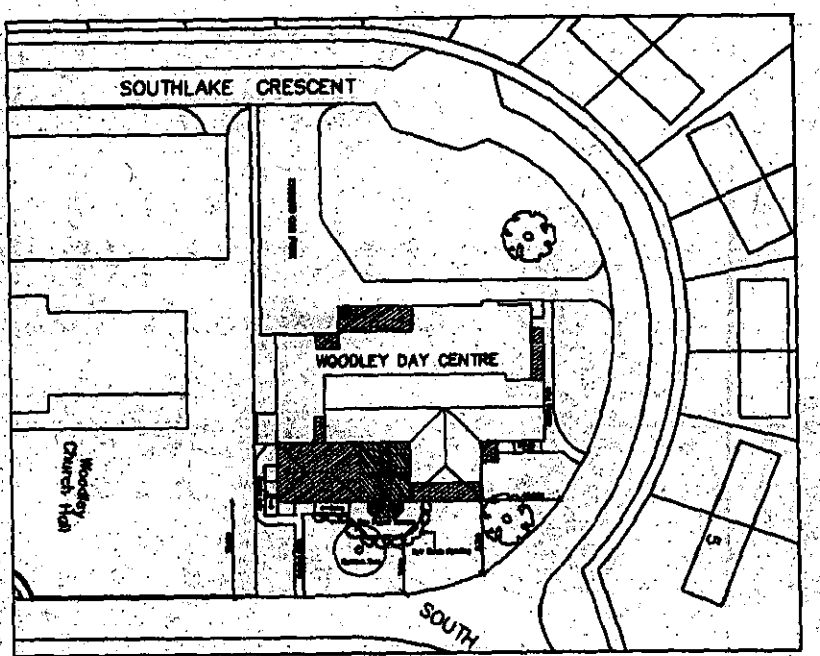
WOODLEY AGE CONCERN

THE DAY CENTRE
SOUTHLAKE CRES
WOODLEY
BERKSHIRE
RG5 3QW

APRIL 2002



EXISTING



PROPOSED

20 DEC 2001 ★ 5[illegible]

Donaldson
& Associates
Tel: 01488 [illegible] Fax: 01488 [illegible]

Project:
Woodley Day Centre
Southlake Crescent
Woodley
Reading
Berkshire RG5 3QW

Drawing:
Proposed Extentions
And Alterations

BLOCK PLAN

Date: 26/04/01 Rev: 0
Drwn: CD Scale: 1:500
Drwg.No. WDC/CD/102

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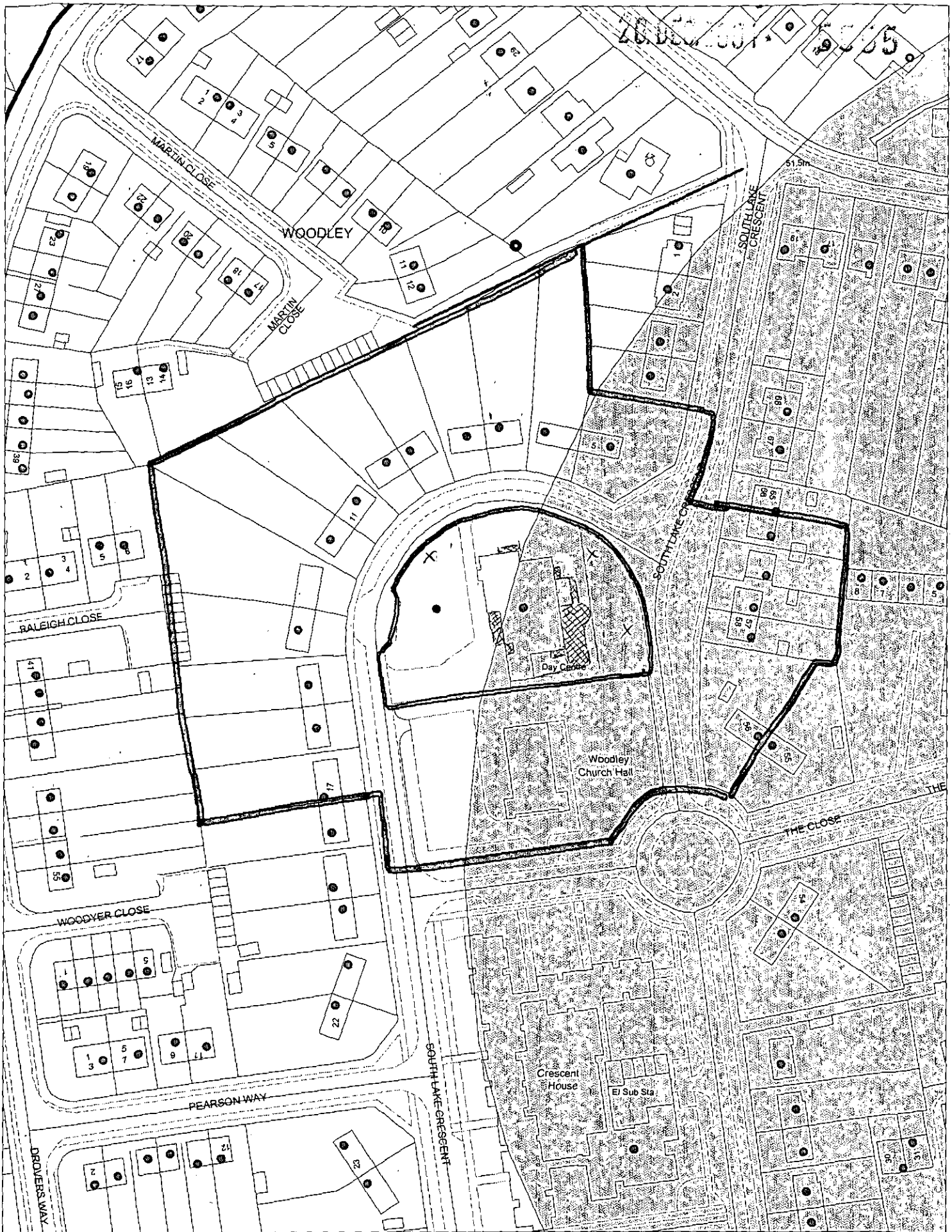

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Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002

Scale: 1 : 1250

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