~~COMMITTEE~~

APPLICATION NO:

TP/2002/7034

LOCATION:
The Dolphin School Hinton Road, Hurst Reading.

APPLICANT:
Dolphin School C/O Harrell Design Associates

PROPOSAL:
Application for temporary permission for the sitng of 4 classroom units.

EARLIEST DATE FOR DECISION: **08/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/08/2002

CASE OFFICER: **Tanya Davies**

APPROVED

DO 958

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

APPROVED

Dolphin School
C/O Harrell Design Associates
14 Tomlinson Drive
WOKINGHAM
Berkshire
RG40 3NZ

Application Number: TP/2002/7034

Parish: **HURST**

Location: **The Dolphin School, Hinton Road, Hurst, Reading**

Proposal: **Application for temporary permission for the sitng of 4 classroom units.**

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 limited period for the retention of the temporary classroom unit buildings hereby permitted shall be until 5 September 2003 or the first occupation of the classroom extension approved under Planning Permission F/2001/3254 whichever is soonest. The land shall be restored to its former condition on or before 5 November 2003.

Reason
1. The type of buildings are not ones that the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because of the shortfall in teaching accommodation at the School during the construction of the extension.

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

Berkshire Structure Plan Policies EN3, C2, C6
Loddon Area Local Plan Policies LTV2, LC1, LPS3, LPS4
Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC2, WIC16, WIC17

Informative

2. This permission does not grant approval for any increase or variation to the numbers on the school role for which a separate application will need to be submitted.

T. G Watson

Trevor Watson
Development Control Manager
Date: 06/09/2002

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.

DOLPHIN SCHOOL

Trevor,

Emy said the temp. classrooms were mentioned at committee. But she was unsure if they wanted this applicatio to be reported to committee.

Cheers (No)

Tanya.

WORK SHEET FOR : Tanya Davies

Application Number : TP/2002/7034

Applicant : Dolphin School c/o Harrell Design Associates

Location : The Dolphin School, Hinton Road, Hurst, Reading.

Proposal : Proposed siting of 4 temporary classroom units.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications :

Date of Site Visit : Various

Date Registered : 04.07.02

Earliest Date for Decision : 08.08.02

Consultation Responses :
Environment Agency: no objection.

St Nicholas Hurst Parish Council: object to the proposal, they consider that it represents the overdevelopment of the site within a rural area, piecemeal development and the fact that the School have not complied with previous consents.

Highways: raise concerns if the classrooms will result in more pupils.

Councillor Mrs Drake: does not want the application listed, but wants to ensure that the school does not increase its pupil numbers and that any temporary planning permission will be enforceable.

Local Residents: if permission is granted there must be an end date for the removal of the temporary classroom units which the Council can and will enforce.

Planning History :
Hinton House is a grade II* Listed building, located in a rural area designated as a Green Gap. In 1972 temporary permission for use of existing buildings in the grounds as a nursery was granted. Since then planning permission has been granted for permanent use of the site as a school, there have been numerous extensions to the premises, including two substantial ones, and the number of pupils has increased from 25 to 250 (limited by condition).

There have been temporary classrooms on the site since 1990. A planning application (ref F2001/3254) for a permanent extension was approved by the Development Control Sub Committee on 4.9.02.

The 4 proposed temporary classrooms are required for a temporary period until the completion of this extension.

Proposal
The School has confirmed that the temporary classroom units are needed solely in connection with the proposed extension there will be no increase in pupil numbers at the school because of the temporary classroom units.

Planning Issues

1. Impact on the character and appearance of the area, including the setting of the listed building.
   Hinton House is a grade II* listed building, located within the countryside in an area designated as green gap.

   Buildings of a temporary nature wold not normally be acceptable in this location as they would be likely to detract from the setting of the listed building. However the temporary classroom units are only required whilst the additional classrooms approved under F/2001/3254 are being built.

   The temporary classrooms will not be seen beyond the school site and it is considered that it would not have an adverse impact upon the character of the surrounding area.

2. Flooding Issues
   The site is not in an area identified by the Environment Agency as liable to flood.

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

Application Number: TP/2002/7034

Conditions

Non standard

1. The limited period for the retention of the temporary classroom units hereby permitted buildings shall be until 5 September 2003 or the first occupation of the classroom extension approved under planning permission F/2001/3254 whichever is soonest. The land shall be restored to its former condition on or before 5 November 2003.

Reason: The type of building is not one that the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because of the shortfall in teaching accommodation at the School during the construction of the extension.

Informatives.

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

   Berkshire Structure Plan EN3, C2, C6,
   Loddon Area Local Plan LTV2, LC1, LPS3, LPS4
   Wokingham District Plan (Deposit Draft) policy WOS2, WCC1, WCC2, WIC16, WIC17

Tanya Davies
6.9.02

2 This permission does not grant approval for any increase or variation to the numbers or to the school role for which separate application will need to be submitted.

T E Watson
6/9/02

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 3 September 2002
My ref: TD/2002/7034

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33508 – Wokingham

Ms L Charlesworth
Dolphin School
Hurst
Berkshire
RG10 OBP

Dear Ms Charlesworth

Temporary Classrooms at Dolphin School.

I hope to determine this application shortly after your application for an extension (F/2001/3254) is reported to Committee on 4 September. In the meantime please can you confirm that:

1. The temporary buildings are needed solely in connection with the proposed extension and will be removed when it becomes available for use;

2. There will be no increase in pupil numbers at the school as a result of the temporary accommodation.

Please contact me with any queries.

Yours faithfully

Tanya Davies

Tanya Davies
Senior Planning Officer

0118 9746484
3/9/02.

Dear Ms Davies

I can confirm that the temporary buildings are needed solely in connection with the proposed extension and will be removed when that extension becomes available for use also that there will be no increase in pupil numbers at the school as a result of the temporary accommodation

Linda Charlesworth

TO: DOLPHIN SCHOOL
FAX: 934 4110
PAGE 1 OF 1.

PRIVATE AND CONFIDENTIAL

The information contained in this facsimile transmission is intended exclusively for the use of the individual or entity to whom it is addressed. The contents may be confidential, privileged and/or exempt from disclosure under relevant law. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents is prohibited and may contravene the Data Protection Act 1984.

Facsimile Cover Sheet

To:	Tanya Davies
Company:	Wokingham Unitary
Phone:	
Fax:	01189746484
From:	Linda Charlesworth Executive Co-ordinator
Company:	Dolphin School, Hurst, Berks RG10 0BP
Phone:	0118 9321801
Fax:	0118 934 4110
E-mail:	lcharlesworth@dolphinschool.com
Date:	3\ 9\2002
Pages including this cover page:	2

Dear Ms Davies, please find attached response to your fax. I hope it is what you need, please contact me if you need anything further.

Linda Charlesworth

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 3 September 2002
My ref: TD/2002/7034

Ms L Charlesworth
Dolphin School
Hurst
Berkshire
RG10 OBP

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

Dear Ms Charlesworth

Temporary Classrooms at Dolphin School.

I hope to determine this application shortly after your application for an extension (F/2001/3254) is reported to Committee on 4 September. In the meantime please can you confirm that:

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2. There will be no increase in pupil numbers at the school as a result of the temporary accommodation.

Please contact me with any queries.

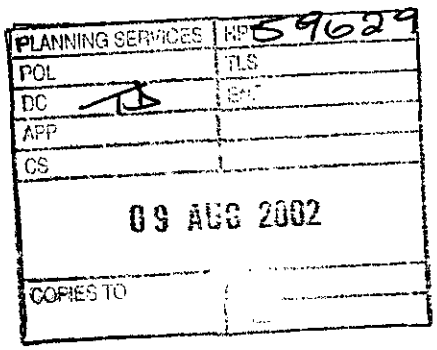
Yours faithfully

Tanya Davies
Senior Planning Officer

ENVIRONMENT AGENCY

Our Ref : SP/2002/006157-1/1
Your Ref : TP/2002/7034

Date : 07 August 2002



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

Dear Sir/Madam

APPLICATION FOR TEMPORARY PERMISSION FOR THE SITING OF 4 CLASSROOM UNITS THE DOLPHIN SCHOOL, HINTON ROAD, HURST, READING

Thank you for your letter dated 15 July 2002, received on 18 July 2002. Please quote the following reference in any correspondence: SU87SW/20/5. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

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

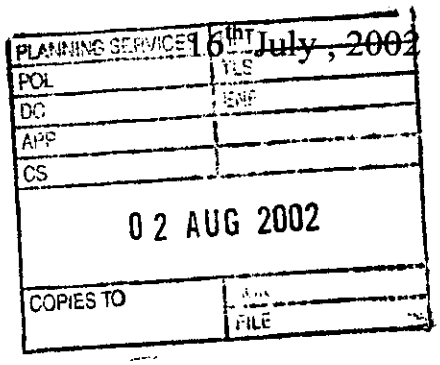
REBECCA CHEATLEY
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

ST. NICHOLAS HURST PARISH COUNCIL

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

16th July, 2002



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

For the attention of Tanya Davies

Dear Miss Davies,

Application No. F/2002/7034

I refer to the above-mentioned Application by Dolphin School, Hinton Road, Hurst: temporary permission for the siting of four classroom units.

My Council have previously expressed concern about the expansion of these premises in this rural area. Rather than piecemeal development, it has been suggested that a Business Plan should be prepared to determine the aims and objectives of the School.

Previous Consents have not been complied with and my Council are not aware of any enforcement action taken by the District Council. My Council would certainly be interested to know whether existing buildings comply with Consents.

In any case, this proposal is regarded as overdevelopment of the site and my Council object.

Yours sincerely,

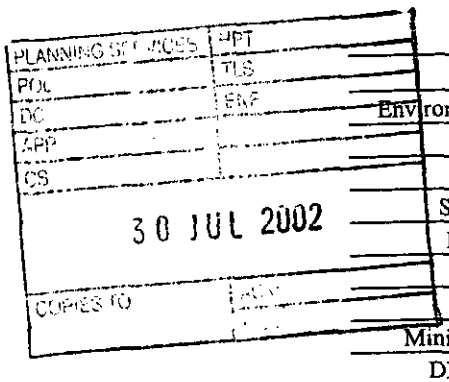
Clerk

☎ 0118 974 6379 (Direct Line)

Monday, 29 July 2002

WOKINGHAM UNITARY
Aiming for Excellence

Harrall Design Associates
14 Tomlinson Drive
Wokingham
Berkshire
RG40 3NZ



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) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Mr Harrall,

Planning Application No: TP/2002/7034

Address: Dolphin School, Hurst.

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

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

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

1. That a level approach is provided to the principal entrance of each classroom. Where an approach is steeper than 1:20, a ramped approach should be provided (Part M2, para1.9-10).
2. That any proposed ramped approach satisfies the requirements of Part M2 (para 1.19) and the DfES Guidance on Constructional Standards for Schools, 2001.
3. That the principal entrance doors to each classroom satisfy the requirements of Part M2, para 1.35) e.g. contain a leaf which provides a minimum clear opening width of not less than 800mm.

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

1. To consider the design and position of door furniture in terms of reach and grip.
2. To ensure that the force required to open doors is not excessive (20-30 Newton's recommended).
3. To consider the use of colour and tonal contrast of floors, walls, doors, and door furniture to improve visibility for all users.

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: Tanya Davies - WDC Planning Dept.

LISTING FORM

Case officer: **Tanya Davies** Application Number: **TP/2002/7034**

The Dolphin School, Hinton Road, Hurst, Reading.

Application for temporary permission for the sitng of 4 classroom units.

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

no problem - subject to my comments below -

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/~~NO~~

Signed: A Drake Date: 22.7.02

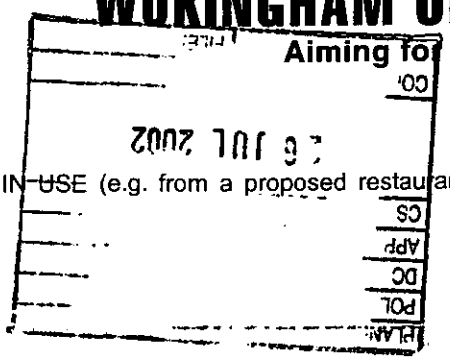
Councillor A Drake

Please note long history of this site.
NO MORE RPILS - 250 have been allowed
& cannot be exceeded
without permission
12 months away! will we be able to
enforce? We have not
in the past!.

PLANNING APPLICATION COMMENTS SHEET
FOR TP/2002/7034. (Case Officer:Tanya Davies)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence



THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: TP/2002/7034

YOUR NAME: Ian Richardson

YOUR ADDRESS: (if these details are incorrect please amend)
HINTON FARM HOUSE HINTON ROAD
HURST
READING
RG100BP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: I assume that these four units are needed to replace old portakabin which have to be removed to enable Applicant in F/2002/3254 to proceed. If permission is granted there must be an end date, as a condition, for their removal, which the Council must monitor and enforce.

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 15 July 2002

Application Number: TP/2002/7034

Proposal: Application for temporary permission for the sitng of 4 classroom units.

Parish: HURST PARISH

Site Address:
The Dolphin School, Hinton Road, Hurst, Reading.

Applicant:
Dolphin School C/O Harrell Design Associates.

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

✓ below as applicable;

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

Will the extra classrooms result in additional children attending the school,?
If this is the case please could highways have information on the existing and proposed traffic generation and car parking facilities.

Signed: _____ **Print name:** AC 23/07/02.

Application Number : TP/2002/7034	**Map No :** ~~38/13~~ 39
Case Officer : TO.	**Site Area :** 2.53
Valid Date : 4.7.02	**Received Date: 04/07/2002**

Level : Delegated Application

Description : Application for temporary permission for the sitng of 4 classroom units.

Location : The Dolphin School, Hinton Road, Hurst, Reading.

Parish : SA **Ward : HUR** 15.7.02

Applicant : Dolphin School C/O Harrell Design Associates.

Fee Required: £220 **Fee Received: £220** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No within the curtilage of a L.B.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape Outside settlement boundary ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education ✓

Social Services

Highways ✓

Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Groundwater Protection Zone ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

.....

S/H + see map.

.....

No relevant pre-apps.

OTHERS

.....

Green Gap & Wedges

Rural Area

Countryside

.....

.....

Organisation_Name	Building_Name	address1	Postcode
THE DOLPHIN SCHOOL			RG100BP
	HINTON HOUSE	HINTON HOUSEHINTON ROADREADING	RG100BP
	HINTON FARM HOUSE	HINTON FARM HOUSEHINTON ROADREADING	RG100BP
	SYLVESTERS	SYLVESTERSHINTON ROADREADING	RG100BS

**********FILE COPY**********

Tel: (0118) 974 6229

Date: 15 July 2002

My ref: TP/2002/7034

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: TP/2002/7034
The Dolphin School, Hinton Road, Hurst, Reading.
Application for temporary permission for the sitng of 4 classroom units.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Tanya Davies** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Tanya Davies** Application Number: **TP/2002/7034**
The Dolphin School, Hinton Road, Hurst, Reading.
Application for temporary permission for the sitng of 4 classroom units.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Drake

**********FILE COPY**********

Received by Wokingham District Council

Application No: TP/2002/7034

Proposal:
Application for temporary permission for the sitng of 4 classroom units.

Location:
The Dolphin School, Hinton Road, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number TP/2002/7034 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/08/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

15 July 2002

7034

04.JUL.2002 7034

Harrall Design Associates

20 Years of Service
1982 - 2002

Architectural : Interior : Shopfitting : Landscape : Planning Supervisors

PMH/BJH
4 July 2002

Ms. E. Circuit
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berks.

Dear Ms. Circuit

PROPOSED TEMPORARY CLASSROOM UNITS – DOLPHIN SCHOOL, HURST

In connection with the proposed permanent classroom block currently under consideration, I enclose an application on behalf of Dolphin School for the temporary provision of four single classroom units to replace the current classroom, which will be removed to facilitate the construction of the new block.

Yours sincerely,

PETER M. HARRALL

c.c. Linda Charlesworth, Dolphin School

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS : MEMBER OF THE ASSOCIATION OF PLANNING SUPERVISORS

14 Tomlinson Drive Wokingham Berkshire RG40 3NZ Tel/Fax: 0118 973 3069

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

04. JUL. 2002

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

1.	APPLICANT'S NAME	DOLPHIN SCHOOL
	ADDRESS	HURST TWYFORD BERKSHIRE.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HARRALL DESIGN ASSOCIATES
	ADDRESS	14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE
	POST CODE	RG40 3NZ PHONE 01189733069
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	DOLPHIN SCHOOL HURST.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TEMPORARY PERMISSION FOR 4 CLASSROOM UNITS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	SEE SITE PLAN.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 COPIES. LOCATION PLAN. TYPICAL UNIT SITE PLAN 1:1250, 1:2500

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	12 MONTHS
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

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

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

SCHOOL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/(NO)

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/(NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

METAL CLADDING.

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

EXISTING UNAFFECTED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

ON TO PLAYGROUND.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A.

If no, please give details

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

N/A.

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
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.

£220.00

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 DOLPHIN SCHOOL DATE 4.7.02

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
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			120 SQ M.	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	AS EXISTING.	
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total
N/A.			

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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

04.JUL.2002 7034

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . DOLPHIN SCHOOL . . . . .

Date . . . . . 4.7.02 . . . . . .

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

① HINTON HOUSE (NOW DOLPHIN SCHOOL)

ADDRESS HINTON ROAD PARISH HURST E

PLOT No. LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1750/72	MISSES R & W FOLLETT	TEMP. HOUSE & SCHOOL	26·10·72	– 31·12· TP
R/261/70				
BR 3278	MR. E. FOLLETT	ALTS. & IMPROVEMENTS	18·8·75	APP. N/ 31·12·
03264	"	" ADDITIONS	2·10·75	N/A T·
04664	"	PLAYING FIELD	17·6·75	N/A C
08858	"	INCR. NO. PUPILS FROM 25-120	— Appeal withdrawn.	N
09698	"	RETENTION OF ARTS ROOM	18·1·79	N/A T·
09699	"	L.B.C. "	18·1·79	N/A T·
09700	"	RETENTION OF PAVILION	18·1·79	N/A T·
09701 09702	"	C.B.C. GENERAL PURPOSE HALL	18·1·79	N/A RE
09703 226	"	L.B.C. "	18·1·79	N/A RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) E

1764

ADDRESS (2) HINTON HOUSE (NOW DOLPHIN SCHOOL) PARISH HURST

PLOT No. HINTON ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09704	MR & MRS E. FOLLETT	ALTS TO FRONT PORCH — INCR. NO. PUPILS FROM 25-120	8-6-79	N/A C
09705	"	L.A.C.	8-6-79	N/A C
09706	"	USE OF SCHOOL ON WEEKDAYS	18-1-79	N/A RE
09707	"	C.B.C.	18-1-79	N/A RE
11421	"	RETENTION OF ART ROOM	25-10-79	N/A C
11453	"	"	25-10-79	N/A C
11449	"	RETENTION OF PAVILION STRUCTURE	25-10-79	N/A C
11450	"	LBC "	25-10-79	N/A C
11451	"	SCHOOL ON WEEKDAYS BASIS, SAME AS PLAN	25-10-79	N/A C
11452	"	LBC	25-10-79	N/A C
13120		G.P. HALL, Storage etc.	5-6-80	N/A R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3)

E

1764

ADDRESS HINTON HOUSE NOW DOLPHIN SCHOOL PARISH HURST

PLOT No. HINTON ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13439	MR & MRS. E FOLLETT	LBC GENERAL PURPOSE HALL	3-7.80	N/A
13964	"	General Purpose Hall	25-9-80	N/A
13978	"	LBC " "	25.9.80	N/A
15767	"	" " "	2-7.81	N/A
15768	"	" " "	2-7.81	N/A
BR 17591	"	NEW HALL	14-10-81	REF
		"	30.6.82	APP
BR 18273	DOLPHIN SCHOOL	IMPLEMENTATION OF 15767	5.4.82	Ref.
20772	MR & MRS. FOLLETT	WITHOUT COMPLIANCE RE COND 7.	8.3.84	N/A
BR 23931	DOLPHIN SCHOOL	LOCKER-ROOM TO LAB	7.12.84	APP
23550	MR & MRS E. FOLLETT	CAR PARK ON PT OF PLAYING FIELD	22.5.85	N/A
25947	"	EXT COVERED WAY & RE ROOF	17-7.86	
BR 1409		EXISTING	26.8.86	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(4) HINTON HOUSE NOW DOLPHIN SCHOOL

1764

ADDRESS HINTON ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27506-CR	DR. N. FOLLETT	OVERHAUL ROOF/REBUILD	17.6.87	C/A
		CHIMNEYS/REPAIR WINDOW		
		SURROUNDS/REPOINTING/		
		WINDOWS/TANKING OF		
		CELLAR & REPAIR BOUNDARY WALLS		
28065				
34717	DOLPHIN SCHOOL	3 TEMP. CLASSROOMS/RETAIN	14.2.90	28.2.
		/ ENABLING REPAIRS		
38431	"	RENEWAL 34717	15.1.92	28.2.
38432	"	TEMP. CLASSROOM	15.1.92	TP
38433	"	RENEW. & EXT. TO SCHOOL	15.1.92	Ref
38434	"	N/ST. EXT. & RETRO. APPL FOR FURTHER 22 PARKING SPACES	15.1.92	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

40623 " RENEWAL TEMP. CLASSROOM 25.3.93 31.3.

1933

(5) DOLPHIN SCHOOL

ADDRESS HINTON ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
43595	DOLPHIN SCHOOL	2/St. ht. to form ADD CLASSROOMS, STAFF ROOMS, OFFICES ABOVE, HARDSTANDING/ VAR. OF COND. 2 ON 11451 & COND. 6 ON 15767 (FROM 120 PUPILS TO 250 PUPILS)	31.7.95	CL
44580	"	S/St. ht. a SEWAGE TREATMENT PLANT	7.8.95	CL
95/60669/F.				
FP95/3796	"	S/St. ht./ INT. ALTS.	19.9.95	APP
FP95/4005	"	SEWAGE TREATMENT PLANT	10.11.95	APP
96/64078/FH	"	CLASSROOM ACCOMM.	21.10.96	31.10
96/64079/FH	"	RENEWAL "	21.10.96	31.10
FP96/5741	"	2 PORTABLE BUILDINGS	4.11.96	REF

MINISTRY DECISION

SPECIAL ORDERS

1933

(6) DOLPHIN SCHOOL

ADDRESS HINTON ROAD PARISH HURST

PLOT No. ORD. SHEET No.

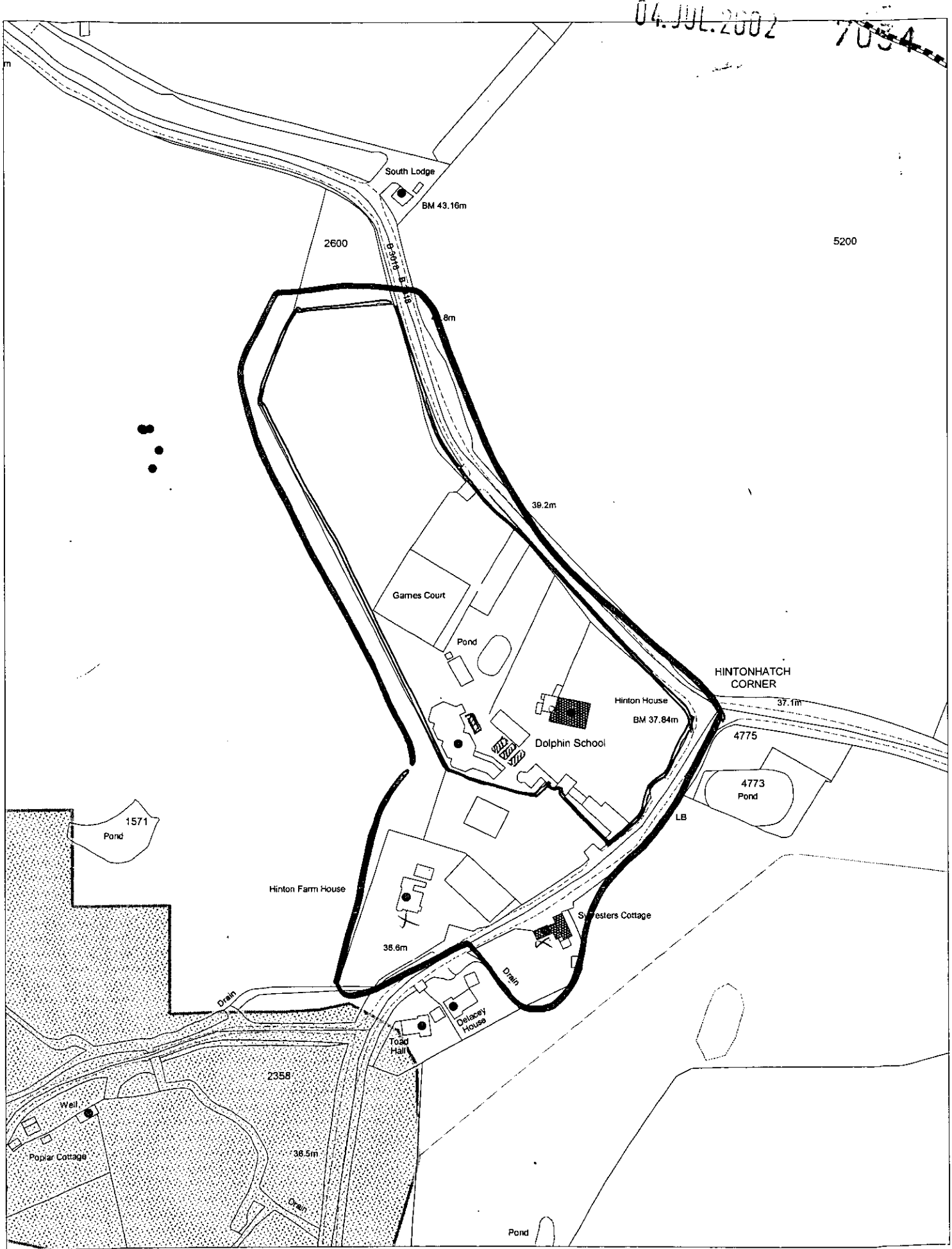
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66046/V	DOLPHIN SCHOOL	VAR. CONDS. 12 & 13 ON 43595. COMMENCE. DEV. WITHOUT PHASING	9.10.97	CL Var/Re
FP97/6765	"	Ext - offices kitchen, library	10.10.97	REF.
FP97/6765A	"	staff lockers & classrooms	20.01.98	APP.
F/2001/3254				
TP/2002/7034	Dolphin Sch.	T.P for siting of 4 classrooms		

MINISTRY DECISION

SPECIAL ORDERS

04.JUL.2002 7054

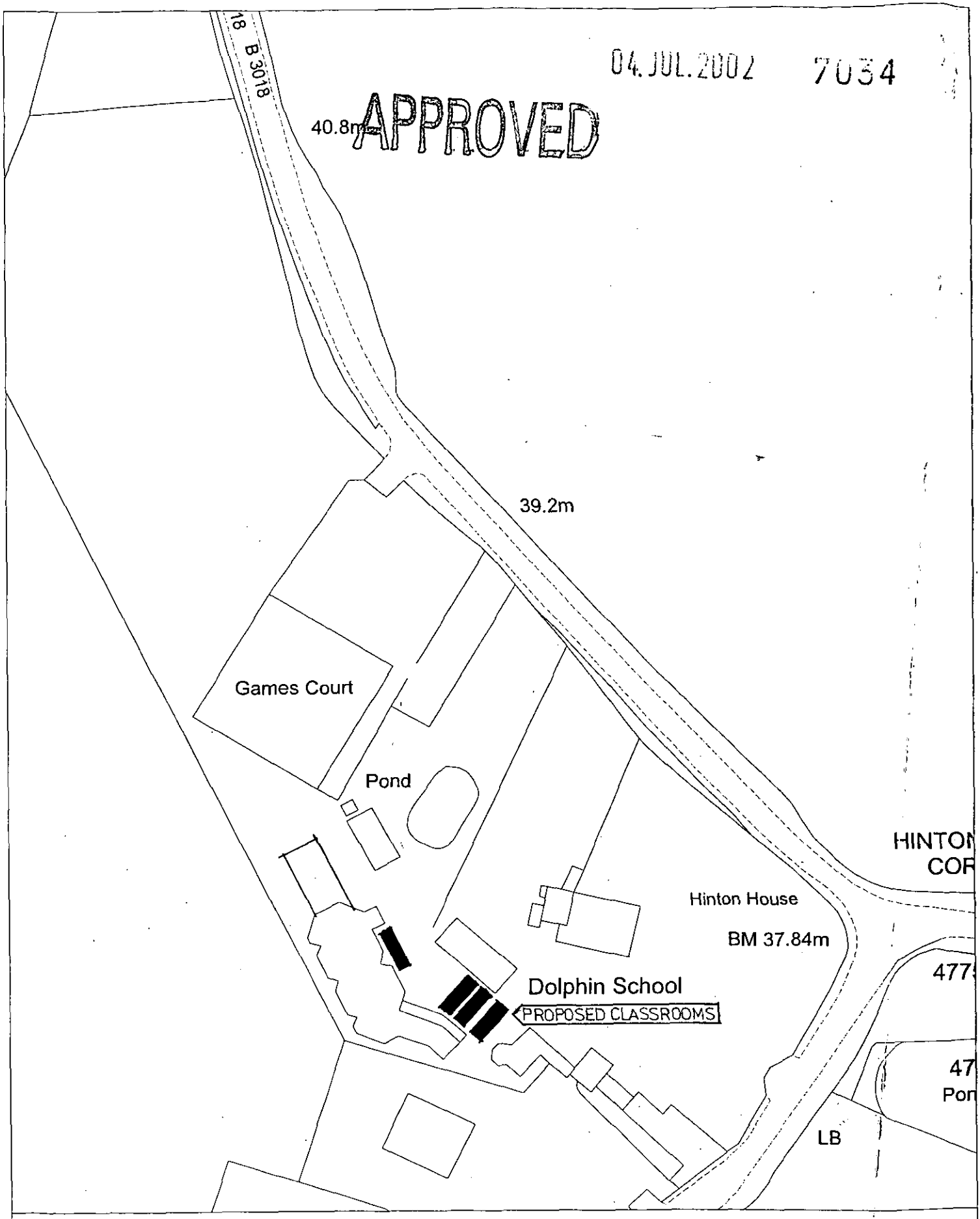


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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2002 Scale: 1 : 2500

N W E S



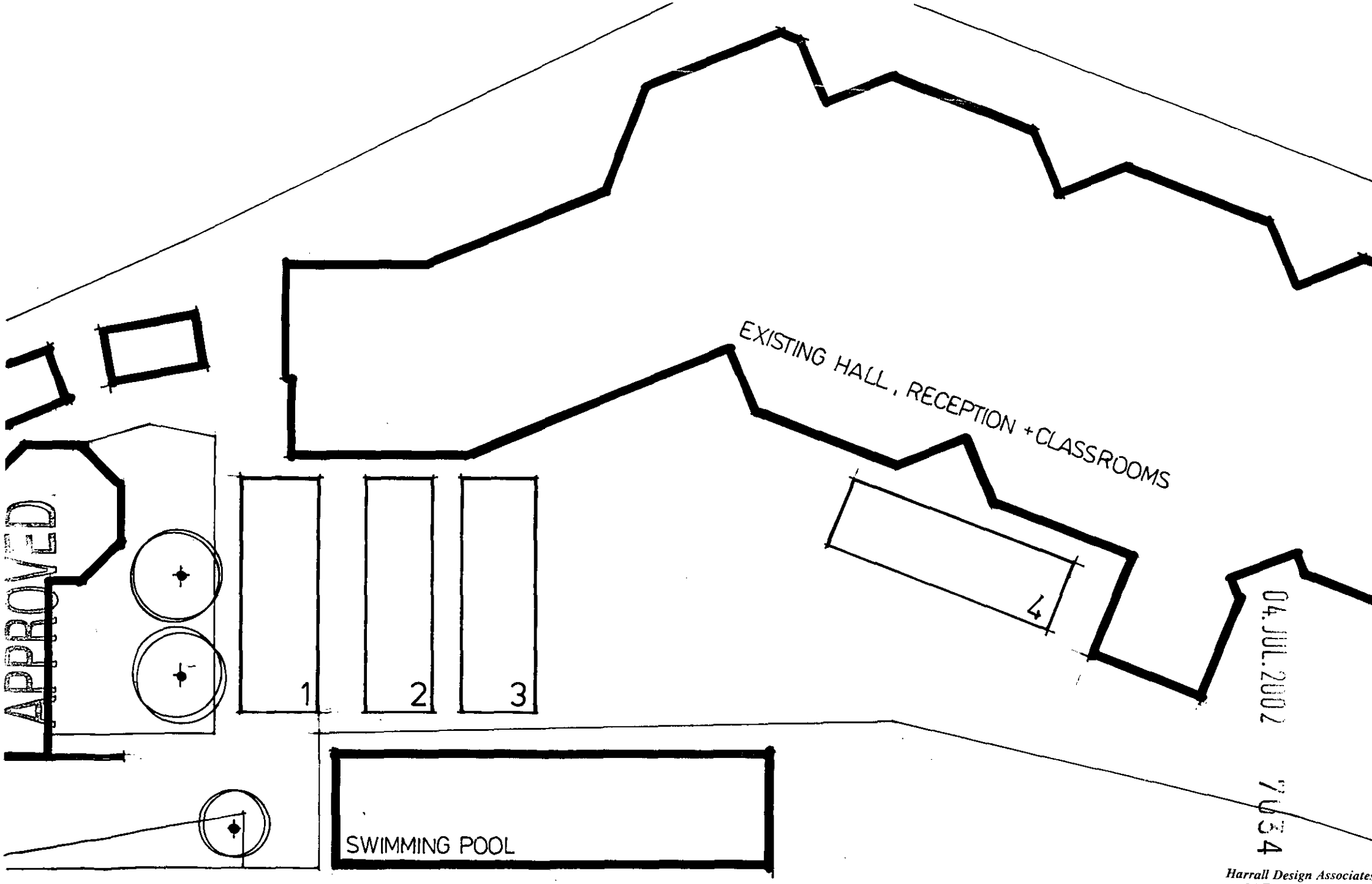
Site Plan, Scale: 1 to 1250

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Date: 12 January 2001

N
W E
S

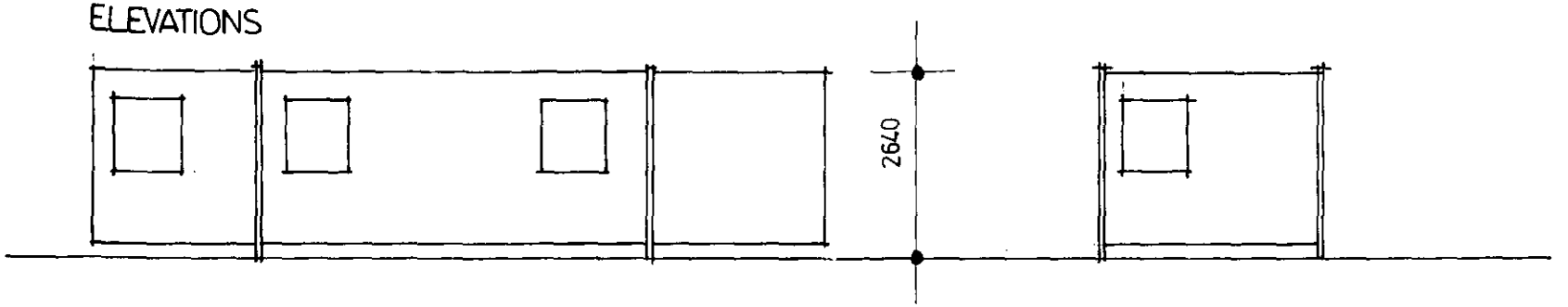


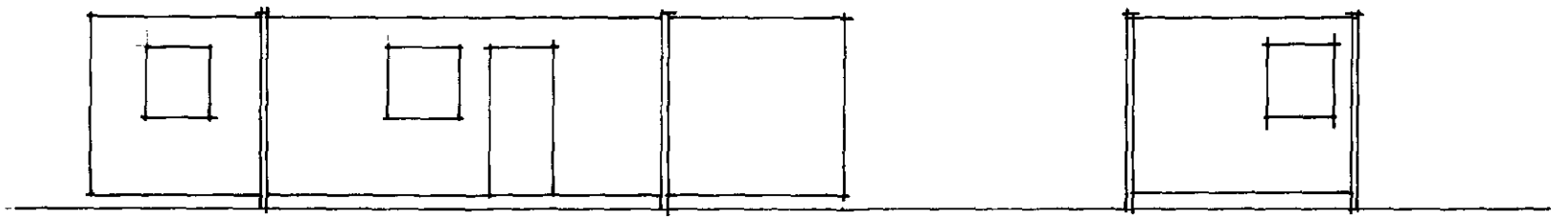
PROPOSED TEMPORARY CLASSROOM UNITS DOLPHIN SCHOOL HURST.

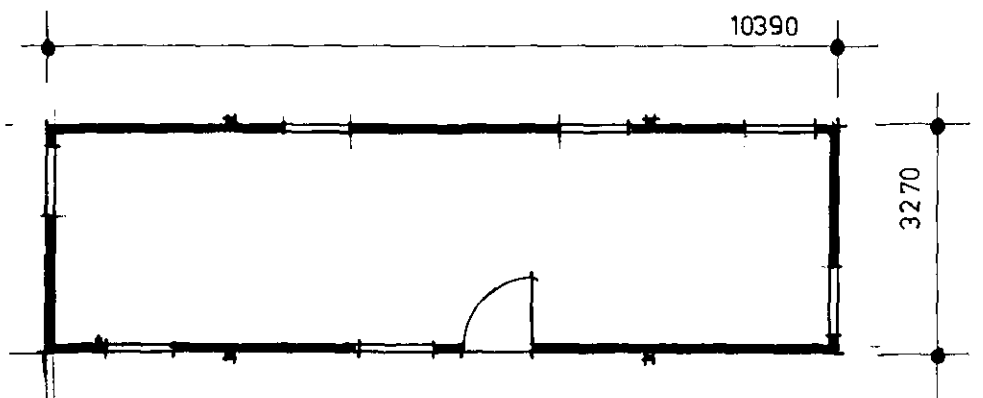
1.200
LOCATION PLAN

Harrall Design Associates
14 Tomlinson Drive
Wokingham
Berks. RG40 3NZ
Tel/Fax: 01189 733069

ELEVATIONS







PLAN

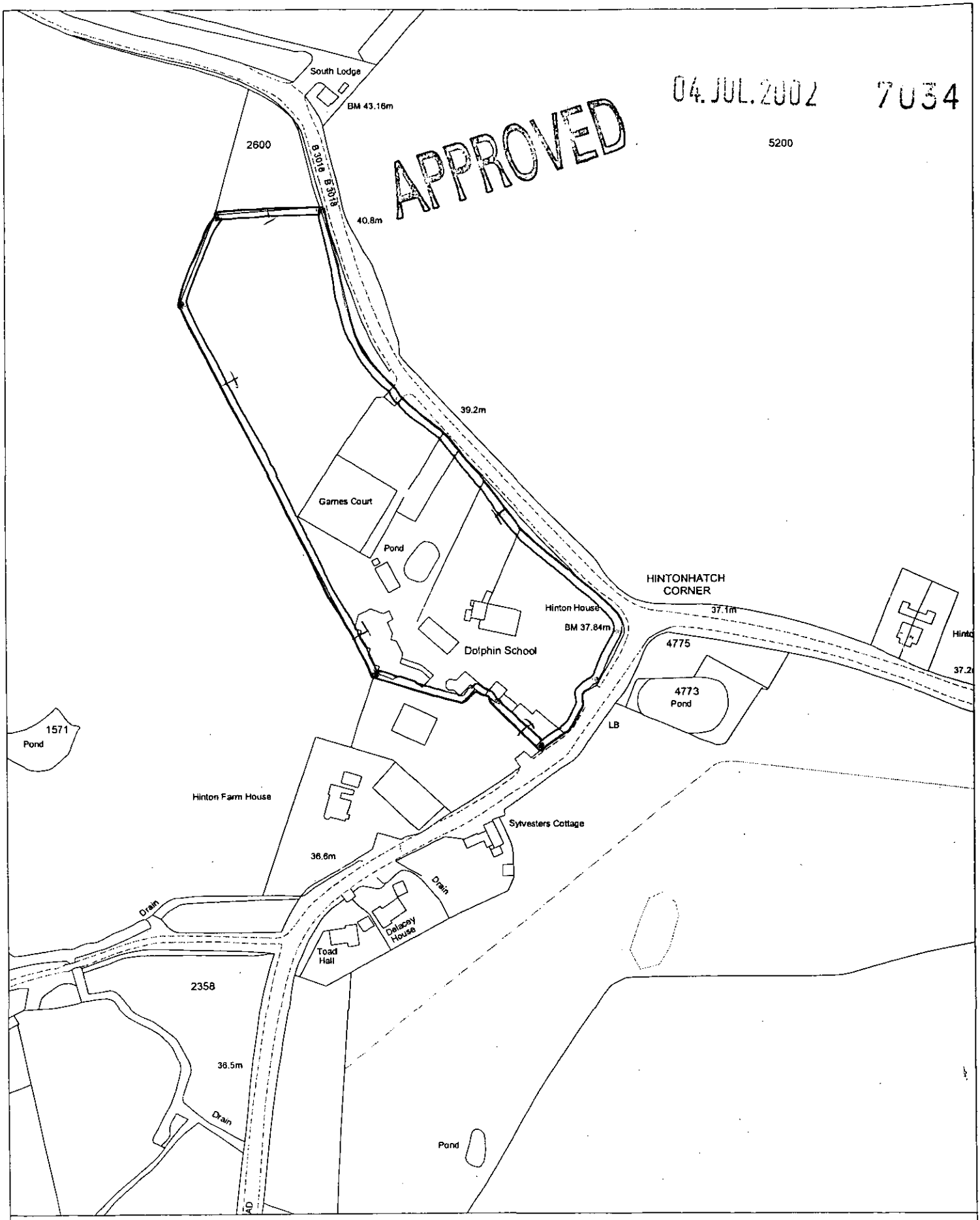
EXTERNAL COLOURS
WALLS. GREY
DOOR. YELLOW

04.JUL.2007 7034

PROPOSED TEMPORARY CLASSROOM UNITS DOLPHIN SCHOOL HURST.

1.100
TYPICAL UNIT

Harrall Design Associates
14 Tomlinson Drive
Wokingham
Berks. RG40 3NZ
Tel/Fax: 01189 733069



Site Plan, Scale: 1 to 2500

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Date: 12 January 2001