SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
O/2000/0446

LOCATION:
Car Park Denmark Street, Wokingham.

APPLICANT:
Power Investment Ltd C/O Halson Mackley Partnership

PROPOSAL:
Outline application for the proposed erection of (B1) office building.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Mrs B Polnik**

Our Ref: KH/SAW/1568

For the attention of Mrs B. Polnik

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

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HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

14 August 2000

Dear Sirs

Re: Proposed Offices
At: Land to the rear of Nos. 3 & 4 The Courtyard, Denmark Street, Wokingham
For: Power Investments Limited

Further to our telephone conversation on Friday last, we write to formally withdraw our Application No. 0/2000/0446.

This action has been taken in view of the contents of the Inspector's decision letter in respect of Planning Application No. 99/69747/0, which clearly indicates his view that development in some form is conceivable, although the fully detached building on stilts is inappropriate.

We will be preparing a revised sketch scheme in the next few days and arrange to meet further with yourselves prior to the submission of a revised application.

Yours faithfully

KEITH HALSON
HALSON MACKLEY PARTNERSHIP

c.c. Power Investments Limited

fax message from
HALSON MACKLEY PARTNERSHIP
tel. 0118 926 9555 fax 0118 926 9556
date 11.08.00 To Mr Pollick 32968
pages 4 Company Area
post y/n/no sent by

PLANNING SERVICES 32968
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FILE 11 AUG 2000

Appeal Decisio

Site visit made on 1 August 2

by Andrew S Freeman BSc(Hons) DipUD DipEM
FRTPI FIHT MIEnvSc

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Appeal Ref: APP/X0360/A/00/1038613
Land adjacent to 3 & 4 The Courtyard, Denmark Street, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Power Investments Limited against the decision of Wokingham District Council.
- The application (ref: 99/69747/O), dated 12 May 1999, was refused by notice dated 14 October 1999.
- The development proposed is erection of offices.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The appeal relates to an outline planning application. Approval to the siting, design, external appearance, means of access and landscaping would be sought at a later date. The site layout drawing is indicative only.

Main Issues

2. In my opinion, the main issues are:
   (a) whether the proposal would lead to undue pressure for housing;
   (b) the effect on the character and appearance of the Wokingham Town Centre Conservation Area;
   (c) the effect on local services, amenities and infrastructure; and
   (d) the effect on the living conditions of the occupiers of Sale Garden Cottages in terms of loss of privacy and visual intrusion.

Planning Policy

3. The development plan includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan.

4. Under Structure Plan Policy BU1, and subject to the criteria, provisos and other factors set out in the policy, proposals for further business development will normally be granted. Policy EN1 indicates that the character and quality of the environment of built-up areas will be protected and enhanced. Policy EN5 is concerned with areas of special character including conservation areas. They will be protected from change damaging to their character and appearance. In terms of conservation areas, this broadly reflects the statutory duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas)

Act 1990. Policy LD6 seeks to ensure that infrastructure, services and amenities made necessary by the development are or will be provided.

5. South East Area Local Plan Policy PSE1 states that within and adjacent to the principal business area business uses will generally be limited to those sites and locations shown on the Proposals Map. Policy SE2 is concerned with employment development on unidentified small sites. Extreme caution is required. Acceptable developments will normally involve an increase in floorspace of less that 300 sq m.

6. Aspects of the environment that make up the distinctive character of conservation areas will be protected and enhanced under Policy SBE12. Under Policy SBE14, proposals for new development which would be detrimental to the character of a conservation area will be refused. Policy SBE15 sets out considerations to which the District Council will normally have regard in considering proposals for otherwise acceptable new development in conservation areas.

7. The phasing of services in new developments is dealt with under Policy SPS1.

8. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft. The relevant part of this emerging development plan has not yet been the subject of an Inspector's report. Although the draft plan sets out current policies of the Council, it does not have the statutory weight of the development plan.

9. Draft Policy WOS1 is concerned with sustainable development whilst development control principles are set out in draft Policy WOS3. Draft Policy WOS4 deals with service, amenities and infrastructure requirements for new developments. Draft Policy WOS10 seeks to preserve and enhance the character of the conservation areas. Draft Policy WEM4 sets out criteria for employment generating development within settlements on unidentified sites. Sites for B1 office use in Wokingham Town Centre will be limited to the sites identified under draft Policy WSH22. Under draft Policy WBE1, the Council will require good contemporary design throughout the plan area, which respects its local context. The provision of public open space in new commercial development is the subject of draft Policy WR8.

Reasons

Pressure for Housing

10. The Council is concerned that there is no identified local need for the proposed offices. The facility would result in additional pressures for housing. However, the appellant and the agent are aware of a requirement for additional space from the tenants of No 3 The Courtyard. The occupants have expressed interest in additional floorspace to the appellant company.

11. I appreciate that this interest was not indicated at the application stage; also that the Council is sceptical as to the firmness of the interest. However, on the face of it, there is a potential occupier who would meet the requirements of Structure Plan Policy BU1. Nevertheless, under the policy, it is also necessary to consider whether, either by itself or cumulatively, the development would give rise to pressures for housing development additional to the provisions of the plan. In this regard I am also mindful of what could be consider the restrictive provisions associated with Local Plan Policies PSE1 and SE2 as well as draft Policy WSH22 of the emerging local plan.

12. It is indicated that, in addition to the stated interest, the appellant and the agent are not aware of vacant office space in Wokingham. However, on my site visit, I saw that the lease of a self-contained office building at Seymour House is available (564.3 sq m); that modern offices at Alexander Court, Denmark Street, are to let (170.7 sq m); that there is a "development and refurbishment opportunity" including 800 sq m of new offices available at 37-41 Denmark Street and "Fleet Works"; and that there is an office building of 142 sq m to let at 44 Denmark Street. Slightly further away, but still within the commercial core of the Conservation Area, offices are available varying in size from 151 sq m in Broad Street (above Bennetts Insurance) and 208 sq m in Market Place (Nos 26/28) to 1,780 sq m at Old Forge House, Peach Street. These various premises would be additional to most of the sites identified in the emerging local plan.

13. In the light of the above it is my opinion there is inadequate justification for the proposed development. I consider that the inevitable consequence of unwarranted office building, particularly in cumulative terms, would be undue pressure for housing in the area over and above the provisions of the development plan. In my view, there are no exceptional circumstances in this case.

Over 500m²

The Effect on the Character and Appearance of the Conservation Area

14. The appeal site is located within the Wokingham Town Centre Conservation Area. As stated in the Council's Conservation Area Study, I saw that building styles are generally modest, predominantly of red brick with tiled clay roofs. The buildings tend to be small in scale, typically two storey but with some two-and-a half and three storey premises. They offer the characteristics of a traditional Berkshire town. There is no dominant building type.

15. Denmark Street, in common with Broad Street and Peach Street, is a busy thoroughfare fronted by commercial premises at the back edge of the footway. In many places the historic pattern of burgage plots is reflected by in-depth developments on narrow fronted sites; also by access ways along plot boundaries.

16. The appeal site is essentially part of a large, open, rectangular area at the rear of Denmark Street. It is used as a public car park. Relatively modern two storey office development with hipped tiled roofs and first floor tile hanging above brick-built ground floor accommodation lies to the northwest at the rear of properties fronting Denmark Street. A modern library building is prominent to the southwest.

17. The Council is concerned that the development would fail to respect the grain, appearance and historical plot layout of the Conservation Area. For the appellant it is stated that the interpretation of the historic grain is an exaggeration. Further, it is inaccurate to say that buildings are concentrated on road frontages. For my part I appreciate that that application is in outline. I can conceive of a solution whereby the in-depth pattern of existing development, whether new or old, could be reflected on the appeal site. However, to my mind, the indicative solution pays no regard to the existing layout of buildings. In my opinion, a building along the lines indicated would be "floating" within an open area of car parking, unrelated to any existing development.

18. A further point of concern is the "intention" to have a building on stilts. Although I saw colonnaded buildings within the Conservation Area, for example at Market House and The

Arcade, I saw no buildings on stilts. It is stated that the offices could be designed to be in keeping with 3 and 4 The Courtyard; but neither of these buildings is on stilts.

19. I appreciate that it may be possible to design a building that would respect the character and appearance of the Conservation Area. However, I consider that this is an instance where detailed plans and drawings would be needed for a proper assessment. In my opinion, and notwithstanding an opportunity to soften the impact of the car park, a development along the lines indicated would neither preserve nor enhance the character or appearance of the Conservation Area.

Local Services, Amenities and Infrastructure

20. I note that the appellant would not resist any reasonable requests in respect of local services, amenities and infrastructure. In my view, bearing in mind the provisions of the development plan and the advice in Circular 1/97 on Planning Obligations, a financial contribution would be appropriate. This would normally be secured through an agreement or unilateral undertaking under Section 106 of the Town and Country Planning Act 1990. However, no such obligation has been submitted. Without an obligation, it is my opinion that local provision of relevant services, amenities and infrastructure would be unacceptably harmed.

The Effect on the Living Conditions of the Occupiers of Sale Garden Cottages

21. I saw that, to the southeast, the appeal site is overlooked by single storey residential accommodation at Sale Garden Cottages. There did not appear to me to be any principal windows in the elevation facing the appeal site. Nevertheless, I consider that it would be important to avoid a development that would be visually intrusive to the occupiers of the cottages or where there would be significant overlooking from windows in the proposed office block.

22. In my opinion, there is plenty of room within the appeal site to locate the offices in a position that would not cause any undue problems. Bearing in mind also the agent's thoughts on the potential use of high-level windows, directional oriel windows, dormer windows and roof lights, I do not consider that there would be any significant effect on the living conditions of the occupiers of Sale Garden Cottages in terms of visual intrusion or loss of privacy.

Conclusions

23. On the main issues, I have concluded that, although the living conditions of the occupiers of Sale Garden Cottages would not be unduly affected in terms of visual intrusion or loss of privacy, the proposal would lead to undue pressure for housing in the area. In addition, the development would neither preserve nor enhance the character or appearance of the Wokingham Town Centre Conservation Area. Further, local provision of relevant services, amenities and infrastructure would be unacceptably harmed. The scheme would not accord with the provisions of the development plan.

Overall Conclusion

24. For the reasons given above and having regard to all other matters raised including the quality and nature of development elsewhere in the Conservation Area, I conclude that the appeal should be dismissed.

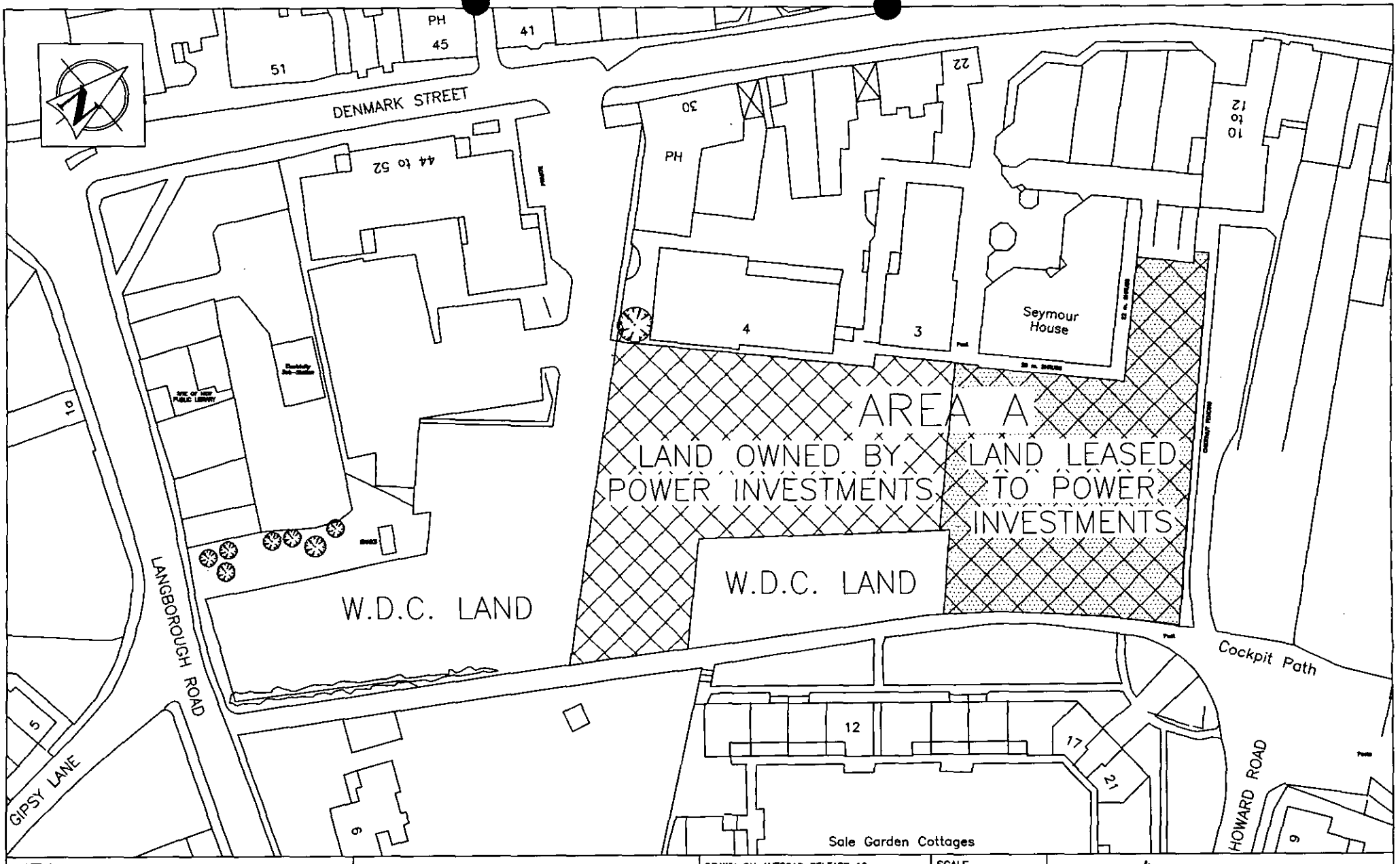
Formal Decision

25. In exercise of the powers transferred to me, I dismiss the appeal.

Information

26. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR



KEY

DENMARK STREET CAR PARK, WOKINGHAM – LAND OWNERSHIP BOUNDARIES

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SCALE N.T.S.

DRAWING No. 5029/91A

M.Moon
C.Eng., M.I.C.E.,
HEAD OF ENGINEERING
ENVIRONMENTAL SERVICES DEPT
P.O. Box 153,
Shute End,
Wokingham,
Berks, RG40 1WL



Site Plan, Scale: 1 to 2500

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Date: 27 January 2000

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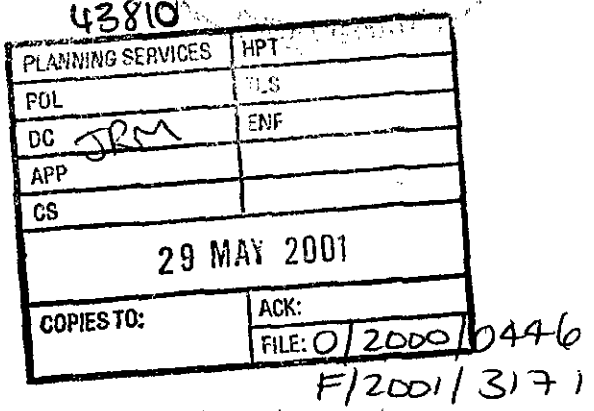
John Mitchell

ACCURAT



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Ms Jane Earl
CEO
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

23rd May 2001-05-23

Dear Ms Earl

Planning Application - Denmark Street Car Park

I am writing to you in connection with the planning application for a new office building in the Denmark Street Car Park as submitted by Power Investments.

We are the tenants of 3 The Courtyard, Denmark Street and have occupied the building for nearly 3 years. We have experienced rapid expansion over this period and now have a pressing need for larger offices and the proposed new building is very important to us if we are to stay within the town centre.

We are a software company established in 1993 selling high value software to large corporates and banks in the UK and around the World. We now employ 60 IT specialists based out of our offices at 3 The Courtyard and we also employ 7 people in the USA and 3 in Luxembourg and these numbers are growing rapidly.

We have always been in Wokingham Town Centre, initially at Anvil Court Denmark Street, and appreciate the convenience it offers us. Five of our people are able to walk to work and many choose to come by train hence we are very keen to remain in the town centre. Our requirement is now for about 700 sq metres and there is very limited availability of this size of office within the Town Centre.

The reason we are so keen on the new building is that we can retain between half and all of our current building plus take all of the new adjacent building giving us exactly the amount of space we require and allowing us to remain in Wokingham Town Centre for the foreseeable future.

There appears to be delays in making a decision on this planning application. This is making it very difficult for us to plan and make arrangements for our accommodation requirements.

We urgently need the council to make a firm decision either way and communicate this to us. We very much hope and request that the answer is positive allowing us to stay in the town centre. A negative response would mean that we immediately need to broaden our search for new premises which will probably result in moving out of the town centre and quite possibly the Wokingham area altogether.

If you have any questions or can provide me with any further feedback, please contact me on 0118 9898501.

Yours sincerely

Nick Osborn
Joint Managing Director

cc Mrs Polnick, WDC Planning Dept.

0446

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HALSON MACKLEY PARTNERSHIP

Chartered Architect

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Tel: 0118 926 9555
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Our Ref: KH/SAW/1568

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Environmental Services Department
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P.O. Box 157
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Yours faithfully

KEITH HALSON
HALSON MACKLEY PARTNERSHIP

c.c. Power Investments Limited

fax message from HALSON MACKLEY PARTNERSHIP
tel. 0118 926 9555
date 14.08.00
pages 1
post yes / no

fax 0118 926 9556
To [illegible]
Company [illegible]
sent by [illegible]

WORK SHEET FOR : Mrs B Polnik

APPLN WITHDRAWN
15.8.00

Application Number : O/2000/0446

Applicant : Power Investment Ltd C/O Halson Mackley Partnership.

Location : Car Park , Denmark Street, , Wokingham.
Proposal : Outline application for the proposed erection of (B1) office building.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 21.2.2000

Date Registered : 24/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : ~~27/02/2000~~ GREEN SITE NOTICE expires 9.3.00

Application Expiry Date: 20/03/2000

Consultation Responses :

- Highways : proposal would remove parking which is available for public use and does not replace with another location

- Public Rights of Way : no objection
- Archaeology (Bobtie) : site lies within historic core and has potential archaeological implications. In accordance with PPG16, ENG of BSP, LBE22 of LALP and WHE16 of WDLP archaeological evaluation required. This could be post determination and ∴ should p.p be granted condition proposed.

~~Planning Issues :~~

- Town Council : no objection although would result in loss of more parking.
- Landscape Architect : no objection in landscape terms
- Conservation Architect : proposal would result in the development of a burgess plot and inherent part of the character of the town/conservation area. Although appln. is in outline design appears to be alien and ignores townscape principles and form.

- Letters of representation : 4 letters of objection received
  objections can be summarised as follows:
  - loss of car parking (in a popular and easily accessible car park)
  - adverse impact on viability of town centre
  - no need for additional office floorspace

RELEVANT PLANNING HISTORY :

99/69747/0 O/L applⁿ. for 550m² of B1(a) REFUSED 14.10.99
(currently subject of an appeal - not yet determined)

CURRENT PROPOSAL :

Outline applⁿ. (all matters reserved) for 475m² of B1(a)
Indicative drawing shows building on stilts with a bridge link to rear of 3 Denmark St. Similar proposal to that refused under 99/69747/0 although current proposal is smaller 475m² as opposed to 550m² and previously there was no link to existing buildings.

PLANNING ISSUES :

Issues are similar to that on previous applⁿ. 99/69747/0 ~~(refer to attached)~~
However floorspace has now been decreased by 75m² to 475m² ie. less than 500m² and therefore applⁿ. can now be delegated at officer level and SAI requirements do not apply.

Application No. O/2000/0446

Applicant: Power Investments Ltd
Location :Outline Application for the Proposed Erection of Offices to provide 475m^2 of B1 floorspace
Proposal: Land Adjoining 3 and 4 The Courtyard, Denmark Street, Wokingham

Planning History Site currently forms part of the Denmark Street public car park. The land was leased to Wokingham District Council. This expired on 29th September 1999. It is uncertain what the future management of the car park will be, although negotiations to renew the lease are currently taking place. The access from Denmark Street is within the ownership of Wokingham District Council, over which the applicants have a right of access.

A similar outline application 99/69747/O for 550m2 of B1 was refused in October 1999 on the following grounds:

-speculative development with insufficient justification
-detrimental to character of conservation area
-overdominant and loss of privacy to residents in Sale Cottages
-inadequate service, amenity and infrastructure contributions

This is now the subject of a written representations appeal.

Proposal Is for the erection of 475m^2 of B1 offices. This is an outline application with all matters reserved for future consideration. The indicative layout shows a building on stilts which is accessed via lifts and stairs and linked into the roofspace of 3 The Courtyard via a bridge. It would appear that the building would be one storey above stilts with a pitched roof. The application is speculative in nature. No Traffic Impact Assessment has been submitted.

Appraisal Main issues are:

A. Principle of development in town centre location (Berkshire Structure Plan Policies OS1, LDI, ENI, LD3, S1, S4 para. 8.34, BU1; South East Area Local Plan Policies PSE1, STVI, SE2 ; Wokingham District Local Plan (Deposit Draft) as modified Policies WOSI, WOS3, WBE1, WEM4, WSHI, WSH2, WSH22).

B. Impact on the character and appearance of Wokingham Town Centre Conservation Area (Berkshire Structure Plan Policies EN4, EN5, EN6, EN7; South East Area Local Plan Policies SBE1, SBE2, SBE12, SBE14, SBEI5, SBE2I; Wokingham District Local Plan (Deposit Draft) as modified Policies WOS1O, WHE2, WHE4, WHEI5).

C. Impact on residential amenity (Berkshire Structure Plan Policies ENI, LD3; South East Area Local Plan Policies SBE2, SBE5; Wokingham District Local Plan (Deposit Draft) as modified Policies WOS3, WBEI).

D. Impact on highway safety, parking and accessibility (Berkshire Structure Plan Policies OSI, LD5, T4, T6, S2; South East Area Local Plan Policies ST3, ST5; Wokingham District Local Plan (Deposit Draft) as modified Policies WOS3, WBE9, WSH31, WT1, WT2, WT5, WT6).

E. Impact on proposed environmental improvement area (Berkshire Structure Plan Policy EN1; South East Area Local Plan Policy PTC7; Wokingham District Local Plan (Deposit Draft) as modified Policies WBE10, WBE14).

F. Service, Amenity and Infrastructure requirements (Berkshire Structure Plan Policy LD6; South East Area Local Plan Policy SPS1; Wokingham District Local Plan (Deposit Draft) as modified Policies WOS4, WR8, WR12(a)).

A. The application site is located within Wokingham Town Centre boundary, but outside the primary or secondary shopping areas. It is located in a sustainable location which would minimise the need for travel by private car. As such, it complies with criterion (d) of Policy WOS1 and criterion (c) of WOS3.

In terms of sustainability and the opportunity for reducing travel and increasing alternative modes of transport, the application site is very well placed. Office development is considered to be an acceptable town centre function within the Town Centre according to Policies WSH1 and WSH2. Policy BU1 of the Berkshire Structure Plan (BSP) sets criteria for new business, industrial, distribution and storage development. These comprise meeting local needs provided development does not lead to pressure for additional housing or create transport problems. It also takes account of completions and outstanding permissions for office and other development.

Policy WEM4 of the Wokingham District Local Plan (Deposit Draft) states that outside core employment areas business development will only be acceptable where the proposal conforms with the principles of BSP Policy BU1. The proposal seeks to provide 475m² of floorspace. No additional information has been provided to indicate that the development will be for a local business which needs to relocate.

Policy WSH22 identifies sites within the Town Centre for B1 (office) use where such development should be located. It states that employment development will be limited to these sites. Whilst the site is not one of those the reason for restricting sites is derived from paragraph 8.34 of BSP which states while town centres are normally suitable places for office development in terms of transport accessibility, major office scheme will not generally be acceptable in Wokingham and Windsor town centres because of environmental and traffic concerns.

Given that the proposal falls below the 500m² threshold, otherwise it would be regarded as a major development, and there is no highway objection based on additional traffic, it would be difficult to refuse on employment grounds.

B. The application site is located within Wokingham Town Centre Conservation Area and an Archaeological Site. The Conservation Area, in the vicinity of the site, is characterised by commercial uses. As such, there is no objection to the proposed office development in terms of its impact on the commercial character of the area. The character of this section of the Conservation Area is highlighted below. Denmark Street was historically dominated by narrow fronted burgage plots. In many cases these have been adapted in order to house more modern buildings. These generally reflect the existing historic form and fit into the overall street scene. The typical structures of the street are of two or three storeys and generally gable fronted in red brick or render.

Policy WHE2 of the Wokingham District Local Plan (Deposit Draft) states that the Council will seek to retain and enhance those features that make up the distinct character of the Conservation Areas. This will include open spaces, setting of buildings and the relationships between buildings. Policy WHE4 states that new development must respect the landform, the historical local plot layout and characteristic relationships between buildings, respect the historic massing and scale, respecting distinct building relationships and proportions of buildings plus design and materials.

The proposal is in outline only and matters of design and siting are reserved for future consideration. However, the illustrative plan indicates a building to the rear of the existing commercial buildings linked via a bridge at first floor level.

The proposed office building would represent a 2 storey building, albeit partly on stilts, as shown on the illustrative plan, in what would have originally been gardens. The imposition of such a bulky development would represent an alien feature which would be totally at odds with the grain of the Conservation Area. It would fail to respect the ploy layout and characteristic relationships between buildings. As such, it would introduce a building alien in location and failing to respect local plot pattern. Whilst design is not to be considered at this stage, it is clear that the building could be on stilts with office floorspace above. This is stated on the illustrative site plan. Outline applications would not normally be deemed appropriate in a Conservation Area. The indicative design would be totally out of keeping with other buildings in the Conservation Area, even those more modern in nature such as 3 and 4 The Courtyard. It would introduce an alien feature in the Conservation Area. As such, the proposal would be contrary to Policies SBE12, SBE14, SBE15 of the SEALP and Policies WOS10, WHE2 and WHE4 of the WDLPDD.

The scheme lies within an archaeological site. As such there are possible remains and the archaeological evaluation would be needed in accordance with Policy WHE15. Subject to this being done it is not considered the proposal would be detrimental.

C. The application site is located to the north-west of residential properties on the far side of Cockpit Path, known as Sale Garden Cottages. These have very shallow front gardens, and are located in a rectangle, with a communal garden in the centre. Sale Garden Cottages take the form of single storey terraced bungalows which have their main doors and either bedrooms, living rooms or kitchens fronting onto Cockpit Path. The ground levels to the south-east of the car park are such that the cottages would have an elevated view of the site over the 2m high existing boundary hedge. The proposed building is indicated to be single storey on stilts and would be located 27.8m (24.5m on previous application) from the cottages on the illustrative site layout. Siting is illustrative only and any building could in fact be closer to these dwellings. The height is likely to be in the region of 8-10m. In the absence of additional information it has not been demonstrated that the office scheme would not result in a visually intrusive feature in the street scene. It could also introduce a bulky building in relatively close proximity to the bungalows adjacent which could represent an overdominant feature to the detriment of the residential amenity of Sale Garden Cottages. This is compounded by the lack of opportunity for substantial planting. Without proposed plans it is considered that the development could appear overdominant and result in loss of privacy and overlooking, to the detriment of the amenity of neighbouring residential properties.

As such, it would be contrary to Policies SBE2, SBE5 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. The site occupies what is currently part of Denmark Street car park. This land was leased to Wokingham District Council, which expired on 29 September 1999. Other areas of the car park, such as that adjacent to Seymour House and alongside Cockpit Path are owned by Wokingham District Council. The applicants have rights of access to Denmark Street and the car park is now run by a private company on behalf of the owners. The proposed office development would potentially result in the loss of 15 spaces if the building were not on stilts. As illustrated, the scheme itself would result in the loss of 10 spaces due to physical works which would need to be done on site eg. stilts and stairways.

Car Parking Standards indicate that a maximum of one space per 25m² gross floor area should be provided. However, within town centres on site parking will be restricted to that required for operational purposes. Employees parking would need to be accommodated within public car parks. This is currently possible but there is no indication to date on the position of the car park once the lease has expired on this particular piece of land. As such, there is no objection to the lack of identified parking provision as part of the current application.

The proposed office development will inevitably result in additional traffic movements along Denmark Street. This junction is the end of two-way movements along the street. The Highways Section have indicated that whilst there would be an increase in traffic movements, it is unlikely that this issue could be substantiated as a reason for refusal.

Inevitably the proposal would result in the loss of a number of spaces which are currently available for public use. There have been a number of recent applications for development on town centre car parks, namely at Easthampstead Road. The Rose Street redevelopment would also result in the loss of a car park. No evidence is available that at present there would be an unacceptable loss of parking in the town centre. The Council's parking policy is being reviewed as part of the Local Transport Plan, but on current evidence Wokingham is adequately provided with parking compared with neighbouring towns. In the circumstances it is not considered that a reason for refusal could be substantiated on the basis of the loss of a number of parking spaces.

E. Policy WSH19 of the Wokingham District Local Plan (Deposit Draft) refers to environmental improvements to town centres. This is to ease the use for those who have mobility problems and to increase their general attraction to shoppers. The Denmark Street car park is an entry point to the town centre and as such should benefit from improved security and softening large areas of hardstanding with landscaping. The proposed building would not provide an enhancement to the public realm. Landscaping is a matter for future consideration. However, the scale of the development and the scale of improvement should be comparable with the buildings to the south. As such, there would need to be much more emphasis on structure planting throughout the site and adjacent to Cockpit Path. This could be provided within the site but would result in the loss of additional spaces. However, it is not considered that this could be substantiated at appeal as a reason for refusal.

F. Policy WOS4 states that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. However this applies to developments exceeding a net increase of 500m². The current proposal falls short of this threshold and SAI contributions are therefore not applied.

Conclusion The scheme is for a speculative office development within Wokingham Town Centre. There is no objection on the grounds of sustainability. Whilst the proposal is for a development on a site which has not been identified in the Local Plan for such a purpose, it is unlikely that a refusal could be sustained on employment grounds.

The development fails to respect the grain, appearance and historical burgage ploy layout of the Wokingham Town Centre Conservation Area. It would introduce an alien feature and would not respect the distinct relationship of buildings on the road frontages. The illustrative location of the development would appear overdominant and result in a potential loss of privacy to the residents of Sale Garden Cottages.

Highways have concluded that it would not be possible to raise an objection on the basis of the loss of town centre parking provision. The scheme fails to provide adequate opportunities for substantial planting along its boundaries and within the site in order to benefit the environmental improvements. This could only be achieved by the loss of additional public car spaces.

Finally whilst the current proposal is smaller than that previously refused (99/69747/O) and links into an existing building via a bridge, it does not overcome the previous reasons for refusal and refusal is recommended on the same grounds with the exception of SAI contributions as it falls below the 500m² threshold and is therefore not applied on employment grounds.

Recommendation REFUSAL, for the following reasons:

1. The proposal would be detrimental to the character of the Wokingham Town Centre Conservation Area in which it is situated as it fails to respect the historic grain, layout and appearance of the Conservation Area by reason of its indicative siting and design. It also fails to respect the established relationship between buildings, which is concentrated on the road frontages. As such, it is contrary to Policy EN5 of the Berkshire Structure Plan, Policies SBE12, SBE14, SBE15 of the South East Area Local Plan and Policies WOS10, WHE2 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

2. In the absence of detailed drawings it has not been demonstrated that the proposed office development would not appear overdominant and potentially result in loss of privacy to the residential properties known as Sale Garden Cottages. As such, the proposal would be contrary to Policy EN1 of the Berkshire Structure Plan, Policies SBE5, SBE7 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

Application Number O/2000/0446
Conditions/Reasons for Refusal

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

1. The proposal would be detrimental to the character of the Wokingham Town Centre Conservation Area in which it is situated as it fails to respect the historic grain, layout and appearance of the Conservation Area by reason of its indicative siting and design. It also fails to respect the established relationship between buildings, which is concentrated on the road frontages. As such, it is contrary to Policy EN5 of the Berkshire Structure Plan, Policies SBE12, SBE14, SBE15 of the South East Area Local Plan and Policies WOS10, WHE2 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

2. In the absence of detailed drawings it has not been demonstrated that the proposed office development would not appear overdominant and potentially result in loss of privacy to the residential properties known as Sale Garden Cottages. As such, the proposal would be contrary to Policy EN1 of the Berkshire Structure Plan, Policies SBE5, SBE7 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

RECORD OF SITE VISIT

SITE ADDRESS: Car Park Denmark Street Wokingham.

APPLICATION NUMBER: O/2000/0446

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 21.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ orange SN in rear window of 3 The Courtyard. Green SN expires 9.3.2000

2. DESCRIPTION OF SURROUNDINGS

Town centre location. Within conservation area and historic core. Commercial uses along Denmark St. Residential to south.

3. DESCRIPTION OF SITE/BUILDING

Existing car park in Wokingham Town Centre.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — refer to plan

LEVELS — ground levels drop to SW ie. towards library and slightly to south.

BOUNDARY TREATMENT — 0.5m high post and rail fence to south with footpath.

OTHERS

Tel: 0118 974 6450

Date: 7.8.00

My ref: O/2000/0446

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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: O/2000/0446
Car Park , Denmark Street, , Wokingham.
Outline application for the proposed erection of (B1) office building.

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16.8.00

Yours faithfully

John Nuttall pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **O/2000/0446**
Car Park , Denmark Street, , Wokingham.
Outline application for the proposed erection of (B1) office building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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 6450

Date: 7.8.00

My ref: O/2000/0446

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: 33505 – Wokingham

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: O/2000/0446
Car Park , Denmark Street, , Wokingham.
Outline application for the proposed erection of (B1) office building..

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

applicationo	Name and address
O/2000/0446	Ms E Burgess Eton Travel 10-12 Denmark Street Wokingham Berks Rg40 2BB
O/2000/0446	Mrs E Dowling 'Fame' 9-11 Denmark Street Wokingham Berks Rg40 2AY
O/2000/0446	Mrs D Parr 49 Oaklands Drive Wokingham RG41 2SB
O/2000/0446	Mrs M Flavelle Thames Valley Chamber Of Commerce 4 Milbanke Court Milbanke Way Bracknell Rg12 1RP

App.
withdrawn
Letter sent
22/08/00

Chase Highways



Your Ref: Mrs B Polnik – 0/2000/0446
Our Ref: KH/SAW/1568

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HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

For the attention of Mrs B Polnik

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

9 June 2000
By post & fax

Dear Sirs

Re: Proposed Offices
At: Land to the rear of Nos. 3 & 4 The Courtyard, Denmark Street, Wokingham
For: Power Investments Limited
Application No. 0/2000/0446

Further to your letter of the 3 February 2000 and our recent telephone conversation with your office, we should be pleased if you would advise the current stage the above application has reached.

Yours faithfully

KEITH HALSON
HALSON MACKLEY PARTNERSHIP

c.c. Power Investments Limited

Phoned 14.6.00 KH message

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 03 February 2000

Application Number: O/2000/0446

Proposal: Outline application for the proposed erection of (B1) office building..

Site Address:
Car Park , Denmark Street, , Wokingham.

Applicant:
Power Investment Ltd C/O Halson Mackley Partnership.

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

✓ below as applicable;

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

Comment

The proposal will remove parking which is available for public use and does not replace it at another location

Signed: _____ **Print name:** 9.3.00

POLICY AND PLANS CONSULTATION

Date: 14 April 2000

Case Officer: Basia Polnik

Application: O/2000/0446 Outline application for (B1) office building

Location: Car Park, Denmark Street, Wokingham

Applicant Power Investments

Background

Proposal is a revision of an application for 550 m2 of offices refused 13/10/99
The current proposal is for 475m2 of floorspace , shown as on stilts above parking area in an indicative drawing, but it should be noted that all matters are reserved for consideration..
Part of larger site put forward for a similar purpose for inclusion in the WDLP. The site was not selected for inclusion. However not pursued to inquiry but may yet come forward as a written representation.

Policy Considerations

Proposal is in a sustainable location in transport and access terms

Employment Policy

Policy BU1 of BSP allows office development to meet local needs provided the development does not lead to:

- traffic problems associated with capacity and if there is adequate accessibility to the site by public transport.
- Pressures for additional housing development

Further considerations are availability of premises and rate of completions.

It is anticipated that current permissions for business, industrial, storage and distribution use will last to the end of 2005 based on past trends. (previous apply. based on 2011 - currently greater take-up rates)
Town centres are generally sustainable locations for office development. PPG6 (June 1996) suggests this should be the first preferred location for such uses. Policy WSH1 of WDLP allows the principle of office development in town centres but it should be noted there are special considerations relating to Wokingham as a result of paragraph 8.34 of the BSP and policy WSH22 of the WDLP.

WSH22 identifies sites suitable for office development in Wokingham Town centre and limits office development to those sites. The application site is not one of these. Having said this the purpose for doing this is derived from para 8.34 of the BSP which states *'While town centre s are normally suitable places for office development in terms of transport accessibility, major office schemes will not generally be acceptable in Wokingham and Windsor town centres because of environmental and traffic concerns.'*

Given that this revised proposal is not a major scheme (being below the structure plan threshold) and there was not a highway objection to the larger proposal from 1999 I do not consider that it should be refused on employment policy grounds. It

may even be a benefit in terms of overall numbers of people likely to use the services in the town centre.

Other issues

Parking for the proposal should be at operational levels only as this is a town centre location (see policy WT6 in blue strike through copy of WDLP Feb 2000). It is possible therefore that if the spaces are intended for the office alone the provision may be excessive, unless Power Investments are intending to operate the whole area of their control as a public car park (see Wokingham Times letters page 13th April edition).

There may be issues arising from its location in a conservation area because of the outline nature of the application and the apparent layout (see WHE4 of WDLP). Please check conservation area legislation to see if a detailed application is required in the same way as it is for listed buildings. Massing and overlooking may also be a factor in relation to the elderly persons bungalows because it is proposed to be two storey. It may therefore be contrary to policy WOS3 development control principles and WBE1 development in its context.

However as this application is for all matters to be reserved it could be difficult to demonstrate harm.

Recommendation
No objection on employment grounds.
No objection can be sustained on environmental issues in the absence of further detail.

Conditional approval

Basia

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: Car Park, Denmark Street Wokingham

Proposal: Outline application for the proposed erection of (B1) office building

Application Number: O/2000/0446

In response to your consultation dated 3rd February 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposal makes good use of suitable space at the edge of the car park which is in any case an urban, hard surface and 'hard edge' car park.

Patricia Green.

Patricia Green
Landscape Consultant

To:
Neil Etherington
Senior Arboricultural Officer

- 7 FEB 2000

From: Mrs B Polnik

Date: 03 February 2000

Application Number: O/2000/0446

Proposal: Outline application for the proposed erection of (B1) office building..

Site Address:
Car Park , Denmark Street, , Wokingham.

Applicant:
Power Investment Ltd C/O Halson Mackley Partnership.

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

0/2000/0446

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Thames Valley Chamber

of commerce and industry

1st March 2000
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

Wokingham Area Office
4 Milbanke Court
Milbanke Way
Bracknell
Berks RG12 1RP

Tel: 01344 865140
Fax: 01344 865149
email:bracknell@thamesvalleychamber.co.uk
http://www.thamesvalleychamber.co.uk

Dear Sir/Madam

RE: Planning Application No 0446 land adjacent to: - 3&4 the Courtyard, Denmark St. Wokingham.

I am writing this letter on behalf of the Wokingham Chamber's Area Committee, an independent group of voluntary businessmen and women, who wish to express their concern over the above planning application. We apologise that this objection is late but had no knowledge of the application until the 28th February.

Our objection is that if this development goes ahead it will mean a reduction of car parking spaces in what is currently the most popular and best used (normal full) car park in Wokingham.

The council's policy already agreed is to remove over 200 car park spaces from the centre without the number that this application will remove.

Although this particular building is on stilts with parking under there will be a major loss during construction works. When completed, it is likely that the spaces below will be let to the people working in the building and will not be available for the use of the general public.

If car parking spaces are continually taken away, which seems to be the case, it will have a very bad effect on the viability of the town both as a business and a shopping centre.

We notice that there was a previous application for a similar scheme last year No 99/69747, which was refused. However you list your objections to the development but the removal of car park spaces was not within your list.

We trust that our objection on the ground of reduction in car parking will be taken into account before any decision is made.

Yours faithfully

Mary Flavelle

Mary Flavelle (Mrs)
Wokingham Area Manager

AN ACCREDITED BCC CHAMBER OF COMMERCE AND INDUSTRY
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working for **business** and the **community**

ETON TRAVEL Agency Ltd

10/12 Denmark Street,
Wokingham,
Berkshire RG40 2BB

Tel: Retail 0118 979 2555
Business 0118 979 3936
Fax: 0118 977 4579

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Wokingham District Council
Environmental Services Department
Planning Service
P.O Box 157
Shute End
Wokingham
Berks RG40 1WR

Application Number: O/2000/0446

Site Address: Car Park , Denmark Street, Wokingham

Dear Chris Wood,

We have received a letter stating that there is a proposed erection of an office building at the above site and if I have any comments to make them known.

I strongly object to this building for a couple of reasons. The main reason is because the car park generates the public to walk past our shop and therefore come in. I feel that this would result in less people wanting to come down Denmark Street and we would loose business from this. We noticed a decline in passers-by when the Tesco closed down so to have this car park used for more offices would make this end of Wokingham very quiet.

Finally, to park in Wokingham is hard enough at the moment so to remove another car park is going to make things worse. I thought we were trying to attract people to come to Wokingham not deter them.

I have not viewed the application however I would be very interested to receive comments regarding the above.

Yours sincerely,

EBurgess

Elaine Burgess
Retail Travel Manager

BALLET
&
DANCEWEAR
SPECIALIST

Fame

9/11 DENMARK STREET
WOKINGHAM, BERKS.
RG40 2AY
Tel:- 0118 978 8657

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Planning Services
PO box 157,
Civic Offices
Shute End, Wokingham
RG40 1WR

FOA: Chris Wood

20th February 2000

Dear Sir,,

APPLICATION NO.0/2000/0446 by POWER INVESTMENTS LTD.

I am writing to object to this application which I believe should be refused for the same reasons as the previous application (no. 99/69747/0) by Power Investments for a similar development.
My particular concern is the loss of Car Parking.
Wokingham cannot afford to lose the Denmark Street Car Park in whole or part to offices. It is the only Car Park easily accessible from all directions, i.e. M4, A329 and A321 and convenient to the shops.
We need to encourage people to come into the town centre and should make their visit a pleasant experience with easy parking. I understood that the change from all-day to maximum 4 hours at the Denmark Street Car Park was for this purpose.
I hope that you will not approve this application.

Yours sincerely,

Elsie E. Dowling

Mrs. E.E. Dowling



Mrs D. J. Parr
49 Oaklands Drive
WOKINGHAM
Berkshire
RG41 2SB
Tel. No. 01189 783 449

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Mrs B Polnik
Wokingham District Council
Planning Dept
Shute End
Wokingham
RG40 1WR

Dear Madam,

APPLICATION No 0/20000446 Car Park Denmark St.
Proposed Erection of B1 Office Bldg

I object very strongly to the above proposal. Wokingham is full of unused office buildings and to use what is at present a very convenient car park for a building which is not necessary would be absurd.

Please do not point out the vast monstrosity of the Multi-story car park on top of the unused old Tesco store - it is not user-friendly for many of us - the elderly, disabled, and those with small children. Also the alternative car parks are quite a lot further from the town centre.

Yours faithfully,

Daphne J. Parr

Daphne J Parr (mrs)

TO: DEVELOPMENT CONTROL FROM: **Harold Sanders**
DATE: 16/02/00

Location:

Carpark Denmark Street Wokingham

Proposal:

Outline application for B1 Office building

Application Number:

In response to your consultation for the above application, the conservation / design / listed building comments are as follows:

The urban design and conservation issues of the town centre were considered as part of the Urban Design Feasibility Studies in 1986.
It did not include detailed studies of this carpark, but the character appraisal of the town, is just as relevant now to this part of Wokingham. The study included townscape principles, relationship of buildings to each other and the town fabric, form, materials and colour, walls, roofs, and openings in buildings.

The character of the 'backsides' of the principal historic streets of the town [Rose St, Peach St, Denmark St and Broad St] were not covered by the Study. In many instances in the town, these open spaces at the rear of the properties were former burgess plots. Many have been built on or their character dramatically changed as a result of a change- of- use of the host building.These spaces are an inherent part of the character of the town and conservation area.
This proposal poses many question; including 'should these rear areas should be built on at all'. If so,to what degree?

The block plan provides only the vaguest of detail. Even at this stage the suggested form of building, on stilts, appears alien to this part of the Conservation Area, It appears to ignore the townscape principles and forms of the buildings which are special Wokingham.
The relationship of the proposed building to Sale Garden Cottages would require further study.

The Local Planning Policies attributed to the Town Centre will be discussed by others; that the majority of offices and commercial units within the town centre are single aspect, does question this form of extension into the rear spaces. The principle of accepting of this form of development on this site and similar ones within the town centre requires further studies.

Harold Sanders

HAROLD SANDERS Conservation + Design

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

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Our ref BPW 014601/0446/RB Your ref

9 February 2000

Basia Polnik
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR

Babtie

A member of Babtie Group

Dear Basia,

APPLICATION N°. 0/2000/0446
CAR PARK, DENMARK STREET, WOKINGHAM

I would advise you that, following our conversation last week, that the above planning application has potential archaeological implications. The site lies within the historic core of Wokingham and therefore may contain archaeological remains associated with the origins and development of the town.

In line with advice contained in PPG16, EN6 of the Berkshire Structure plan, policy LBE22 of the Loddon Area Local Plan and Policy WHE16 the Wokingham District Local Plan, we would advise you that the applicant should be required to provide information on the archaeological impact of the proposed offices. This should be achieved by means of an archaeological evaluation. Although such a requirement is usually undertaken prior to the determination of planning permission, in this case it is unlikely that remains requiring preservation in-situ are present and therefore this evaluation could happen post-determination. Should archaeological remains be recorded during the evaluation, further investigations may be necessary.

If the application is granted planning permission, this requirement should be secured by means of the following condition:

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

If the application is refused planning permission, the archaeological requirements given above should be taken into account when hearing any subsequent appeal.

We would be happy to provide a brief for the evaluation should you or the applicant require it.

Yours sincerely

ROB BOURN
Senior Archaeologist

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: O/2000/0446

Proposal: Outline application for the proposed erection of (B1) office building

Site Address: Car Park, Denmark Street, Wokingham

Applicant: Power Investment Ltd c/o Halson Mackley Partnership

Your observations are required in respect of this application by **27/02/2000**

Objections:

No Objections

Comment:

Sad that yet more loss of parking

SIGNED: _____ DATE: 28 February 2000

CLERK TO Wokingham Town Council

~~To:~~ From
Public Rights Of Way Officer
F A O Graham Barnwell

~~From:~~ TO **Mrs B Polnik**

Date: 03 February 2000

Application Number: O/2000/0446

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16 FEB 2000	
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Proposal: Outline application for the proposed erection of (B1) office building..

Site Address:
Car Park , Denmark Street, , Wokingham.

Applicant:
Power Investment Ltd C/O Halson Mackley Partnership.

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

No objection to this application.

8.2.00.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/0446

Proposal:
Outline application for the proposed erection of (B1) office building.

Location:
Car Park, Denmark Street, Wokingham

This application is being advertised in the Wokingham Times newspaper on the 17.2.2000 for the following reason(s);

SITE IS WITHIN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 17.2.2000

Expires 9.3.2000

Received by Wokingham District Council

Application No: O/2000/0446

Proposal:
Outline application for the proposed erection of (B1) office building.

Location:
Car Park , Denmark Street, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	Map No. 75B Site 019
Officer: BP / Application No. 0/2000/0446	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF (B1) OFFICE BUILDING

Location: LAND REAR OF 3+4 COURTYARD Denmark Street Car Park.

Parish: WOKINGHAM Ward: Wescott

3.2.2000

Applicant: POWER INVESTMENT LTD

RESUBMISSION - 99/69747/0 refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 2 2*

Advertisement Required ..... Conservation Area .....

Date Site Notice Sent : 3.2.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: ✓ .....
Public Rights of Way	PA: ✓ .....
Property	NG: ✓ .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: ✓ .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... 4-30 (evens) Denmark St, Wokingham .....
..... Seymour House, " " " .....
..... 3 & 4 The Courtyard, " " " ✓ .....
..... 42-52 Anvil Court, " " " .....
..... 6 Langborough Rd, Wokingham .....
..... 28, 30, 31 Cockpit Path, " .....
..... 9-17 " " " .....
..... 21 " " " .....
..... Fane", 9-11 Denmark Street, " .....

CONSULTATION SHEET

APPLICATION NO.
0/2000/0446

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
Revs. 4-30 Denmark Street Wokingham ✓	3-2-2000		
Seymour House " " ✓			
3 & 4 The Courtyard " " ✓			
42-52 Anvil Court " " ✓			
6 Langborough Road " ✓			
28, 30, 31 Cockpit Path " ✓			
9-17 " " " ✓			
21 " " " ✓			
9-11 Denmark Street " ✓			

Our Ref: KH/SAW/1568

24 JAN 2000* 0446

HALSON MACKLEY PARTNERSHIP

Chartered Architect

36 Queens Road
Reading RG1 4AU

Tel: 0118 958 1555
Fax: 0118 939 3028

21 January 2000

For the attention of Ms Heather Morgan
Senior Planning Officer

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

Re: Proposed Offices
At: Land to the rear of Nos. 3 & 4 The Courtyard, Denmark Street, Wokingham
For: Power Investments Limited

We refer to your Notification of Refusal of outline planning permission dated 14 October 1999, Ref: 99/69747/0. We have been instructed to lodge an Appeal with The Planning Inspectorate and expect to submit the same within the next few days.

Our clients have been approached by their tenants in No. 3 The Courtyard in respect of the above proposal and also as an extension linked to No. 3 via the roofspace.

We therefore enclose the following revised outline planning application under the Town & Country Planning Acts:-

6 copies of Application Form Parts 1 & 2
6 copies of Drawing Nos.
98:1568: A3/LOC Rev.A Location : Site Plans
A3:4 Revised Site Layout
[Indicative only, not forming part of the application]
Certificate B
Planning Fee: NIL - Revised application for development of the same character or description within twelve months of refusal.

Should you require any further information prior to the completion of your report to the Planning Committee please do not hesitate to advise.

Yours faithfully

KEITH HALSON
HALSON MACKLEY PARTNERSHIP

Encs: As listed above

c.c. Power Investments Limited [& enclosures]

1789/a

SECTION 66 CERTIFICATE

Application No.

24.JAN.2000* 0446

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:

1 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 Dept. Wokingham District Council	**PO Box No 157 Council Offices Shute End Wokingham**	**21.01.2000**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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) Insert description of steps taken

(b) .....

.....

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

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

on (d) .....

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed Halson Mackley Partnership

On behalf of Power Investments Limited

Date 21.01.2000

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

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

24.JAN.2000* 0446

1.	APPLICANT'S NAME	**Power Investments Limited**
	ADDRESS	**Whiteladies Park Prince Albert Drive**
		Ascot Berkshire
	POST CODE	**SL5 8AQ** PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	**Halson Mackley Partnership**
	ADDRESS	**36 Queens Road**
		Reading Berkshire
	POST CODE	**RG1 4AU** PHONE **0118 958 1555**
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	**Land adjacent to 3 & 4 The Courtyard Denmark Street Wokingham Berkshire**
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		**Erection of Offices**
5. Give the area in hectares or part of a hectare	AREA OF SITE	**0.188**
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	**see application letter**

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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.

Car parking

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.

Outline application only

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.

Outline application only

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

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

See site layout

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

Outline application only

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

Nil : see application letter

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 Halson Mackley Partn'p ON BEHALF OF **Power Investments Ltd** DATE **21.01.2000**

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 then A2)			475	
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				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			475	

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	see site	
Proposed	layout	

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

Not applicable

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

Occupiers of No 3 The Courtyard
ditto
No

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
as existing	nil	not known	-

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".

(1) 4 THE COURTYARD

ADDRESS DENMARK STREET PARISH WOKINGHAM

PLOT No. OFFICES & SHOWROOM ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/57/63	SINCLAIR HOUSE	RE-DEVELOPMENT	28.11.63	N/A C/A
01632	VANDERY DEVS.	REV FOR SHOPS & OFFICES	28.11.74	N/A C/A
BR 1831	"	REPAIRS & ALTERATIONS	30.12.74	APP. N/A
02146	"	WORKSHOP & OFFICE DEV	17.4.75	N/A C/A
05014	"	DEMOLITION OF BARN - ERECTION OF OFFICE BLOCK	26.8.76	WITHDRAWN
05734	"	RE-ERECT BARN	20.1.77	N/A REF.
05739	"	L.B.C. "	20.1.77	N/A REF.
05996	"	OFFICE DEV.	17.3.77	N/A C/A
BR 6358	POWER INVESTMENTS	"	5.5.77	APP. N/A
06420	"	AMEND. TO 05996	9.6.77	N/A C/A
06646	"	RESTORE BARN - BARN EXT. & COMPLETE COURTYARD	29.9.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) 4 THE COURTYARD

ADDRESS DENMARK STREET PARISH WOKINGHAM

PLOT No. OFFICES & SHOWROOM ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06647	VANDERY DEVS.	RESTORE BARN - BARN EXT. L.B.C. - TO COMPLETE COURTYARD	29.9.77	N/A C/A
07143	"	TEMPORARY CAR PARKING	27.10.77	N/A 31.10.77 I.P.
07031	POWER INVESTMENTS	REM. BLDGS. E/O LOCK ENGLAND	24.11.77	N/A C/A
07093	"	L.B.C. "	24.11.77	N/A C/A
BR 8270	"	OFFICES & SHOWROOM	19.4.78	APP N/A
12036	"	6 windows North elev		C/A
12440	"	Dustbin store & screen adj to Nos 3-4	14.2.80	N/A C/A
BR 13260	"	6 WINDOWS TO N. ELEVATION	24.6.80	APP. N/A
BR 17183	K & H Const.	Air cond in roof space	5.8.81	Appr N/A
99/69747/0	Power Investments Ltd	O/L - Erect Offices adj.	14.10.99	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) 3 THE COURTYARD

ADDRESS DENMARK STREET PARISH WOKINGHAM

PLOT No. OFFICES ORD. SHEET No. 753

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~01/37/63~~	~~SINCLAIR PROPS.~~	~~REDEVELOPMENT~~	~~28.11.63~~	~~N/A C/A~~
01632	VAWDRY DEVS	REN. FOR SHOPS & OFFICES	28.11.74	N/A C/A
BR 1831	"	REPAIRS & ALTERATIONS	30.12.74	APP N/A
02146	"	WORKSHOP & OFFICE DEV.	17.4.75	N/A C/A
05014	"	DEMOLITION OF BARN - ERECTION OF OFFICE BLOCK	26.8.76	WITHDRAWN
05734	"	RE-ERECT BARN	20.1.77	N/A REF
05739	"	L.B.C. "	20.1.77	N/A REF
05996	"	OFFICE DEV.	17.3.77	N/A C/A
BR 6356	POWER INVESTMENTS	"	5.5.77	APP N/A
06420	"	AMEND. TO 05996	9.6.77	N/A C/A
06647	"	RESTORE BARN - BARN EXT. TO COMPLETE COURTYARD	29.9.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) 3 THE COURTYARD

ADDRESS DENMARK STREET PARISH WOKINGHAM

PLOT No. OFFICES ORD. SHEET No. 753

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06647	VAWDRY DEVS.	RESTORE BARN - BARN EXT. L.B.C. TO COMPLETE COURTYARD	29.9.77	N/A C/A
07143	"	TEMPORARY CAR PARKING	27.10.77	N/A 3.10. T.P.
12440	Power Investments	Dustbin Store & Screen adj to Nos 3-4	14.2.80	N/A CA
99/69747/0				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074