EX SYSTEMS LTD

APPLICATION NO:
F/2000/2806

LOCATION:
3 School Green, Shinfield Reading.

APPLICANT:
Benilam Construction Services C/O S Atkinson

PROPOSAL:
Proposed erection of two dwellings.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 10/01/2001

CASE OFFICER: **Elaine Connor**

WITHDRAWN 26/2/2001

BENLIAM CONSTRUCTION SERVICES LTD

	HPT	40504
DC	TLS	
APP	ENF	
CS		
28 FEB 2001		
COPIES TO:	ACK:	
	FILE:	

FAX COVER SHEET

Pages including this cover page: 2

To: Elaine Connor

Company: hoc Planning Department

Phone:

Fax:

From: Ian McGrath

Date: 26-02-01

Comments:

Please find attached Memo advising you of our request to withdraw application

Regards

3 SCHOOL GREEN, SHINFIELD, READING,
BERKSHIRE. RG2 9EE.
TELEPHONE: (0118) 9886600.
FAX: (0118) 9887700.

BENLIAM
CONSTRUCTION SERVICES LIMITED

3 School Green, Shinfield, Reading
Berkshire RG2 9EE
Telephone: (0118) 988 6600
Fax: (0118) 988 7700

- Memorandum -

Date: 26 February 2001

To: Elaine Connor

From: Ian McGrath

Subject: Planning Application 3 School Green Dated 15/11/2000.

Further to our telephone conversation today we would confirm that we wish to withdraw our planning application for the development scheme presented on the above date. We are considering are options with regards to any further proposals and will resume the process in due coarse.

TOWN AND COUNTRY PLANNING ACT 1971

To: RUSSELLS ES ATE AGENTS
2 LONDON ROAD
OVERTON
HANTS
RG25 3NP

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

886600

Application No. 31803 (F)

Proposal:
CHANGE OF USE OF PART OF SHOP TO OFFICES
5 SCHOOL GREEN SHINFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 The use of the part of the building hereby permitted shall be limited to the use defined in Class A2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987.(539A)

02 REASON For the sake of clarity; and to ensure an appropriate development for this site.(273R)

03 The office accommodation hereby approved shall be used by the same firm as the occupier of the adjoining shop, and shall not be occupied separately therefrom.

03 REASON For the sake of clarity; and to ensure an appropriate development for this site.(273R)

04 The office shall not be occupied until the access drive and the parking spaces, shown on the approved plan drawing No.2B received on 19 October 1988, have been surfaced in a tarmacadam matreial, to the satisfaction of the District Planning Authority.

04 REASON In the interests of road safety.(550R)

PHONED IAN McG. on Mond. 19th
→ no answer.

continued/-

Storage building @ rear has no planning permission in its own Right for storage etc. its current use is ancillary to office building. to provide an additional use there is cannot be supported - generate add traffic & restricts turning area

possibly: go with 2 bed house & use building @ rear for garages

~~[illegible]~~ TOM 19/2/01

Application 31803 continued

05 The turning space, shown on the approved plan drawing No.2B received on 19 October 1988, shall be kept available for turning at all times.

05 REASON In the interests of road safety.(550R)

06 Before the offices are occupied details of the post & chain link fence at the front of the premises shall be submitted to and approved by the District Planning Authority.

06 REASON In order not to obstruct visibility at the access drive junction with the B3349 road.

Date: 09 NOV 1988

Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for

continued/-

16

LOCATION: near corner with A327

Existing: Shop at front - New Russells interior design sales.
PROPOSAL: room at rear, currently part of shop premises.
C/U to estate agent - all same firm. actual fs. ≈ 10 m².
floor plans + elevations

HISTORY: Dec '87 granted s/s rear extension to existing blg to create new office for Burrells (conversion + linking existing outblgs)
July '88 refusal for same application as this on H/W grounds
inadequate parking + turning.
(required 7 spaces + turning).

THIS LAYOUT: Provides 6 spaces + turning area.
Although I shent as all one firm + prev shop H/W do not now consider could support a rec. for refusal
Chain + posts at front to prevent unsafe front parking.
H/W: Now no obj subj to conds (post + rail fence + making up + marking out parking).
Letters of objection: 7 Sch Green + Millworth House, Millworth Lane -
↑ Traffic, ↑ car parking line using other frontages
+ likely → loss of front shop.

Parish Council: Objection: Traffic grounds at dangerous j^n.

REC: C/A

REFER TO REGIONAL CONTROLLER ON TR.108
REFER TO COUNTY RIGHTS OF WAY OFFICER

DIRECTIONS/RECOMMENDATIONS (Delete as applicable)

(1) ~~Does not wish to restrict the grant of permission~~.

(2) ~~Directs/Recommends that permission be refused for the following reasons~~:-

(3) ~~Directs~~/Recommends that any permission which the LPA may give shall include the following conditions:-

In view of the existing use as a shop, I would raise no objections to the application subject to:-

1) An amended plan showing the parking spaces shown on layout drawing Number 2A, complying with a 4.8 metre by 2.4 metre size for each space requested by phone 11/10

2) The following conditions applying

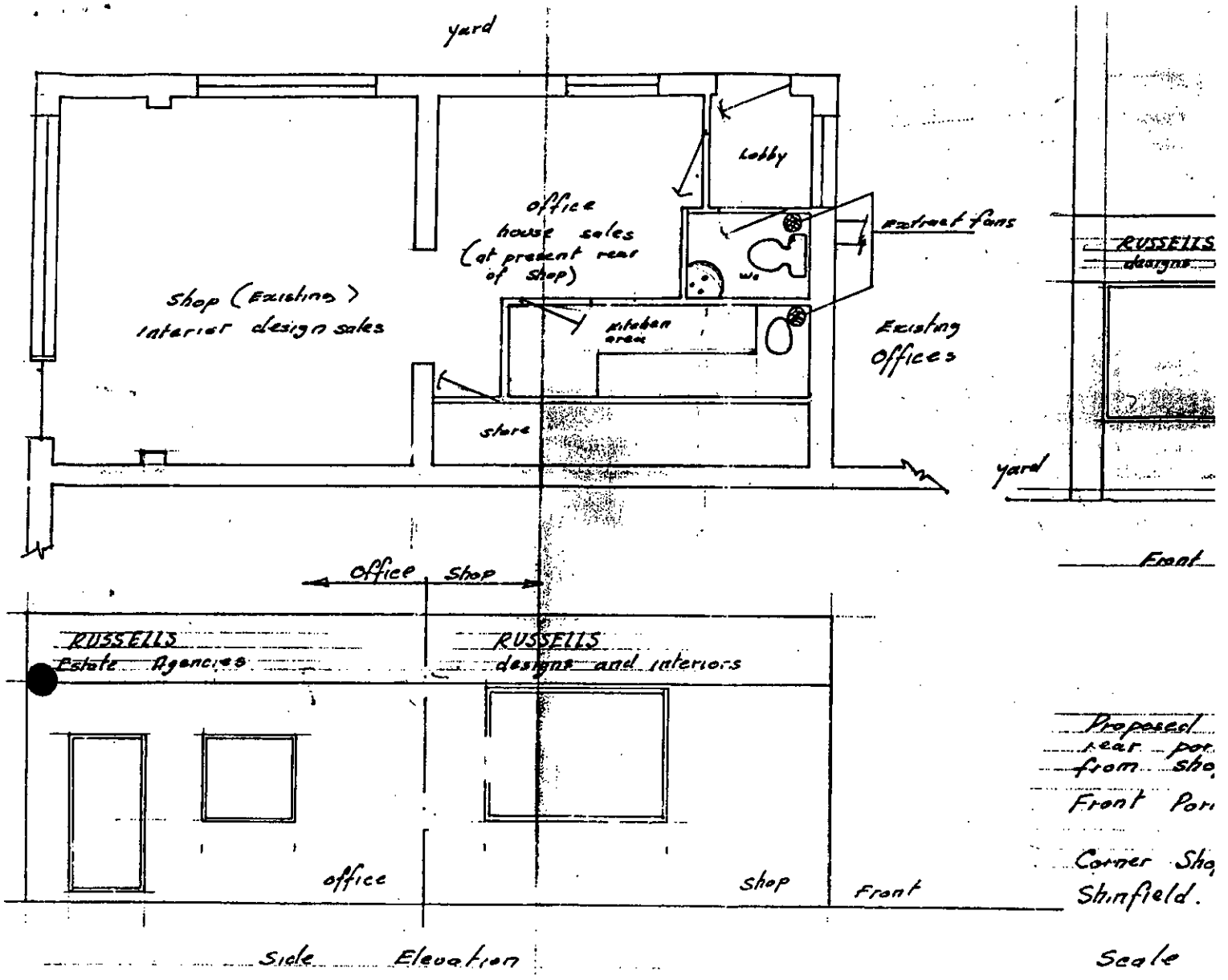
a) The offices shall be occupied until the access drive and the parking spaces shown on the approved plan have been surfaced in a tarmacadam material and marked out to the satisfaction of the District Planning Authority.
Reason - 550 A

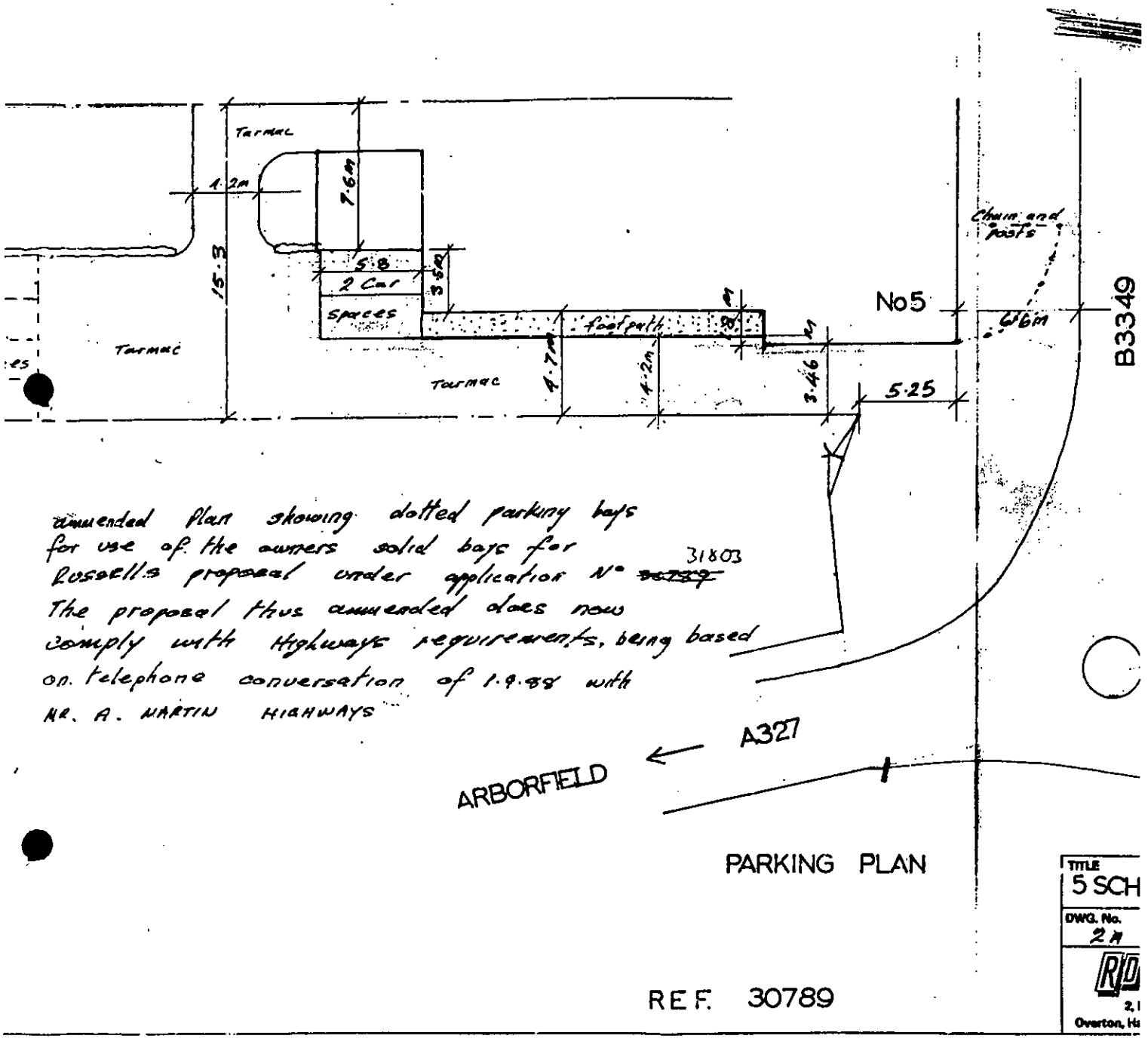
b) Before the offices are occupied details of the post and chain link fence at the front of the premises shall be submitted to and approved by the D.P.A
Reason - In order to not obstruct visibility at the access drive junction with the B3349 road

Signed ..... A.J. Mat

DATE 6/10/88

PLEASE RETURN THE PLANS TO WDC ADMIN SECTION TO ENABLE THESE PLANS TO BE USED TO CONSULT THE ENGINEER


yard
Lobby
office
house sales
(at present rear
of shop)
extract fans
W.C
Shop (Existing)
interior design sales
kitchen
area
Existing
Offices
store
yard
RUSSELLS
designs
Front
Office
Shop
RUSSELLS
Estate Agencies
RUSSELLS
designs and interiors
office
shop
Front
Side Elevation
Proposed
rear por
from sho
Front Por
Corner Sho
Shinfield.
Scale
APPLICATION



ammended Plan showing dotted parking bays for use of the owners solid bays for Russells proposal under application N° ~~30789~~ 31803
The proposal thus ammended does now comply with Highways requirements, being based on telephone conversation of 1.9.88 with MR. A. MARTIN HIGHWAYS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2806

Applicant : Benilam Construction Services C/O S Atkinson.

Location : 3, School Green, Shinfield, Reading.
Proposal : Proposed erection of two dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application <u>will have expired on</u>: <u>10/01/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

OBS LETTERS -3- see file for comments.

ENV. HEALTH - recommend conditions
E. AGENCY - no objection
LANDSCAPE - no objection - see file for comments
HIGHWAYS - object - see file for comments

Planning Issues :

Application No: F/2000/2806

Appraisal:

The application being considered proposes the demolition of the existing office building, and store at no.3, School Green, Shinfield and the erection of two, two bedroom dwellings with associated parking.

The proposed building to replace the existing office block will be slightly larger than the existing, and will project approximately 1.5 m beyond the existing building line, along the northern elevation. The proposed dwelling at the rear of the site, which will replace the existing storage building, will also be slightly larger than the existing, in that it will project approx. 1.9 m beyond the front of the existing building.

Impact Upon Neighbouring residents

The proposed residential development will replace an existing office use and builders storage facility. The actual proposed built form will be only marginally bigger than the existing, and will be in a similar location to the existing buildings.

The proposed development is located to the rear (east) of no.5 School Green, to the south of no.1 School Green and to the north of no.7 School Green. No.1 School Green is a residential dwelling, while nos 5 and 7 School Green is an estate agents and post office. To the east of the application site is located Vickers Close. Several local residents have written with concerns about the proposed development.

The dwelling proposed at the rear of the site to replace the existing storage unit will be approximately 6 m high, to the ridge and will be approximately 0.4 m wider. Given that the proposed dwelling will not project beyond the rear building line of no.5 Vicker's Close and is approximately 1.4 m lower in height, it is considered that it will not be overbearing upon any of these neighbouring dwellings. The proposed dwelling will have three rooflights located in the rear elevation and 2 windows at first floor level in the front elevation facing the existing yard. It is therefore considered that there will be no overlooking onto neighbouring dwellings.

The dwelling proposed to replace the existing office building will project approximately 1.5 m beyond the existing side elevation (north) and will have its entrance along the rear elevation, facing the existing yard. The proposed dwelling will have three side windows at ground floor level and three roof lights, in the north side elevation. It is not considered that this dwelling will be overbearing or overlooking upon any of the surrounding neighbouring dwellings.

Impact Upon the character of the area

It is considered that the proposed re-development of this site is acceptable in this area. The proposed dwelling to the rear of the site adjacent to Vickers Close has been designed so as to retain some of the features of the existing old building, e.g. recessing of brick work in the rear elevation.

Given that the proposed buildings are only marginally bigger in terms of footprint than the existing buildings, it is not considered that they will be out of character in this area.

Highways

Currently on site the parking and turning provision is inadequate and does not meet with the LA's highway standards. The Highway Authority have commented that the proposal does not incorporate adequate facilities to enable all vehicles to park and turn on the site and so enter the B3349 road in a forward gear which is considered essential in the interests of road safety. It is also considered that the proposed development would result in the increased use of a substandard access, which is in close proximity to the junction of the A327/B3349 , and would adversely affect road safety and flow of traffic. Therefore, the proposed development is unconsidered unacceptable on highway grounds.

RECOMMENDATION: Refusal

Application Number F/2000/2806
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 3 School Green
Shinfield Reading.

APPLICATION NUMBER: F/2000/2806

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
Local centre of Shinfield
within identified settlement.

3. DESCRIPTION OF SITE/BUILDING
existing single storey office building behind no.5 School Gr.
Old S-st. storage building to rear of site adj no3 Vickers close
& to boundary w. no.5 Vickers Close.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no.5 Vickers Close - in windows in side elevation

5. SITE CONSTRAINTS ✓

TREES ✓

ACCESS/PARKING ✓

LEVELS flat

BOUNDARY TREATMENT ✓

OTHERS ✓

FAO:

ELAINE
CONNOR

27.02.01

2806

EC

BENLIAM

CONSTRUCTION SERVICES LIMITED

3 School Green, Shinfield, Reading
Berkshire RG2 9EE
Telephone: (0118) 988 6600
Fax: (0118) 988 7700

Please find attached conformation of our notice to withdraw our recent planning application.

Regards

WITH COMPLIMENTS

BENLIAM
CONSTRUCTION SERVICES LIMITED

3 School Green, Shinfield, Reading
Berkshire RG2 9EE
Telephone: (0118) 988 6600
Fax: (0118) 988 7700

PLANNING SERVICES | HPT 40477
POL | TLS
DC | ENF
APP |
CS |
28 FEB 2001
COPIES TO:

- Memorandum -

Date: 26 February 2001

To: Elaine Connor

From: Ian McGrath

Subject: Planning Application 3 School Green Dated 15/11/2000.

Further to our telephone conversation today we would confirm that we wish to withdraw our planning application for the development scheme presented on the above date. We are considering are options with regards to any further proposals and will resume the process in due coarse.

Applicationo	Name & Address
F/2000/2806	Mr W Aley 3 Vickers Close Shinfield RG2 9EF
F/2000/2806	Mr P Spokes 5 Vickers Close Shinfield Village Reading RG2 9EF
F/2000/2806	K Turner 1 School Green Shinfield Reading

App withdrawn
Letter sent 02/03/01

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

PLANNING SERVICES	REF: 3746
POL	LES
DC EC	ENF
APP	
CS	
06 DEC 2000	
COPIES TO:	ACK:
	RET:

5th December 2000

Attn Ms Elaine Connor,
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

Re: 3 School Green, Shinfield, Reading.
Application no. F/2000/2806.

Dear Ms Connor,

Thank you for your acknowledgement of the above application and note.
The existing store at the lower end of the yard has a floor area of 64sqm. and the offices an area of 60sqm. The application requests consent for both of these to be demolished and replaced by dwellings.
Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

Received by Wokingham District Council

Application No: F/2000/2806

Proposal:
Proposed erection of two dwellings.

Location:
3, School Green, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

Tel: (0118) 974 6451

Date:

My ref: F/2000/2806

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/2806
3, School Green, Shinfield, Reading.
Proposed erection of two dwellings.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2806**
3, School Green, Shinfield, Reading.
Proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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 6451

Date:

My ref: F/2000/2806

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

Application Number: F/2000/2806
3, School Green, Shinfield, Reading.
Proposed erection of two dwellings.

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 **Elaine Connor** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2806**
3, School Green, Shinfield, Reading.
Proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6451

Date:

My ref: F/2000/2806

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/2806
3, School Green, Shinfield, Reading.
Proposed erection of two dwellings.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2806**
3, School Green, Shinfield, Reading.
Proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

15.NOV.2000 2806

14th November 2000

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Re: Yard at 3 School Green, Shinfield.

Dear Sir,

Please find enclosed six copies of drawings 10307-04 and 05, forms and a cheque for £380 in support of an application for two small houses in place of existing buildings.

Further to preliminary enquiries concerning flats on the site; this application proposes to replace an existing office and a two storey garage / store with houses. The lower building alongside a house in Vickers Close is blind to the Close and overlooks the yard. The higher building replaces the single storey office and is similar in appearance to the adjacent house, which has a similar first floor arrangement. The second bedroom exists at present and is currently a store room used by the office. The yard would be adapted to provide parking and some amenity space. Provision of housing here would be preferable to its use as a builder's yard.

Yours faithfully,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 21 November 2000

Application Number: F/2000/2806

Proposal: Proposed erection of two dwellings.

Parish: SHINFIELD PARISH

Site Address:
3, School Green, Shinfield, Reading.

Applicant:
Benilam Construction Services C/O S Atkinson.

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).

1. The proposal does not incorporate adequate facilities to enable all vehicles to park and turn on the site and so enter the B3349 road in a forward gear which is considered essential in the interests of road safety.

2. The proposed development would result in the increased use of a substandard access, which is in close proximity to the junction of A327/B3349, and would adversely affect road safety and flow of traffic.

Signed: _____ **Print name:** Adam Coggins 4/12/00

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 7 December 2000

Location:	3 School Green, Shinfield, Reading
Proposal:	Proposed erection of two dwellings
Application Number:	F/2000/2806

In response to your consultation dated 21 November 2000 for the above application, the landscape comments are as follows:

I have no objection to development within the site. However the site is narrow with very limited space for two properties and associated parking. It is important to retain the existing boundary hedge but this may not be possible in part, when constructing the property to the rear of the site. The parking spaces for the other house are not shown at the standard size of 5 x 2.5m and vehicles may extend out further than as shown on the drawing.

Catherine Brimble

Catherine Brimble
Landscape Architect

Our ref: SP\2000\2758
Your ref: F/2000/2806

Date: 4th December 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	H/A 37472
POL	TLS
DC EC	ENF
APP	
CS	
07 DEC 2000	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Elaine Connor
Dear Madam

PROPOSED ERECTION OF TWO DWELLINGS AT 3 SCHOOL GREEN, SHINFIELD, READING

Thank you for your letter dated 21st November 2000 which was received on the23rd November 2000. You are asked to quote the following reference in any correspondence: SU76NW/14/6. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
190 metres	School Green, Shinfield

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

pp **Sarah Paxman**
Development Planning Officer

Cc. S J Atkinson, 44 Basingstoke Road, Reading, Berks. RG2 0EL

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING SERVICES | HPT 37068
POL | TLS
APP | ENF
CS
27 NOV 2000
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My Ref: JRM | FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

To: Elaine Connor,
Development Control

Your Ref: F/2000/2806

Date: 24 November 2000

PROPOSAL: PROPOSED ERECTION OF TWO DWELLINGS

ADDRESS: 3 SCHOOL GREEN, SHINFIELD

These proposals have been evaluated and I have the following comments:

As the proposed development is within 250 metres of an ex landfill site I recommend that the following conditions be imposed should the application be granted planning consent:

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

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 08.00 hours and 1900 hours Monday to Friday, 8.00 hours and 1330 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Informative
For further information regarding condition 1 please contact the Building Control Department.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

5 Vickers Close
Sherfield Village
Reading
RG2 9EF

PLANNING SERVICES	HPT
POL	ILS
DC	ENF
APP	
CS	
06	2000
COPIES TO:	ACK: ✓
	FILE: EC

Ref. F/2000/2806 DRS

Dear Sir/Madam

As you are aware that planning permission has been submitted from the former Company "Benliam" to put two dwellings on the exsisting Premises.

We are fully aware that we can not stop permission being given, but however would like to make a few objections in our defence.

1/ That no windows should be facing Vicker's close, except for the Sky Light.

2, That the building should be moved at least 2 mtres forward so that any external maintenance can be easy excessable without going onto the property of 3 and 5 Vicker's close.

3, That all Transport whilst the building is being built should not interfere With the daily living of the residens of vickers close.

* Can i bring it to your attention that there are bates living in the building. Which i believe are a Protected Animal.

your faithfully
P. Spokes (MR)

29 November 2000

3, Vicker's Close,
Shinfield,
Reading, RG2 9EF

PLANNING SERVICES DEPT
POL | TLS
DC | ENF
APP |
CS | ee
30 NOV 2000
COPIES TO: | ACK:
FILE:

Ms. Elaine Connor,
Environmental Services Dept.,
Planning Services,
Shute End,
Wokingham, RG40 1WR

Dear Ms. Connor,

Reference Application Number F/2000/2806

Subject to certain conditions we have no objection in principle to the erection of two residential dwellings at 3, School Green, Shinfield but we do object to some of the detail.

Objection 1: the line of the new house adjacent to the front garden of 3, Vicker's Close should be moved a sufficient distance into 3, School Green to enable work during construction and any future maintenance to be carried out from within that property. Furthermore, we object to encroachment onto our property by overhang and foundations which the proposed line would involve.

& no windows - recesses in brick wall

Objection 2: we object to windows in the wall of the house adjacent to the front garden of 3, Vicker's Close. The wall of the existing building does not have windows, a condition which has pertained during the twenty five years we have lived here.

The following conditions are proposed to ensure that the quiet enjoyment of the properties in Vicker's Close by the residents of those properties is disturbed as little as possible, to avoid accidents involving the residents and their visitors (our three grandchildren, all under eight, are frequent visitors) and not to exacerbate the already congested parking in the close.

Condition 1: demolition and construction should be carried out from 3, School Green, not from Vicker's Close.

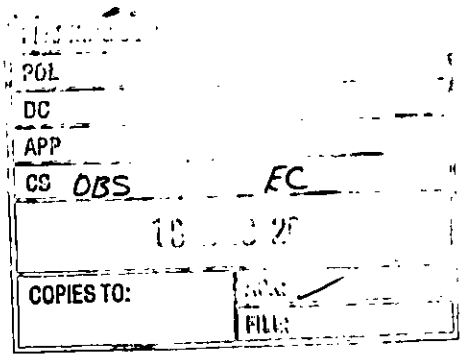
Condition 2: a suitable screen should be erected to protect both property and personnel at 3, Vicker's Close from the consequences of the demolition and construction work.

Condition 3: all services to the new property should be from and to School Green and not Vicker's Close; downpipes for rainwater should drain into soakaways within the new property.

Finally, I understand that bats, which I believe are a protected species, nest in the existing building .

W J Aley Jean C. Aley

Mr. W. J. Aley & Mrs. J. C. Aley



1 School Green
Shinfield
READING

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

11 December 2000

Dear Sir/Madam

Your Ref: Elaine Connor F/2000/2806
3 School Green, Shinfield, Reading
Proposed erection of two dwellings

We have studied the proposed plans for 3 School Green, and wish to object most strongly against this application as our privacy would be severely affected if it were to proceed.

The local builder, Benliam, offered this property to us as he was in some sort of financial difficulty. It now seems he does not intend to proceed with the building work but wants planning permission to increase the value of the property.

One local resident who wished to discuss the application with him with a view to objecting was advised by him that there was no point in objecting as he would get planning permission anyway as "he knows someone in the Council office".

We find this situation extremely worrying and are seriously considering contacting the Evening Post.

We look forward to receiving your comments by return.

Yours faithfully

K TURNER

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date:	15 NOV 2000
Officer: EC	Application No. F/2000/2806

Map No. 79. Site 0.04.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF TWO DWELLINGS

Location: 3 SCHOOL GREEN

Parish: SHINFIELD Ward: SHINFIELD 21.11.00

Applicant: BENILAM CONSTRUCTION SERVICES

Fee Received 380-00 Required ..... Additional ..... Refund .....
(1)

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	App. is to replace existing office & garage/store, Enter floor space in sq.m.	21.11.00	
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 .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ← 250m Landfill Site Consultation
Housing ✓ .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency → ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached

NEIGHBOURS:

2 x S/NT 1, 4, 5, 7 School Green
3 & 5 Vickers Close ✓
At front & rear of Site ✓

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

15.NOV.2000 2816

1.	APPLICANT'S NAME	BENJAMIN CONSTRUCTION SERVICES
	ADDRESS	3 SCHOOL GREEN, SHINFIELD
	POST CODE	RG2 9EE PHONE 0118 9886644
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	S. J. ATKINSON.
	ADDRESS	44 BASINGSTOKE ROAD. READING. BERKS.
	POST CODE	RG2 0EL PHONE 0118 921 2223
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	3 SCHOOL ~~YARD~~ GREEN. SHINFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO 2 BEDROOM HOUSES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	10307-04 + 05

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.

BUILDERS YARD & OFFICE.

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.

BRICK, PLAIN TILES AND UPVC WINDOWS + DOORS

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 2M CLOSE BOARDED FENCE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAY.

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

UNCHANGED.

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

NO,

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	2	5 *	—	*	—	
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.

£380-00

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 BENLIAM. DATE 15th NOV. 00

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

PLANNING APPLICATION

PART 2

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

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

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

15. NOV. 2000* 2806

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 15 NOV 2000* 2806

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

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
DK Chandhok	7 School Green Shinfield RG2 9EE.	
The Occupier.	3 Vickers Close Shinfield.	
Mr + Mrs Spooner	5 Vickers Close Shinfield.	

+ 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

- 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) .....

.....

(b) Insert description of steps taken.

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

the (c) .....

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

on (d) .....

(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).

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . J. BENJAMIN CONSTRUCTION SERVICES

Date . . . . . 15th NOV 00 . . . . . .

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

ADDRESS ADS 5 SCHOOL GREEN PARISH SHINFIELD

PLOT No. NOW 3/3A ACC. TO MR. M. R. BURRELL 19.2.84 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12822	MR. M. CRITTENDEN	CAR SALES AT REAR	10.4.80	N/A REF.
19619	"	"	25/5/83	N/A T.P. 31.5.83
23597	"	RENEWAL 19619 + INCR. TO 7 VEHS.	23.5.85	N/A 31.5.87 TP
21921	MR. M. BURRELL	C/O/USE FLAT TO OFFICES	26.7.84	REF.
28056	"	2/ST. BLDG. TO OFFICE WITH KITCHEN + WC	9.7.87	REF
~~29197~~				
29197 3	"	2/ST. EXTENSION (OFFICE KITCHEN, RECEPTION)	26.11.87	C/A
30789 NO5	"	REAR PORTION OF SHOP TO OFFICES	7.7.88	REF
31803 4	RUSSELLS EST. AGENTS	PART OF SHOP TO OFFICES	27.10.88	C/A PA
BRA 6421	MERRICK / BURRELL + PTNRS. 5	CONSTR. - REFURB OFFICES	29.11.88	APP

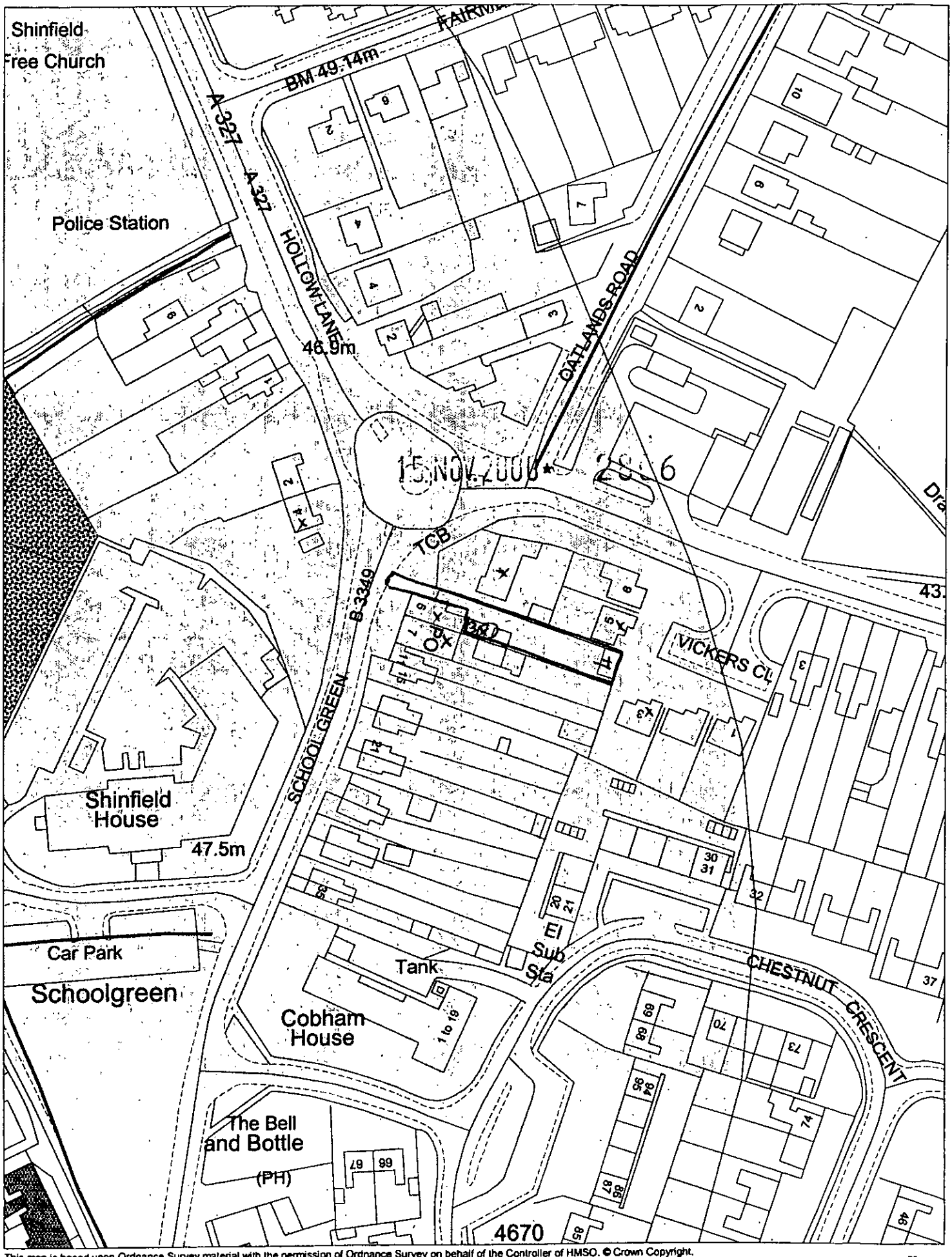
DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST ENFORCEMENT NOTICE (12822) DISMISSED - 31.1.83

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000

Scale: 1 : 1250