APPLICATION NO:
F/2001/4852

LOCATION:
Colleton Cp School Colleton Drive, Twyford Reading.

APPLICANT:
WDC Property Services C/O Bob Wilson

PROPOSAL:
Proposed single storey extension to school.

EARLIEST DATE FOR DECISION: **12/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/11/2001

CASE OFFICER: **Joss Miller**

WINI
(SA
PAT
1) Reta
2) Superseded Plans

APPROVED
No 068 30/10/01

RAILEX
Marbleboard

EASIFILE EP7

D2

1127

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

WDC Property Services
C/O Bob Wilson
The Buildings Unit
P O Box 51
Shute End
Wokingham
Berkshire RG40 1WH

Application Number: F/2001/4852

Parish: **TWYFORD**

Location: **Colleton CP School, Colleton Drive, Twyford, Reading.**

Proposal: **Proposed single storey extension to school.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that match in size, colour and texture those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Informative

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

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 24/10/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4852	JM
BUILDING CONTROL NUMBER.	FX 2001/2309	North
APPLICANT/AGENT	Donaldson + Associates	
ADDRESS OF SITE	Colleton Primary School Colleton Drive TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S ext to form resource area.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	WDC/B/106	WDC/B/106
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/11/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

4852

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24 OCTOBER 2001 FROM 7.00 PM TO 10.00 PM

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

Also present :- Mrs P Bray, Mr DA Hare, Fiona Rolls and Mr AW Spratling.

PART I

98. MINUTES

The Minutes of the meeting of the Committee held on 3 October 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

a) the amendment of minute No: 86 paragraph 9 amended to read "2) That in September 2002 officers be requested to present a monitoring report on Green Travel Plans in operation".

b) that Minute No: 87 paragraph 14 be amended to read; "e) to secure a contribution towards traffic management/local sustainable transport initiatives equivalent to the costs of providing a traffic management scheme acceptable to the Authority, along with the costs associated with monitoring the traffic impact of the development along Broad Common Road/Islandstone Lane."

c) That minute No: 87 paragraph 16 relating to hard surfacing be deleted.

99. APOLOGIES

Apologies for absence were submitted from Mr TP Dredge and Mr ND Rose.

100. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

109. APPLICATION NO: 2001/4852, PROPOSED SINGLE STOREY EXTENSION, COLLETON COUNTY PRIMARY SCHOOL COLLETON DRIVE TWYFORD, FOR WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES

The Committee considered a report about this application set out on Agenda pages 1335 to 1339.

RESOLVED: That Application No: 2001/4852 be approved subject to the conditions set out on Agenda page 1336.

Application No.	Received	Twyford
F/2001/4852	13.09.01	

Applicant: Wokingham District Council Property Department
Location: Colleton County Primary School, Colleton Drive, Twyford.
Proposal: Proposed single storey extension.

1. **Planning History** – The site is located in Colleton Drive, which is within the identified settlement of Twyford. The proposed extension would be situated to the west of the school. Planning permission was first granted on 21.09.67 and since then there have been several planning applications for additional classrooms and extensions to facilities.

2. **Proposal** – is for a new room to be used as a resource area to meet curriculum requirements and, therefore, will not result in an increase in pupils at the school. It would be connected to the front of the school, and would be situated approximately 36 metres from the front boundary of the school premises. It would be a single storey development 7.9 metres wide, 4.5 metres deep, with a flat roof 3.4 metres in height, which would be flush with the original roofs.

   This application is before the Committee because the school belongs to Wokingham District Council.

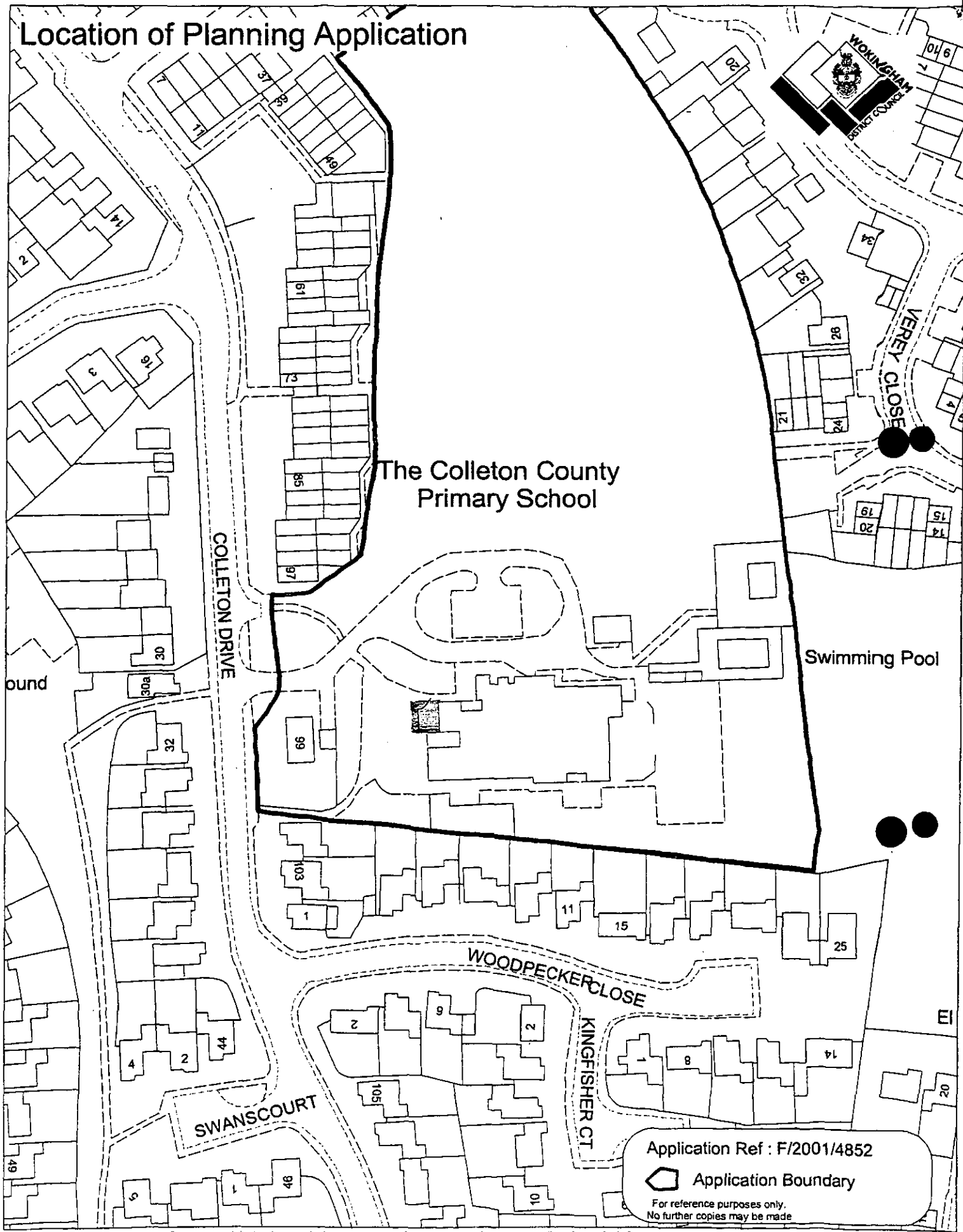
3. **Consultations** –
   - ***Highways*** – No objection
   - ***Twyford Parish Council*** – No objection
   - ***Environmental Health*** – No objection
   - ***Neighbour consultations*** – No response

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

   A. Impact on the street scene: (BSP Policy EN1 and OS1, LALP Policy LBE1 and WDLP Policy WBE1).
   B. Impact on neighbouring properties: (BSP Policy EN1 and OS1, LALP Policy LBE1 and WDLP Policy WBE1).
   C. Highways concerns

   A. **Impact upon the street scene**
   The proposed extension would be a single storey development 7.9 metres wide, 4.5 metres deep, with a flat roof 3.4 metres in height, which would be flush with the original roofs. Any views of this extension from Colleton Drive would be partly obscured by the caretaker's bungalow at the front of the building. It would be sited 36 metres from the highway, would be in keeping with the existing modular building and would be considered sufficiently modest that any impact on the street scene or the character of the area would be minimised.

Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
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Development Control Section, Environmental Services, Wokingham District Council.

24 October 2001

Scale: 1 : 1250

1337

B. **Impact upon neighbouring properties**
The extension would be approximately 22 metres from the boundary of the nearest dwelling, a bungalow, which is situated to the west of the school. There is a 1.8 metre fence on the rear boundary of this property, and a 1.0 metre hedge to the front. The rear boundaries to the dwellings to the south of the extension consist of 2.0 metre wire mesh and would be approximately 26 metres from the proposed extension. These distances, in conjunction with the size of the proposal, would be considered sufficient to reduce any impact relating to overbearing, overshadowing and privacy issues and, therefore, there would be no significant detrimental impact upon the residential amenities of the neighbouring properties. All other neighbours are a sufficient distance for any impact to be minimised.

C. **Highways concerns**
The Highways Section have no objections to this application as the extension is for the provision of a resource area which is needed to meet curriculum requirements and, therefore, will not result in an increase of pupils or staff at the school. The Council are in the process of adopting their 'Safe Routes to School' policy.

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new external works shall be carried out in materials that match in size, colour and texture, those of the existing building.

Reasons

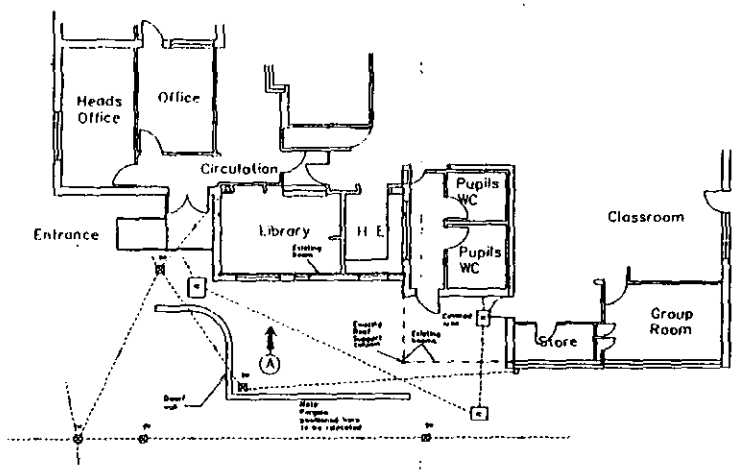
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Informative

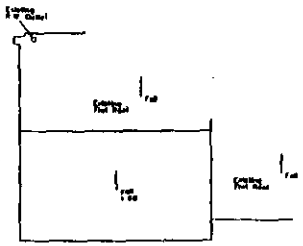
1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Policies OS1 and EN1 of the Berkshire Structure Plan
WBE1 of the Wokingham District Local Plan
LBE1 of the Loddon Area Local Plan

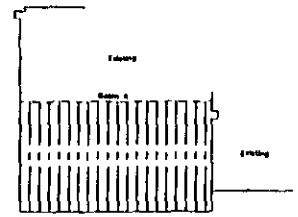
Joss Miller



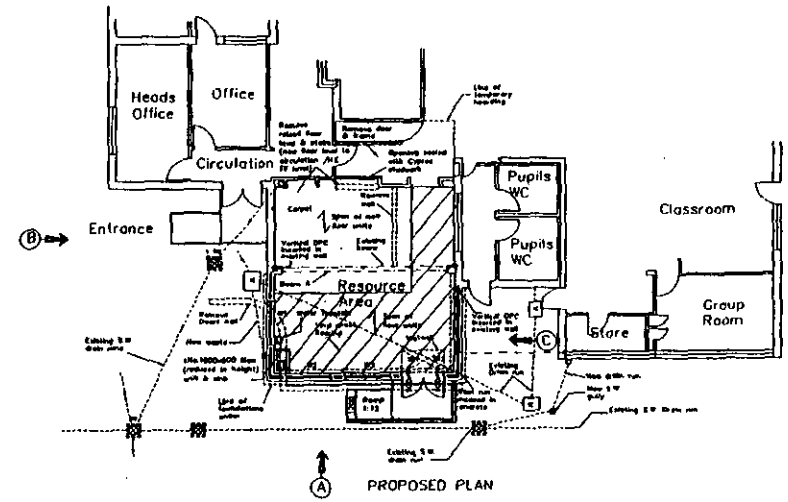
EXISTING PLAN



PROPOSED ROOF PLAN



PROPOSED ROOF CARCASS



PROPOSED PLAN



PROPOSED ELEVATION (C)



EXISTING ELEVATION (A)



PROPOSED ELEVATION (A)



EXISTING ELEVATION (B)



PROPOSED ELEVATION (B)

1338

MINOR AMENDMENTS

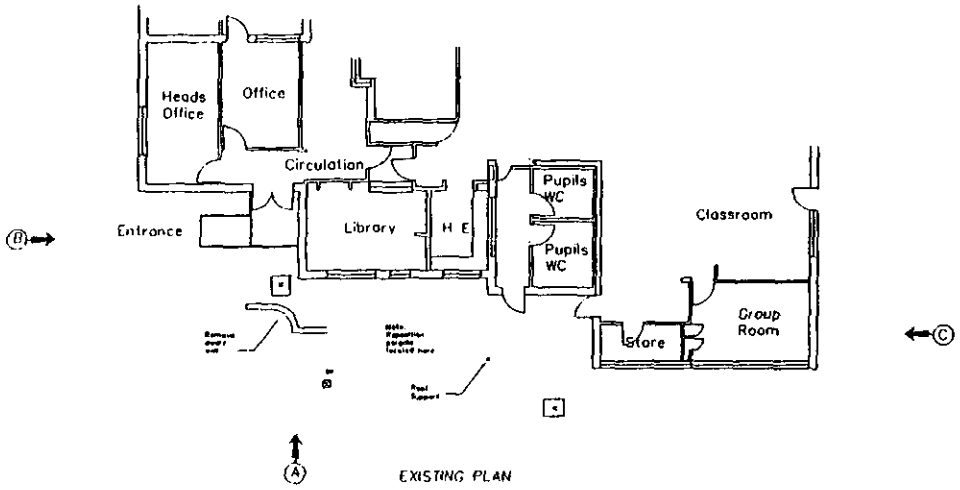
48:52:88

Donaldson & Associates
London Southampton
Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF
Tel: 02380 787733
Fax: 02380 787744
e-mail: Donaldsonassoc@aol.com

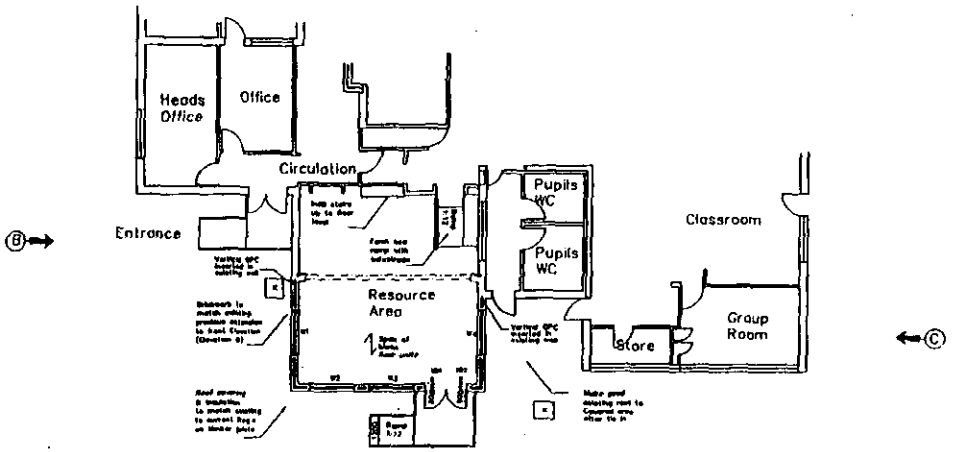
Project:
Colleton Primary School
Colleton drive
Twyford
Berkshire

Drawing:
Proposed Extension to form Resource Area

Date: 21/09/01 Revn: A
Drwn: AP Scale: 1:100



EXISTING PLAN



PROPOSED PLAN



PROPOSED ELEVATION (C)



EXISTING ELEVATION (A)



PROPOSED ELEVATION (A)



EXISTING ELEVATION (B)



PROPOSED ELEVATION (B)

1339

13 SEP 2001 46[illegible]

Donaldson
& Associates
Tel: 02380 787733 Fax: 12380 787744

Project:
Colleton Primary School
Colleton drive
Twyford
Berkshire

Drawing:
Proposed Extension to form Resource Area

Date: 10/09/01 Rev: A

Drwn: AP Scale: 1:100

Application No.	Received	Twyford
F/2001/4852	13.09.01	

Applicant: Wokingham District Council Property Department
Location: Colleton County Primary School, Colleton Drive, Twyford.
Proposal: Proposed single storey extension.

1. **Planning History** – The site is located in Colleton Drive, which is within the identified settlement of Twyford. The proposed extension would be situated to the west of the school. Planning permission was first granted on 21.09.67 and since then there have been several planning applications for additional classrooms and extensions to facilities.

2. **Proposal** – is for a new room to be used as a resource area to meet curriculum requirements and, therefore, will not result in an increase in pupils at the school. It would be connected to the front of the school, and would be situated approximately 36 metres from the front boundary of the school premises. It would be a single storey development 7.9 metres wide, 4.5 metres deep, with a flat roof 3.4 metres in height, which would be flush with the original roofs.

   This application is before the Committee because the school belongs to Wokingham District Council.

3. **Consultations** –
   - ***Highways*** – No objection
   - ***Environmental Health*** – No objection
   - ***Neighbour consultations*** – No response

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

   A. Impact on the street scene: (BSP Policy EN1 and OS1, LALP Policy LBE2 and WDLP Policy WBE1).
   B. Impact on neighbouring properties: (BSP Policy EN1 and OS1, LALP Policy LBE2 and WDLP Policy WBE1).
   C. Highways concerns

   A. **Impact upon the street scene**
   The proposed extension would be a single storey development 7.9 metres wide, 4.5 metres deep, with a flat roof 3.4 metres in height, which would be flush with the original roofs. Any views of this extension from Colleton Drive would be partly obscured by the caretaker's bungalow at the front of the building. It would be sited 36 metres from the highway and, therefore, would be a sufficient distance to minimise any potential impact. The extension would also be in keeping with the existing modular building and would be considered sufficiently modest that any impact on the street scene or the character of the area would be minimised.

B. **Impact upon neighbouring properties**
The extension would be approximately 22 metres from the boundary of the nearest dwelling, a bungalow, which is situated to the west of the school. There is a 1.8 metre fence on the rear boundary of this property, and a 1.0 metre hedge to the front. The rear boundaries to the dwellings to the south of the extension consist of 2.0 metre wire mesh and would be approximately 26 metres from the proposed extension. These distances, in conjunction with the size of the proposal, would be considered sufficient to reduce any impact relating to overbearing, overshadowing and privacy issues and, therefore, there would be no significant detrimental impact upon the residential amenities of the neighbouring properties. All other neighbours are a sufficient distance for any impact to be minimised.

C. **Highways concerns**
The Highways Section have no objections to this application as the extension is for the provision of a resource area which is needed to meet curriculum requirements and, therefore, will not result in an increase of pupils or staff at the school.

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new external works shall be carried out in materials that match in size, colour and texture, those of the existing building.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Informative

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

   Policies OS1 and EN1 of the Berkshire Structure Plan
   WBE1 of the Wokingham District Local Plan
   LBE1 of the Loddon Area Local Plan

Joss Miller

Joss Miller

From: Helen Rowlay
Sent: 03 October 2001 14:49
To: Joss Miller
Subject: RE: Colleton School, Colleton Drive, Twyford. F/2001/4852

The resource area is a general teaching area, approx 50% of the size of a normal classroom which tend to be used by schools for small group teaching groups, library areas, literacy/numeracy teaching sessions. Dependent on the school they may also include IT areas.

This space has been provided at Colleton School to enable them to house the summer term intake pupils as a result of the change in admissions policy. There will be no increase in the overall intake or NOR at the school as a result of this extension. Similarly there will be no specific increase in the teaching numbers at the school.

If you need any further information please let me know.

Helen

-----Original Message-----
From: Joss Miller
Sent: Tuesday, October 02, 2001 2:19 PM
To: Helen Rowlay
Subject: Colleton School, Colleton Drive, Twyford. F/2001/4852

Dear Helen

Could you please define the use of the 'resource area' to be created, and confirm that there will be no increase in either staff or pupils at this school. As I need to type the report up for committee by the end of today, I would be grateful for a reply at your earliest convenience.

Thanking you in advance

Joss Miller

WORK SHEET FOR : Joss Miller

Application Number : F/2001/4852

Applicant : WDC Property Services C/O Bob Wilson.

Location : Colleton Cp School, Colleton Drive, Twyford, Reading.

Proposal : Proposed single storey extension to school.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/10.

Date of Neighbour Notifications : 18/9

Date of Site Visit : 2/10

Date Registered : 13/09/2001

Earliest Date for Decision : 12/10/2001

Latest Consultation Date/Site Notice Expiry Date : 12/10/2001

This application will have expired on: 08/11/2001. 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 :

Env health – No objections

Highways – No objections

Planning Issues :

Application Number: F/2001/4852

Appraisal :

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

Application Number F/2001/4852
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Colleton Cp School
Colleton Drive Twyford Reading.

APPLICATION NUMBER: F/2001/4852

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/10

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front entrance by road

2. DESCRIPTION OF SURROUNDINGS

Id sett.

3. DESCRIPTION OF SITE/BUILDING

School.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Open wire mesh fence to side (near entrance)
2m wooden fence to rear and 1m hedge.
2m wire mesh on other side.

Some trees on boundary.

Bung - caretakers bungalow garage on boundary

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING \ slight incline to road.

LEVELS

BOUNDARY TREATMENT See above.

OTHERS \

Tel: (0118) 974 6463

Date:

My ref: F/2001/4852

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2001/4852
Colleton Cp School, Colleton Drive, Twyford, Reading.
Proposed single storey extension to school..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6463

Date:

My ref: F/2001/4852

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/4852
Colleton Cp School, Colleton Drive, Twyford, Reading.
Proposed single storey extension to school..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6463

Date:

My ref: F/2001/4852

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/4852
Colleton Cp School, Colleton Drive, Twyford, Reading.
Proposed single storey extension to school.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/4852**
Colleton Cp School, Colleton Drive, Twyford, Reading.
Proposed single storey extension to school.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Date: 04 October 2001

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2001/4852

Location: Colleton Cp School, Colleton Drive, Twyford, Reading.

Proposal: Proposed single storey extension to school.

Applicant: WDC Property Services C/O Bob Wilson.

Case Officer: Joss Miller

The new plans show the following: Removal of window on the side elevation and reduction in size of the ramp. Drawing no WDC/B/106 Rev A.

Comments are required by 14/10/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

4/10

Joss - I have conferred with Ian and it would seem unnecessary to consult the neighbours, especially as there are no objections.

Penny

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No 01/00148/2 (Planaps) / (Ludhouse) Date Rec. 28/9/01

Location: Colleton CP School, Colleton Dr.

Parish Ingatestone.

Applicant: WDC property

Description of attached plans Removal of window on the side elevation & reduction in size of the ramp.

Drawing No's: WDC/B/106. Rev A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	☐
2.	NK (Env. Design)	☐
3.	XA (Highways)	☐
4.	NF (Building Control)	☐
5.	BC/DC Liaison	☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: See attached map x

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER TM

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Joss Miller

From: Helen Rowlay
Sent: 28 September 2001 16:22
To: Joss Miller
Cc: Hilary Wardale
Subject: F/2001/4852 - Colleton Primary School

With respect to the above planning proposal, this is supported by the Education Department.

The project will allow for the creation of a resource area at the school to enable them to meet current curriculum requirements. The school will not be admitting any additional pupils as a result of the proposal.

The funding for the extension is being provided by the education department, the details of which have already been approved by Members.

If you have any queries please let me know

Helen Rowlay

FROM: Joss Miller

DATE: 18 September 2001

PLANNING SERVICES | HPT
TLS
4 OCT 2001

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/4852

Proposal: Proposed single storey extension to school..

Site Address: Colleton Cp School, Colleton Drive, Twyford, Reading.

Applicant: WDC Property Services C/O Bob Wilson.

Your observations are required in respect of this application **by 12/10/2001** .

NO OBJECTIONS

SIGNED: _____ DATE: 2/10/01

Clerk To Twyford Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

DS
APP
CS
21 SEP 2001
COPIES TO:
FILE

To: Joss Miller
Development Control

Your Ref: F/2001/4852

From: Tom Payne
Environmental Health

My Ref: 20014378

Date: September 19,2001

PROPOSED SINGLE STOREY EXTENSION TO SCHOOL

COLLETON PRIMARY SCHOOL, COLLETON DRIVE, TWYFORD

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS C[redacted]ATION SHEET

From: Joss Miller **Date:** 18 September 2001

Application Number: F/2001/4852

Proposal: Proposed single storey extension to school.

Parish: TWYFORD PARISH

Site Address:
Colleton Cp School, Colleton Drive, Twyford, Reading.

Applicant:
WDC Property Services C/O Bob Wilson.

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).

Signed: _____ **Print name:** Adam Coggins 20/9/01

Received by Wokingham District Council

Application No: F/2001/4852

Proposal:
Proposed single storey extension to school.

Location:
Colleton Cp School, Colleton Drive, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4852 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/10/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 September 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 SEP 2001

Officer: JM | Application No. F/2001/4652

Map No. 33 Site 2.28

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY EXTENSION TO SCHOOL

Location: COLLETON PRIMARY SCHOOL, COLLETON DRIVE

Parish: TWYFORD Ward: Twyford

Applicant: WDC PROPERTY SERVICES

transfer from UG117 8017

Fee Received 190-00 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	Elevation C does not show full side elevation of resource area (obscured by GroupRoom/Classroom)	8/9.	
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 : 18/9/01.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health Landfill site .....
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 .....
Disabled Access officer

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency Landfill site Glw Protection Zone. .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S/N + see map .....

1789/a

SECTION 66 CERTIFICATE

Application No.

13.SEP.2001* 4852

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

(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).

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . WOKINGHAM D.C. . . . . .

Date . . 12/9/01 . . . . . .

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

① ADDRESS COLLETON COUNTY PRIMARY SCHOOL COLLETON DRIVE PARISH TWYFORD

PLOT No. & CARETAKER'S BUNGALOW ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/23/58 O/189/61	MR A. GODSAL	O/APP. RES. DEV.	14.2.58 13.9.61	N/A	REF REF
O/100/63	"	"	22.6.65	N/A	REF
O/1/65	COPY	MINERAL WORKINGS	12.5.65	N/A	C/A
O/144/66	MR A GODSAL	O/APP. RES. DEV. FOLLOWING REMOVAL OF GRAVEL + ALLUVIUM	7.11.66	N/A	REF
S/2/67	B.C.C	COUNTY PRIMARY SCHOOL	21.9.67		APP.
S/1/68	"	"	3.9.68		APP.
321/71	"	"	21.7.71		C/A
227/72	"	"	2.4.72		C/A
13.9.73 02926	COLLETON SCHOOL ASSOC.	RELIEF ROAD SWIMMING POOL + CHANGING AREA	2.1.74 7.8.75	N/A N/A	C/A C/A
BR 3612	"	"	14.11.75	REF	N/A
BR 3862	"	"	24.12.75	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION O/144/66 - APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074

② ADDRESS COLLETON COUNTY PRIMARY SCHOOL COLLETON DRIVE PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 5635	COLLETON SCHOOL ASSOC.	PRE-FAB. BUILDING FOR MOTHER + CHILD CLUBS	23.11.76	REF	N/A
08283	"	BLDG. FOR PRE SCHOOL ACTIVITIES	11.5.78	N/A	C/A
08307	B.C.C.	TEMP CLASSROOM	22.6.78	N/A	C/A
BR 8802	COLLETON SCHOOL ASSOC.	S/SORRY REF. + START	15.6.78	APP	N/A
BR 16702	" " P.T.A.	Infilling covered area	21. 4. 81	App	N/A
15621	" " "	as above	30. 7. 81	NA	CA
17431	"	AMMONIA + EQUIPMENT	3.6.82	N/A	C/A 30.11.88 TP
19645	BCC	RENEWAL TEMP. CLASSROOM	6.12.84		
33997					
BAA10106 4353-1	COLLETON SCHOOL (MRS. G. HYLAND)	O/ALLOC./START	18.3.91	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(3) COLLETON COUNTY PRIMARY SCHOOL

ADDRESS COLLETON DRIVE PARISH TWYFORD

PLOT No. ORD. SHEET No. SH. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44496	COLLETON SCHOOL ASSOC.	S/SF. BUILDING TO	29.6.95	C/A
95/60585/TEN		PROVIDE QUIET ROOM FOR		30.6.200
		PLAYGROUP		
FP96/5620	"	"	11.9.96	APP
99/69847/F	Colleton Pre School.	Erect. steel shed for	22/7/99	C/F
		storage of play equipment.		

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Erect Shed - Mrs Allen - 1/10/98
PD Eng - Inst. Play equip - Lesley Whittaker - 22/11/99

Cost Centre Code

UG117 8017

£190

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

13.SEP.2001* 4852

1. CONTACT Bob Wilson	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	THE BUILDINGS UNIT P.O. BOX 51 SHUTE END
	POST CODE	RG.40 1WH PHONE 0118 974 6713
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DONALDSON & ASSOCIATES
	ADDRESS	
	POST CODE	PHONE 02380 767733
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	COLLETON PRIMARY SCHOOL COLLETON DRIVE TWYFORD BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED EXTENSION TO EXISTING SCHOOL TO FORM A RESOURCE AREA
5. Give the area in hectares or part of a hectare	AREA OF SITE	
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	WDC/B/106

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 ? N/A

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.

PRIMARY SCHOOL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES (NO) — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES (NO) — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

(1) BRICK CAVITY WALLS TO MATCH EXISTING
(2) ROOF COVERINGS/FACIA & WINDOWS TO MATCH EXISTING

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.

WITHIN EXISTING SCHOOL BOUNDARY

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

AS EXISTING

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

YES.

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

N/A

	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.

190

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 WOKINGHAM DC BUILDINGS UNIT DATE 12/09/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify EDUCATION SCHOOL			45.351	
OTHER	Please Specify				
	TOTAL			45.351	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	AS ENSTING	
Proposed	AS EXISTING	

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.
— SCHOOL TEACHING

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— COLLETON PRIMARY SCHOOL TUNFORD, ~~[illegible]~~ BERKSHIRE.

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
✓ (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".

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.

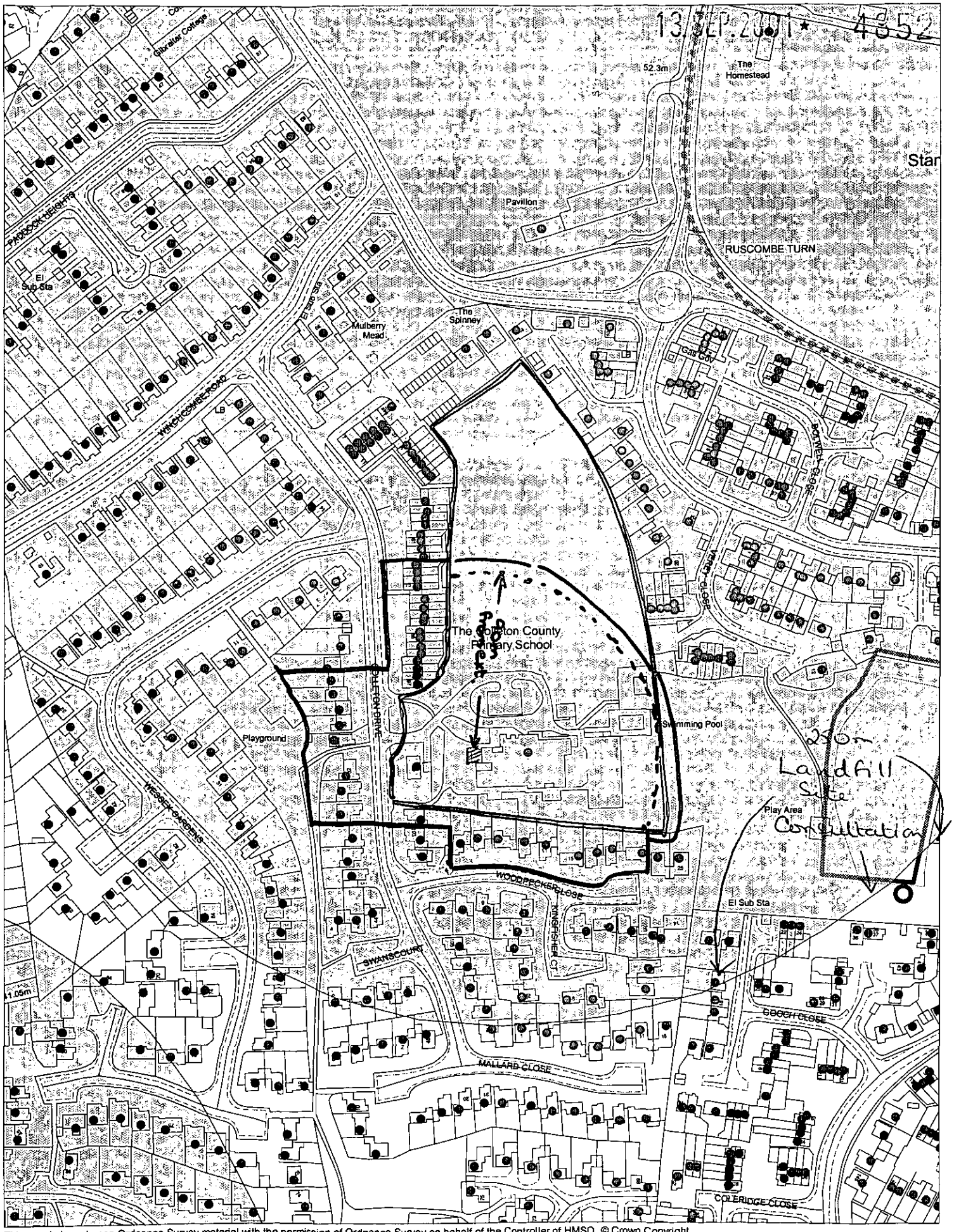
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.
14 September 2001 Scale: 1 : 2500

N
W E
S



Donaldson & Associates

Tel: 02380 787723 Fax: 12380 787744

Project:
Colleton Primary School
Colleton drive
Twyford
Berkshire

Drawing:
Proposed Extension to form Resource Area

SITE LOCATION PLAN

Date: 10/09/01 Revn: 0
Drwn: AP Scale: 1:250

Drwg.No. WDC/B/108

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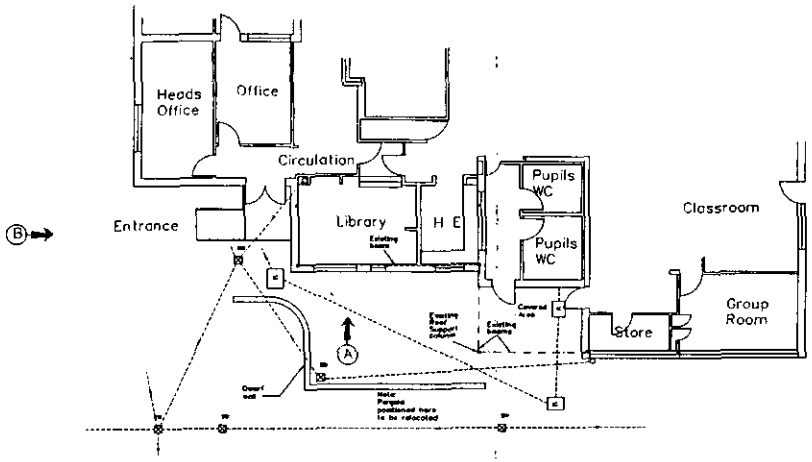
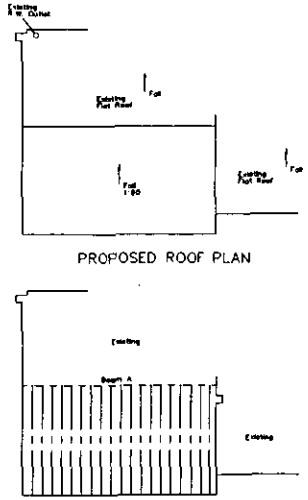
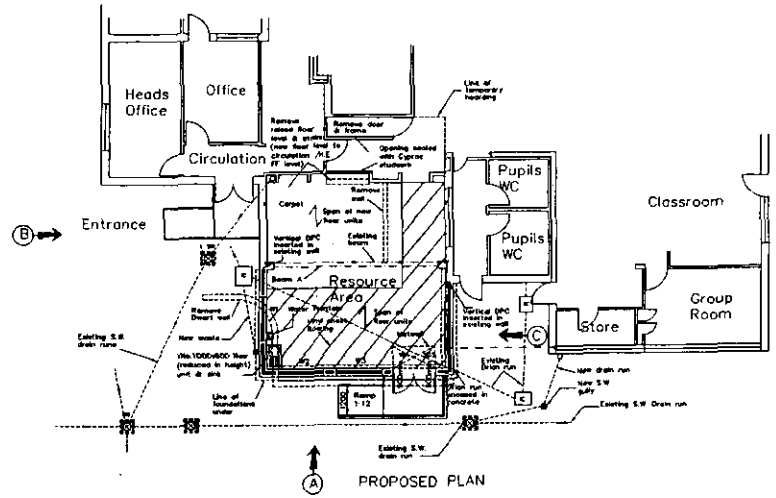


EXISTING PLAN



PROPOSED ROOF PLAN

PROPOSED ROOF CARCASS



PROPOSED PLAN



PROPOSED ELEVATION (C)



EXISTING ELEVATION (A)



PROPOSED ELEVATION (A)



EXISTING ELEVATION (B)



PROPOSED ELEVATION (B)

MINOR AMENDMENTS

48:52:■■

Donaldson & Associates

London Southampton

Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF

Tel: 02380 767733
Fax: 02380 767744
e-mail: Donaldsonassc@aol.com

Project:
Colleton Primary School
Colleton drive
Twyford
Berkshire

Drawing:
Proposed Extension to form Resource Area

Date: 21/09/01 Revn: A

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/106

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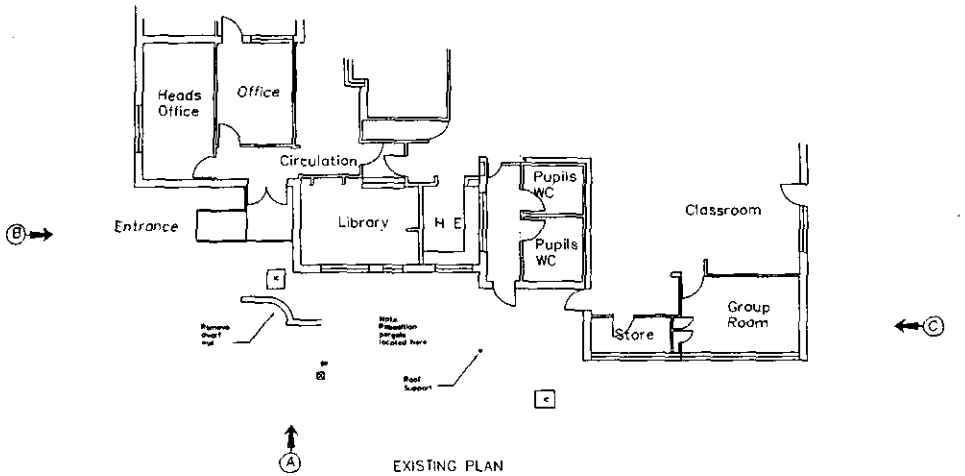
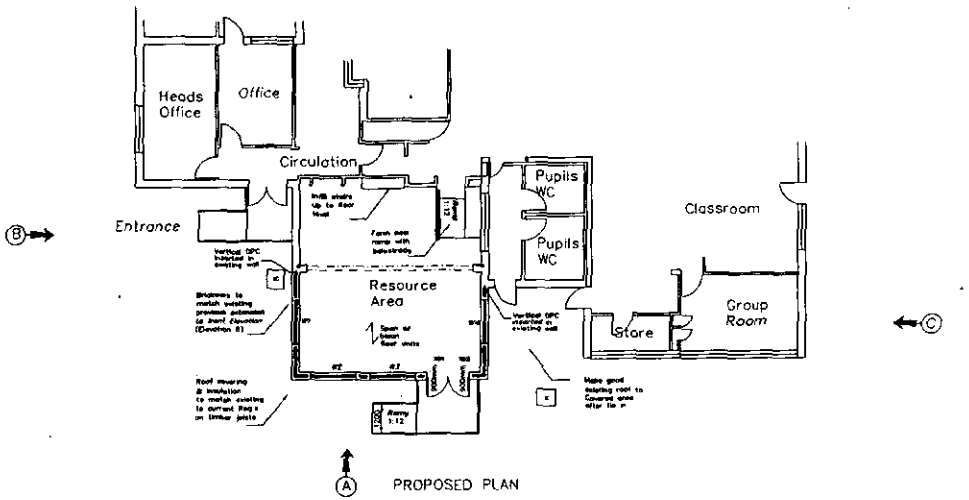


EXISTING PLAN



PROPOSED PLAN



PROPOSED ELEVATION (C)



EXISTING ELEVATION (A)



PROPOSED ELEVATION (A)



EXISTING ELEVATION (B)



PROPOSED ELEVATION (B)

13 SEP 2001 • 485

Donaldson & Associates

Tel: 02380 787733 Fax: 02380 787744

Project:
Colleton Primary School
Colleton drive
Twyford
Berkshire

Drawing:
Proposed Extension to form Resource Area

Date: 10/09/01 Revn: A
Drwn: AP Scale: 1:100
Drwg.No. WDC/B/106

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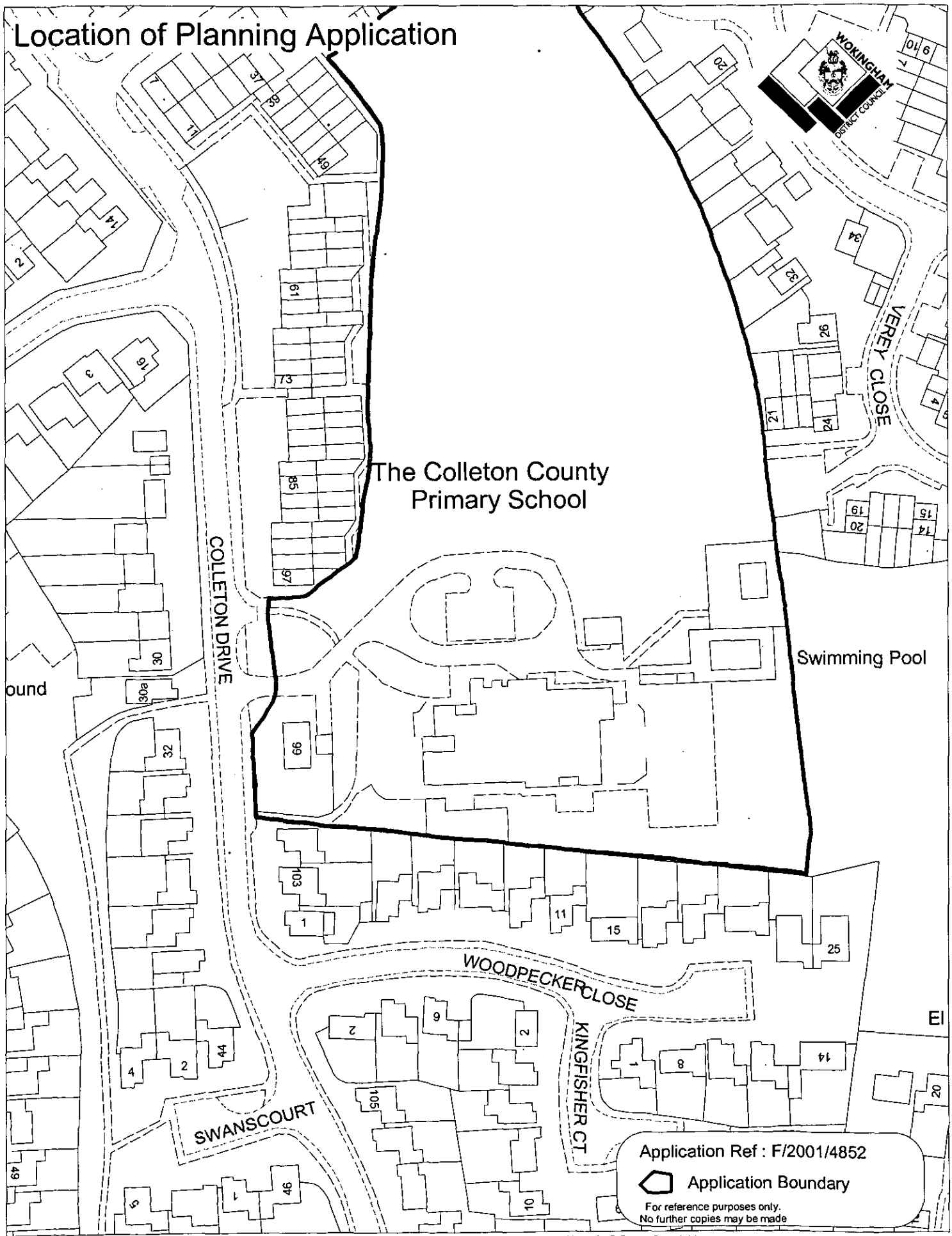

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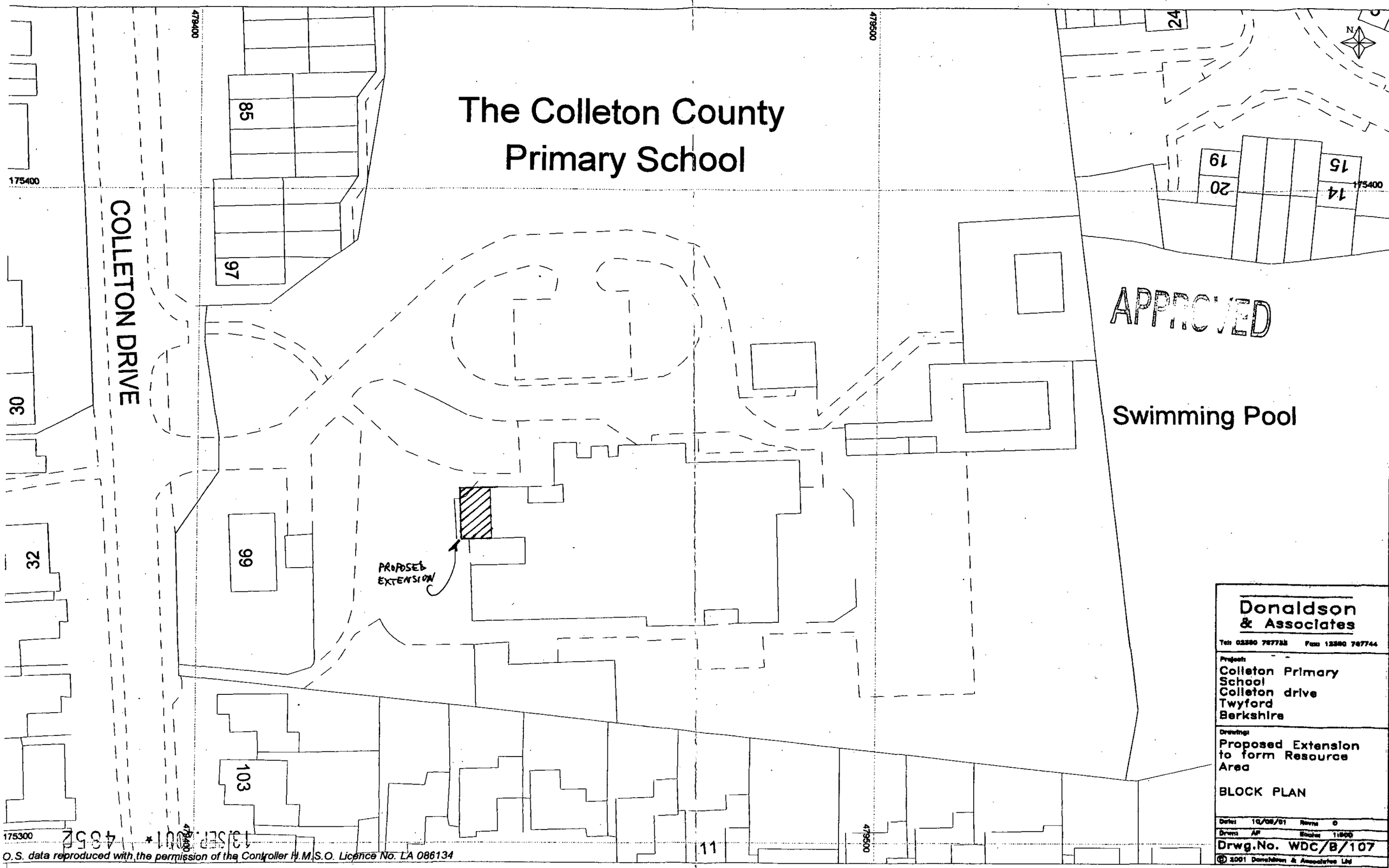
Development Control Section, Environmental Services, Wokingham District Council.

24 October 2001

Scale: 1 : 1250



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Drawing:
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BLOCK PLAN

Date: 10/08/01 Rev: 0
Drwn: AP Scale: 1:500
Drwg.No. WDC/B/107

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