comm.

APPLICATION NO:
**F/2002/8204**

LOCATION:
**Aldrington Primary School Silverdale Road, Earley Reading.**

APPLICANT:
**Wokingham District Council C/O Musafa Chaudhary**

PROPOSAL:
**Proposed single storey classroom extension to school.**

EARLIEST DATE FOR DECISION: **16/01/2003**

**APPLICATION WILL HAVE EXPIRED ON: 10/02/2003**

CASE OFFICER: **Tanya Davies**

APPROVED

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Wokingham District Council**
**C/O Musafa Chaudhary**
**West London Estates Ltd**
**2b Prospect Street**
**Caversham**
**Berks**
**RG4 8JG**

APPROVED

**Application Number: F/2002/8204**

**Parish:** **EARLEY**

**Location:** **Aldrington Primary School, Silverdale Road, Earley, Reading.**

**Proposal:** **Proposed single storey classroom 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 works shall be finished to resemble in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

**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, EN1, EN3 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3 and WIC16.

T. G. Watson

Trevor Watson
Development Control Manager
Date: 13/02/2003

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 | 8204 | TD |
| BUILDING CONTROL NUMBER. | P2003/3818 | Andy B |
| ~~APPLICANT~~/AGENT | West London Estates Ltd. | |
| ADDRESS OF SITE | Aldyngton Primary School Silverdale Road HAROW | |
| DESCRIPTION OF PROPOSED WORK | S/S classroom ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 1409-02B | 1409-02 |
| ELEVATIONS | " | " |
| FLOOR PLANS | " | " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 13/2/03 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Slight | |
| IF YES, WHAT ARE THE DIFFERENCES ? | BC ramp | |
| DATE | 24/2/03 | |

| 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 | |

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/8204 | 16.12.02 | Earley |

**Applicant: Property Services- Wokingham District Council.**
**Location: Aldrington Primary School, Silverdale Road, Earley.**
**Proposal: Proposed single storey classroom extension.**

**REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.**

**REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.**

**SUMMARY:**

1. **Summary** – Aldrington Primary School shares a site with Maiden Erlegh School accessed off Silverdale Road, Earley. The School is bounded to the north and west by residential development, to the east is Maiden Erlegh School and to the south, are shops fronting onto Silverdale Road. The school is single storey, with a flat roof and it is proposed to construct an extension, providing an additional 60m$^2$ of teaching accommodation to be used as a teaching area for reception pupils. There will be no increase in pupil numbers as a result of this proposal.

   This Application is being reported to Committee as it is on District Council land.

   **RECOMMENDATION: TO GRANT PLANNING PERMISSION** –Subject To Conditions.

**Background Papers**

**Held by: Planning Reception**
**Division: Development Control**
**Dept: Environmental Services**

**Contact No: 0118 974 6428/ 6429**
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/8204 | 16.12.02 | Earley |

**Applicant: Property Services- Wokingham District Council.**
**Location: Aldrington Primary School, Silverdale Road, Earley.**
**Proposal: Proposed single storey classroom extension.**

**REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.**

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**SUMMARY:**

1. **Summary** – Aldrington Primary School shares a site with Maiden Erlegh School accessed off Silverdale Road, Earley. The School is bounded to the north and west by residential development, to the east is Maiden Erlegh School and to the south, are shops fronting onto Silverdale Road. The school is single storey, with a flat roof and it is proposed to construct an extension, providing an additional 60m$^2$ of teaching accommodation to be used as a teaching area for reception pupils. There will be no increase in pupil numbers as a result of this proposal.

   This Application is being reported to Committee as it is on District Council land.

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**Background Papers**

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**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

2. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.
*Reason: To ensure that the external appearance of the building is satisfactory*

**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 Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1 & 2, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/8177 | 11.12.02 | Woodley |

**Applicant:** Property Services, Wokingham District Council.
**Location:** Willowbank School Caretaker's Bungalow, 11 Duffield Road, Woodley.
**Proposal:** Proposed Formation Of New Access, Gates And Fencing Around Dwelling.

**REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.**

**REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.**

**SUMMARY:**

1. **Proposal** – This application seeks to create a new access with gates and fencing at Willowbank Caretakers Bungalow. This new access is needed because the bungalow is currently accessed through the main school entrance.

   This Application is being reported to Committee as it is on District Council land.

   **RECOMMENDATION: TO GRANT PLANNING PERMISSION** –Subject To Conditions.

**Background Papers**

**Held by: Planning Reception**
**Division: Development Control**
**Dept: Environmental Services**

**Contact No: 0118 974 6428/ 6429**
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/8204 | 16.12.02 | Earley |

**Applicant: Property Services- Wokingham District Council.**
**Location: Aldrington Primary School, Silverdale Road, Earley.**
**Proposal: Proposed single storey classroom extension.**

**REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.**

**REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.**

**SUMMARY:**

1. **Summary** – Aldrington Primary School shares a site with Maiden Erlegh School accessed off Silverdale Road, Earley. The School is bounded to the north and west by residential development, to the east is Maiden Erlegh School and to the south, are shops fronting onto Silverdale Road. The school is single storey, with a flat roof and it is proposed to construct an extension, providing an additional 60m$^2$ of teaching accommodation to be used as a teaching area for reception pupils. There will be no increase in pupil numbers as a result of this proposal.

Recommendation - Approval.

This Application is being reported to Committee as it is on District Council land.

**RECOMMENDATION: TO GRANT PLANNING PERMISSION** –Subject To Conditions.

**Background Papers**

**Held by: Planning Reception**
**Division: Development Control**
**Dept: Environmental Services**

**Contact No: 0118 974 6428/ 6429**
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

2. **Planning History** – Aldrington Primary School was constructed in the early 1960's and there have been various extensions and alterations at the school since its construction.

3. **Consultations**
   - ***Access & Movement:*** no objections, the school has already been involved in the 'Safe routes to school' process, and the scheme is currently being implemented.
   - ***Earley Town Council:*** no comments received to date.
   - ***Environmental Health:*** no objection.
   - ***Neighbour Consultation:*** no letters received to date.

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

   A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

   B. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area

Aldrington Primary School is located within the identified settlement area of Earley. The school shares a site with Maiden Erlegh School accessed off Silverdale Road.

This application proposes to extend the school to create an additional 60m$^2$ of floorspace which will be used as teaching area for reception children. This extension will be located on the north east elevation of the existing school building and has been designed to reflect the existing school building. The extension will be located well within the school site and will have no impact on adjoining residents. It will have a flat roof and will be constructed in buff coloured bricks with white panelling. Accordingly, it is not considered that the extension will have an adverse impact upon the character of the surrounding area.

B. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**

The proposed extension will be used as additional teaching accommodation. It will match the existing school buildings and would not have an adverse impact upon the character of the surrounding area.

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.
      *Reason: To comply with Section 91 (1) of the Town and Country Planning Act 1990.*

2. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.
*Reason: To ensure that the external appearance of the building is satisfactory*

**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 Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1 & 2, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

FROM: Tanya Davies

DATE: 24 December 2002

20 JAN 2

# EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/8204

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

**Site Address:** Aldrington Primary School, Silverdale Road, Earley, Reading.

**Applicant:** Wokingham District Council C/O Musafa Chaudhary.

Your observations are required in respect of this application **by 16/01/2003** .

---

**NO OBJECTION**

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

R

**Tanya Davies**

**From:** Head.Aldryngton
**Sent:** Friday, January 17, 2003 9:13 AM
**To:** Tanya Davies
**Subject:** RE: Proposed EXtension

The proposed extension will result in a flexible teaching area for the reception pupils which total 45 in the summer term. For the autumn and spring term numbers will typically be 18 in total and 25 in total. The additional area will be used as a classroom. There will be no increase in the school's number. Therefore there is no need for additional toilets. The extension will result in the school no longer needing to house the summer born rising 5s in a resources / music room!

I hope this provides you with sufficient detail. If not just let me know.
Regards
Elaine Stewart

-----Original Message-----
**From:** Tanya Davies
**Sent:** 17/01/2003 07:57
**To:** Head.Aldryngton
**Cc:** Admin.aldryngton
**Subject:** Proposed EXtension
**Importance:** High

I am the Planning Officer dealing with your planning application for an extension to the north east elevation of the School.

**Please can you confirm what the extension will be used for? (classroom? ICT? toilets?) and that there will be no increase in the numbers of pupils on roll as a result of this extension.**

I would be grateful for this information by Monday, as this will enable me to report this item to the next Development Control Committee on 5 February.

Please ring me with any queries,
Best wishes

Tanya Davies

**Tanya Davies**
**Senior Minerals & Waste Officer**
**Wokingham District Council**

**Tel: 0118 974 6229**
**Fax: 0118 974 6484**

**HIGHWAYS CONSULTATION SHEET**

**From:** Tanya Davies **Date:** 24 December 2002

**Application Number:** F/2002/8204

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

**Parish:** EARLEY TOWN

**Site Address:**
Aldrington Primary School, Silverdale Road, Earley, Reading.

**Applicant:**
Wokingham District Council C/O Musafa Chaudhary.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

The school should already be involved in the 'Safe Routes to School' process.

**Signed:** _____ **Print name:** TR 9/1/03.

Application Number: F/2002/8204

Case Officer : TD.

Valid Date : 16.12.02

Map No : 52

Site Area : 1.10

Received Date: 16/12/2002

Level : Committee Item - No Date Set

Description : Proposed single storey classroom extension to school.

Location : Aldrington Primary School, Silverdale Road, Earley, Reading.

Parish : EA Ward : L. Hungerford. 24.12.02 B.

Applicant : Wokingham District Council C/O Musafa Chaudhary.

Fee Required: £220 Fee Received: £220 transfer from US006

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

Enforcement Section to be notified ☐ (tick if required)

---

Additional information required for validation;

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | ~~B~~ site address | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | None | | ✓ received |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS 22-12-02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

(Environmental Health)

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

(Education)

Social Services

(Highways)

● (Access officer)

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## HERITAGE BODIES

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

## OTHERS

.....

.....

.....

.....

.....

.....

## NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| MAIDEN ERLEGH SCHOOL | | | RG6 7HS |
| | | 11LANCASTER GARDENSREADING | RG6 7PA |
| | | 12LANCASTER GARDENSREADING | RG6 7PA |
| | | 13LANCASTER GARDENSREADING | RG6 7PA |
| | | 14LANCASTER GARDENSREADING | RG6 7PA |
| | | 15LANCASTER GARDENSREADING | RG6 7PA |
| | | 16LANCASTER GARDENSREADING | RG6 7PA |
| | | 17LANCASTER GARDENSREADING | RG6 7PA |
| | | 18LANCASTER GARDENSREADING | RG6 7PA |
| | | 19LANCASTER GARDENSREADING | RG6 7PA |
| | | 37RAMSBURY DRIVEREADING | RG6 7RT |
| | | 28MAIDEN ERLEGH DRIVEREADING | RG6 7HP |
| | | 29MAIDEN ERLEGH DRIVEREADING | RG6 7HP |

**Received by Wokingham District Council**

# Application No: F/2002/8204

**PROPOSAL:**
Proposed single storey classroom extension to school.

**LOCATION:**
Aldrington Primary School, Silverdale Road, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8204 to enable the library staff to locate the correct information.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. Written comments submitted will become available for public inspection.**

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

**Trevor Watson**
**Development Control Manager**
**24 December 2002**

16.DEC.2002 8204

# WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk

64386
ES
1 DEC 2002
COPIES TO
FILE

Eleanor Smith
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

17th September 2002
MC/1409-02

**By Fax & Post**

Dear Eleanor,

**Re : Aldryngton Primary School – Classroom Extension**

Further to the recent Planning Application submitted for the above, it has come to my attention that the Section 66 Certificate was not included.

Please now find attached completed Section 66 Certificate.

Should you have any queries please do not hesitate to contact me.

Yours faithfully,

Mustafa Chaudhary
**WEST LONDON ESTATES LTD**
(mustafa@wle-surveyors.co.uk)

cc. Stephen Doran (WDC Property Services)

constructionline

RICS

Registered in England No. 3785895
Managing Director: RICHARD J NEALE, FRICS, FB.ENG.
Registered Office: 62-64 New Road, Basingstoke, Hants. RG21 7PW

QMS ISO 9001 REGISTERED FIRM

# WEST LONDON ESTATES LIMITED
CHARTERED BUILDING SURVEYORS

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Web: www.wle-surveyors.co.uk


| PLANNING SERVICES | HPT 64386 |
|---|---|
| POL | TLS |
| DC KS | ENF |
| APP | |
| CS | |

17 DEC 2002

COPIES TO

16.DEC.2002 8204

Eleanor Smith
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

17th September 2002
MC/1409-02

**By Fax & Post**

Dear Eleanor,

**Re : Aldryngton Primary School – Classroom Extension**

Further to the recent Planning Application submitted for the above, it has come to my attention that the Section 66 Certificate was not included.

Please now find attached completed Section 66 Certificate.

Should you have any queries please do not hesitate to contact me.

Yours faithfully,

Mustafa Chaudhary
**WEST LONDON ESTATES LTD**
(mustafa@wle-surveyors.co.uk)

cc. Stephen Doran (WDC Property Services)

1789/k

# SECTION 66 CERTIFICATE

Application No.

**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.

● 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) .....

.....

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

on (d) .....

**OR**

(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).

## 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 17.12.2002

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

16.DEC.2002 8264

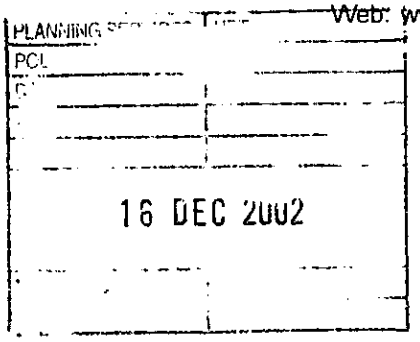
# WEST LONDON ESTATES LIMITED

CHARTERED BUILDING SURVEYORS

2B PROSPECT STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001

E-mail: mail@wle-surveyors.co.uk
Web: www.wle-surveyors.co.uk




Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

13th September 2002
MC/1409-01

Dear Sir or Madam,

**Re : Aldryngton Primary School – Classroom Extension**

Please find enclosed application for Full Planning Permission for the above project. I enclose the following :

- 6 no. copies of forms duly completed
- 6 no. copies of drawing 1409-02

No fee is enclosed with this application. The Wokingham District Council Cost Code for this scheme is **US006** (contact : Mr Stephen Doran on 0118 974 6713).

Should you have any queries please do not hesitate to contact me.

Yours faithfully,

Mustafa Chaudhary
**WEST LONDON ESTATES LTD**
(mustafa@wle-surveyors.co.uk)

cc. Stephen Doran (WDC Property Services)

constructionline

RICS

ISO 9001 REGISTERED FIRM

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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
10. DEC. 2002 0204

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | WOKINGHAM DISTRICT COUNCIL |
| | ADDRESS | PROPERTY SERVICES DEPT. P.O. BOX 151, SHUTE END |
| | POST CODE | RG40 1WH PHONE 0118 9746713 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | MUSTAFA CHAUDHARY |
| | ADDRESS | WEST LONDON ESTATES LTD 2(b) PROSPECT STREET, CAVERSHAM |
| | POST CODE | RG4 8JG PHONE 0118 9464000 |
| 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 | Aldryngton Primary School Silverdale Rd, Earley |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | SINGLE STOREY CLASSROOM EXTENSION. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.12 HECTARE |
| 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 | 1409-02 PROPOSED PLANS & ELEVATIONS. |

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.

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.

FACING BRICK TO MATCH EXISTING WITH PVCu FASCIA TO MATCH. WINDOWS - WHITE POWDER COATED ALUMINIUM or PVCu 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.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING 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

EXISTING ACCESS ARRANGEMENTS TO REMAIN UNCHANGED.

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

YES

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

NO FEE ENCLOSED.
PLEASE REFER TO WDC COST CODE US006

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 D.C. DATE 13.12.2002

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

1769c

# PLANNING APPLICATION

**PART 2**

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

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

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify SCHOOL. | 1450 m² | 0 | 60m² | 0 |
| OTHER | Please Specify | | | | |
| | TOTAL | 1450 m² | | 60m² | |

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 | 20 | 0 |
| Proposed | 20 | 0 |

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.
— PRIMARY 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?
— ALDRYNGTON PRIMARY SCHOOL.

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 |
|---|---|---|---|
| 12 | 0 | 0 | 12 |

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".

# 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.'

Fax. (0118) 9746484

1789/a

# SECTION 66 CERTIFICATE

Application No.

16.DEC.2002 8204

**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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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

### Agricultural Holdings Certificate

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

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

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

**OR**

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

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

Signed . . . . . .

On behalf of WOKINGHAM D.C.

Date 17.12.2002

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

(1) ALDRYNGTON PRIMARY SCHOOL,

ADDRESS MAIDEN ERLEGH DRIVE / PARISH EARLEY

PLOT No. SILVERDALE ROAD ORD. SHEET No. SU. 7471 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| S/19/62 | Berkshire County Council | Primary School | 9/1/63 | App. by B.C.C. |
| PD/134/64 | " | Garage at Caretakers Bungalow | 16/4/64 | Information Only |
| S/11/66 | " | Terrapin Classroom | 17/8/66 | N/A. TP. 31/12/71 |
| S/23/66 | " | Temporary Classroom | 24/11/66 | N/A. B.C.C. |
| 73/71 | " | Pedestrian access to School East side of 191 Silverdale Rd. | 31. 3. 71 | N/A. C/A |
| 207/72 | " | SWIMMING POOL | 9. 2. 72 | N/A B.C.C. APP. |
| FP/92/1033 | ALD. C. P. SCHOOL. | REBUILD STORES | 18.11.92 | APP |
| 40688 | BCC | REPL. TEMP DBLL. CLASSROOM | ~~8.3.93~~ 26.5.98 | TP 3/3/98 |
| 43023 | " | APP. LIBRARY FACILITIES | 3.8.94 | C/A |
| FP94/2755 | " | " | 5.8.94 | C/APP |
| 98[illegible]7289/F | ALD. C.P. SCHOOL | NEW CHANGING ROOM/ DEM. EXISTING | 21.5.98 | C/A |

DATE OF COMPLETION

| | | | | |
|---|---|---|---|---|
| FP98/7400 | A.C.P. School | New Changing Room | 14.4.98 | APP |

SPECIAL ORDERS

| | | | | |
|---|---|---|---|---|
| 98/68520/F | A.P. SCHOOL | APP. CLASSROOM | 23.12.98 | C/A |
| FP98/8235 | W.D.C. | Ext. to Classroom | 10.12.98 | APP |

933 (2) Aldryngton Primary School

ADDRESS Silverdale Road PARISH Earley

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision Building | Decision Planning |
|---|---|---|---|---|---|---|
| /2001/4496 | | A. Primary Sch. | S/St mod. classroom ext. | 12.9.01 | | C/A |
| 2[illegible]2/8204 | | WDC | S/St C/Room ext | | | |

MINISTRY DECISION:

SPECIAL ORDERS: