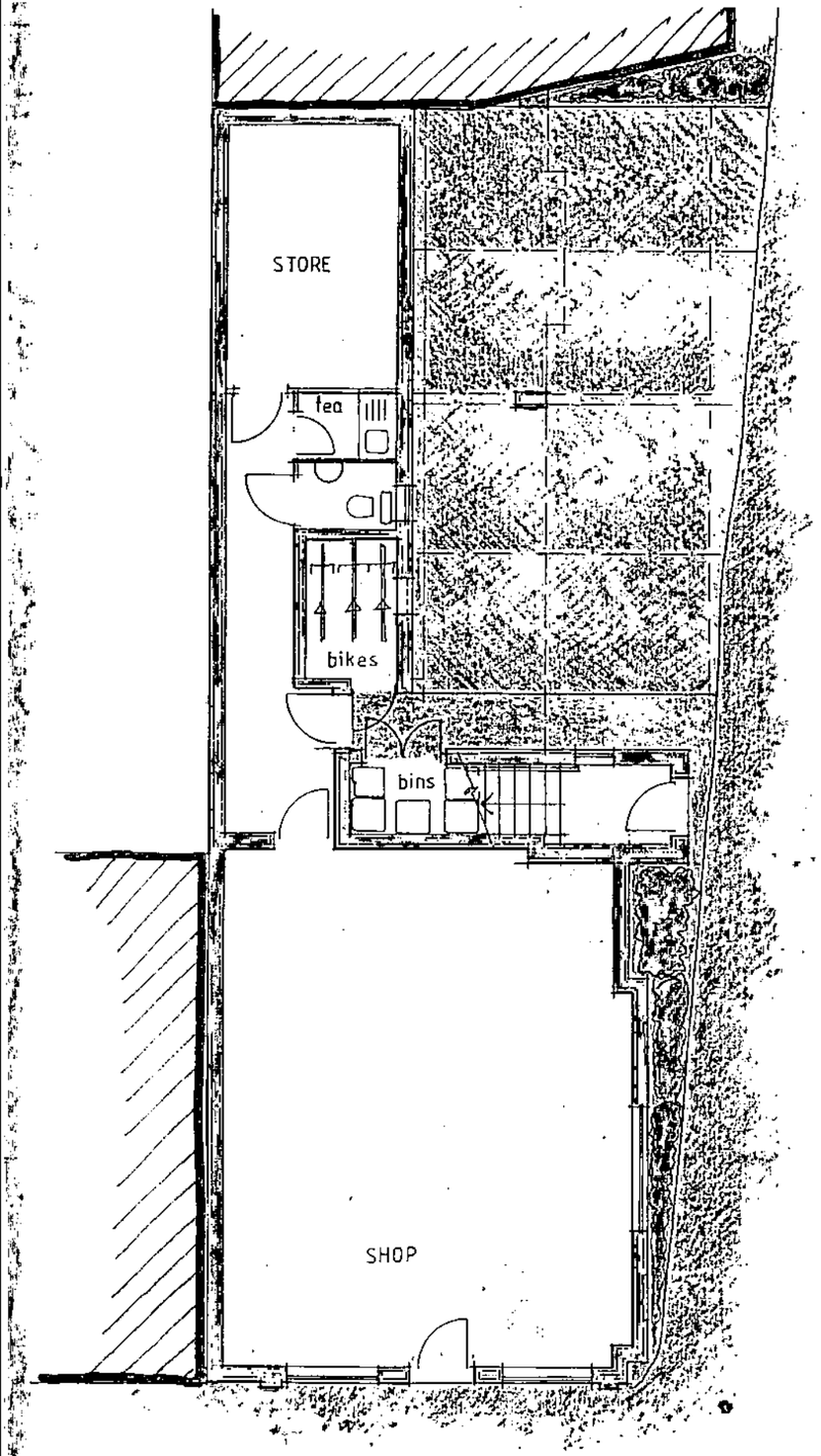
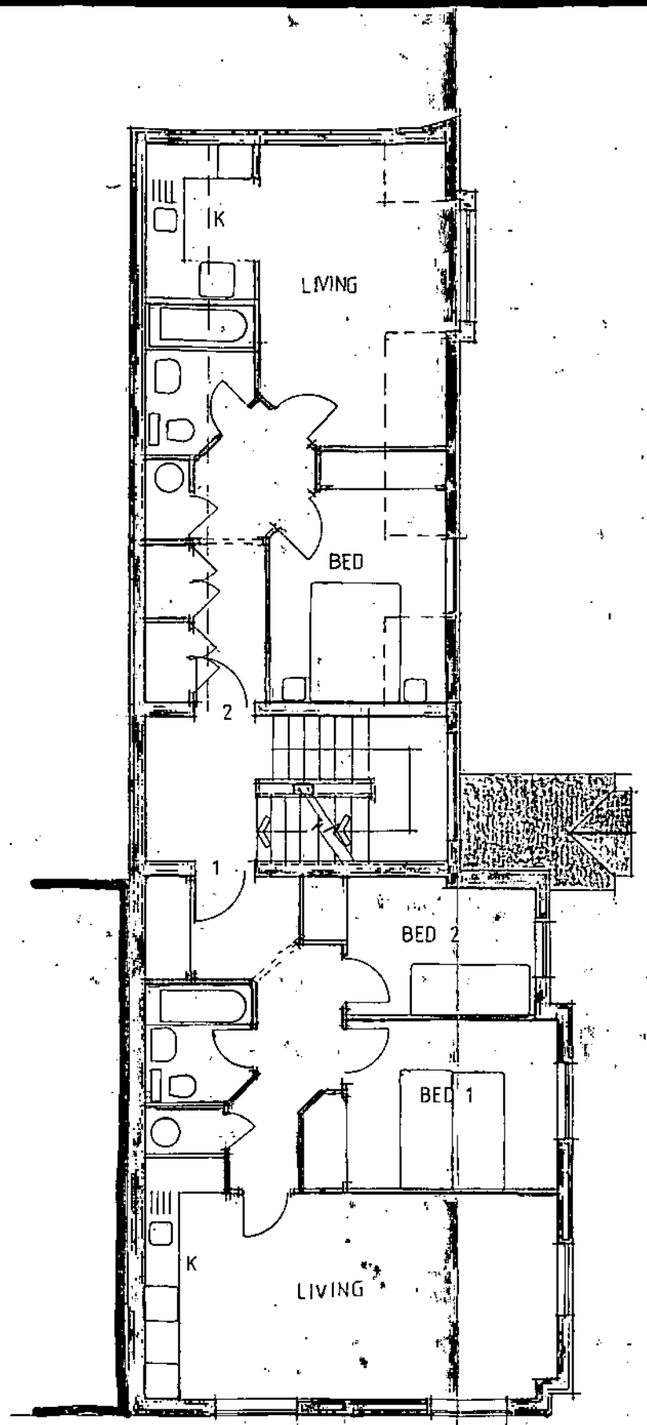
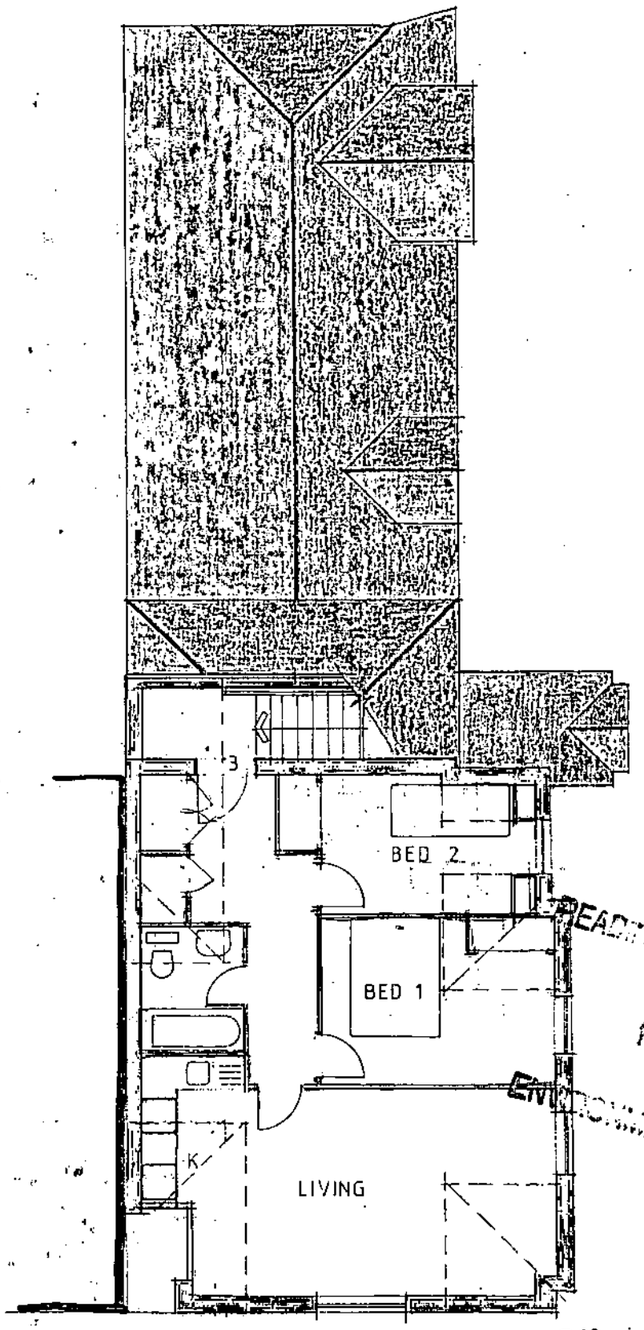


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

READING BOROUGH COUNCIL
AMENDED PLAN

C 18 12 01 REDRAWN
B 19.10.01 FLAT 4 REVISED
A 24.05.01 FLAT 1 REVISED PARKING ADDED

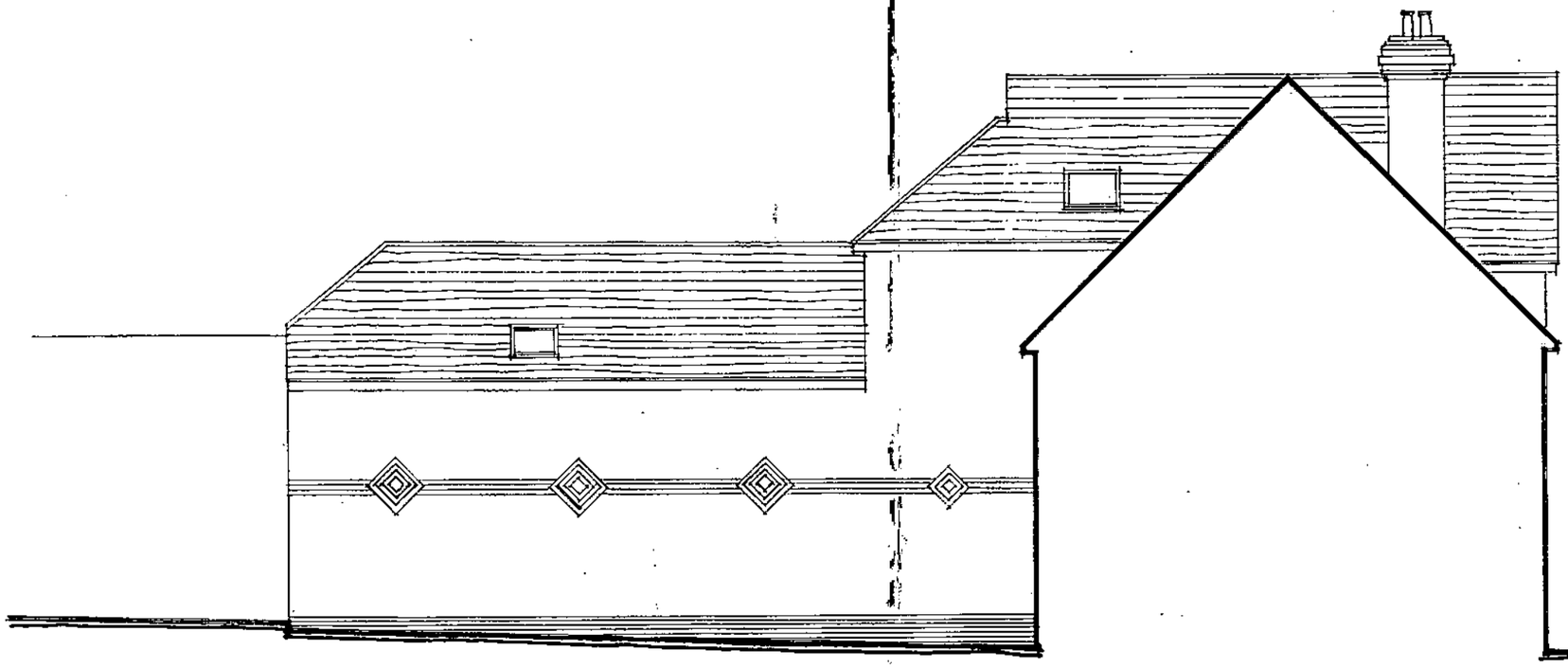
MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

MR P STEVENS

PROPOSED FLOOR PLANS

1:100
FEB 2001
PB
1570-2C

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



REAR ELEVATION

RECEIVED
DATE
11 JAN 2002
ENVIRONMENTAL SERVICES

job MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client MR P STEVENS

drawing PROPOSED REAR ELEVATION

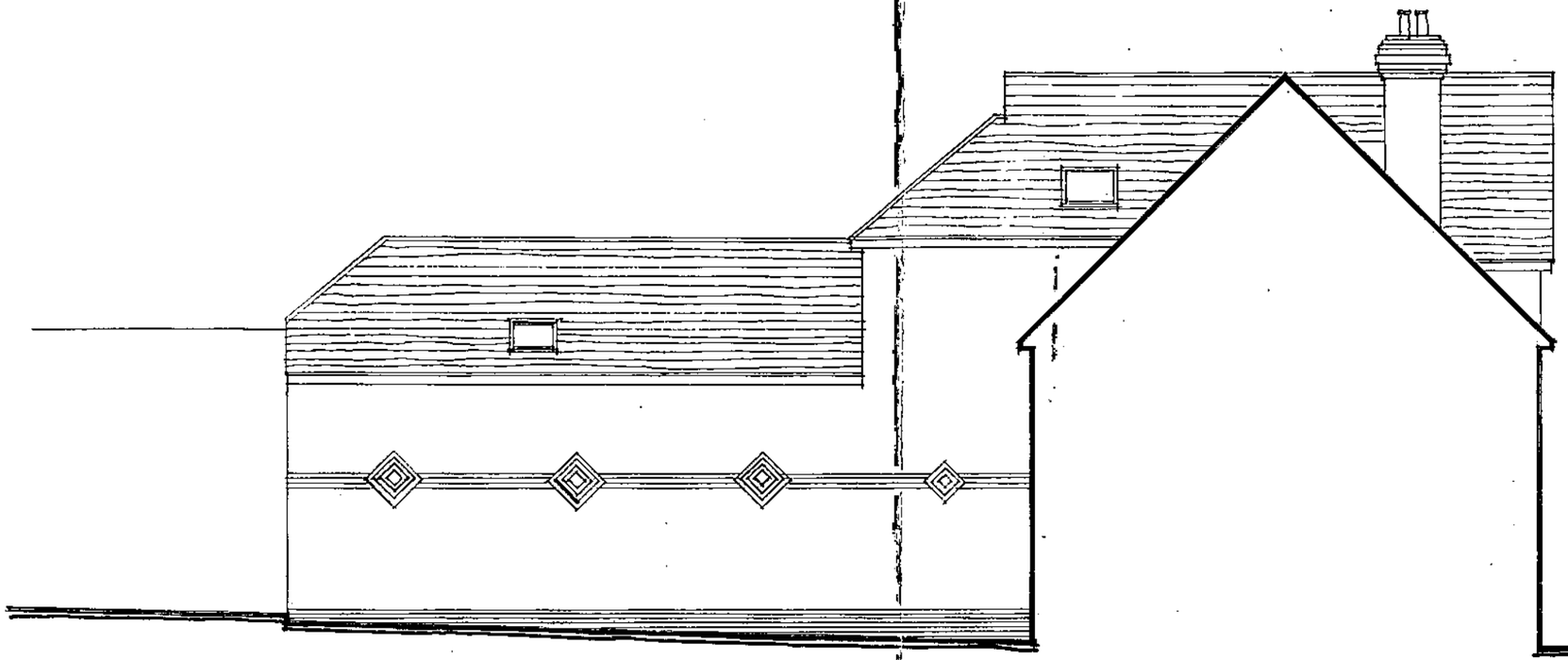
scale 1:100

date DEC 2001

drawn by PB

1570-5

0118 950 7700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



REAR ELEVATION

READING BOROUGH COUNCIL
11 JAN
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

job MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client MR P STEVENS

drawing PROPOSED REAR ELEVATION

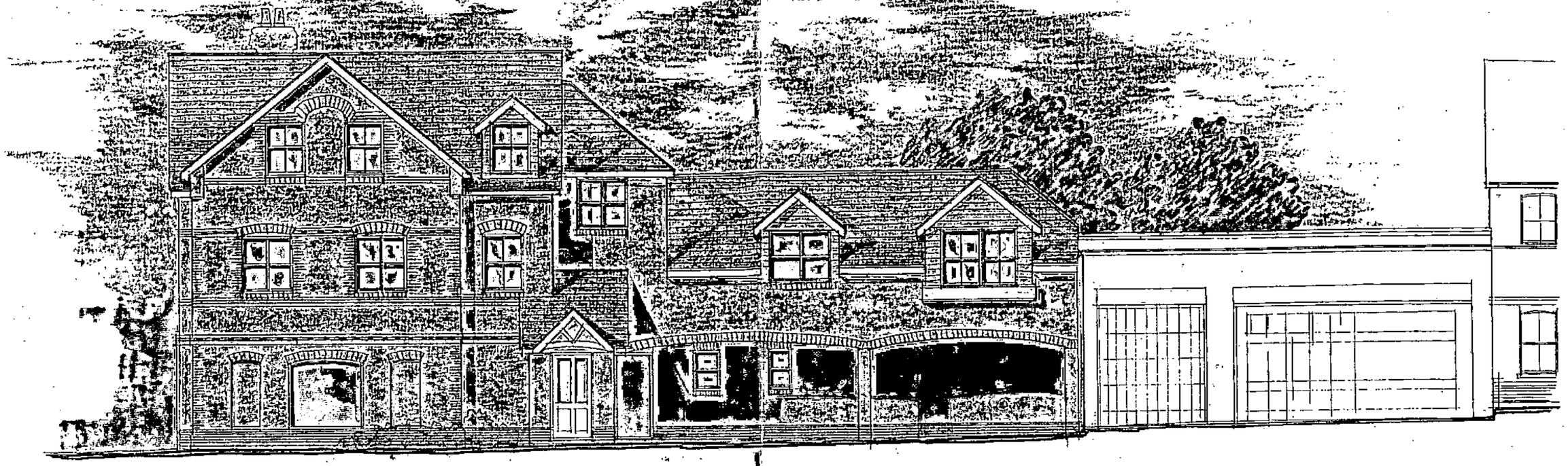
scale 1:100

date DEC 2001

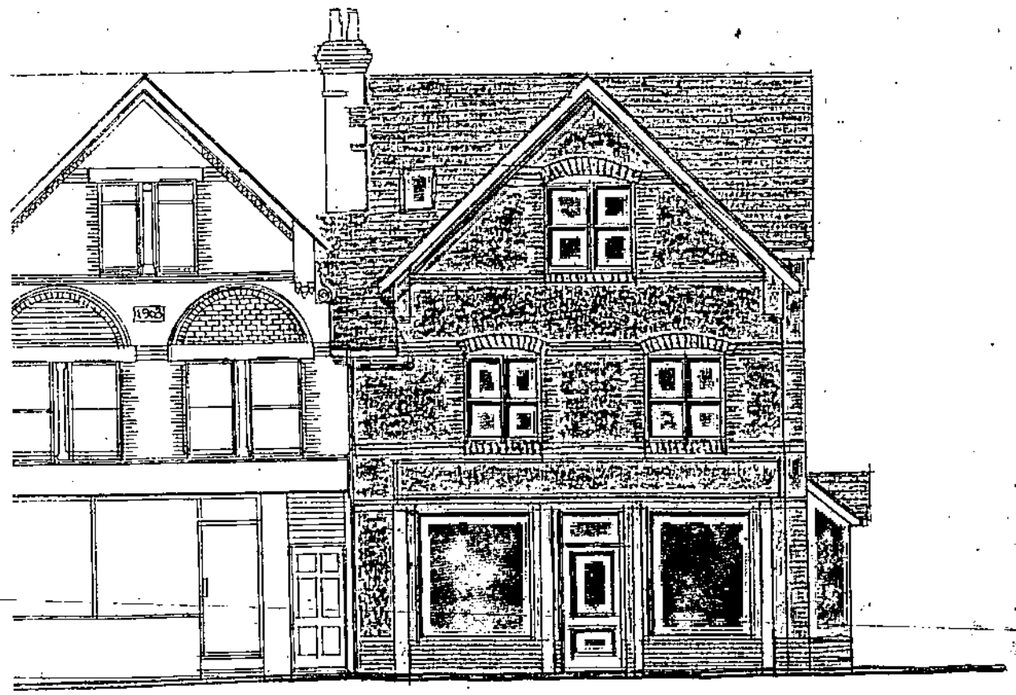
drawn by PB

1570-5

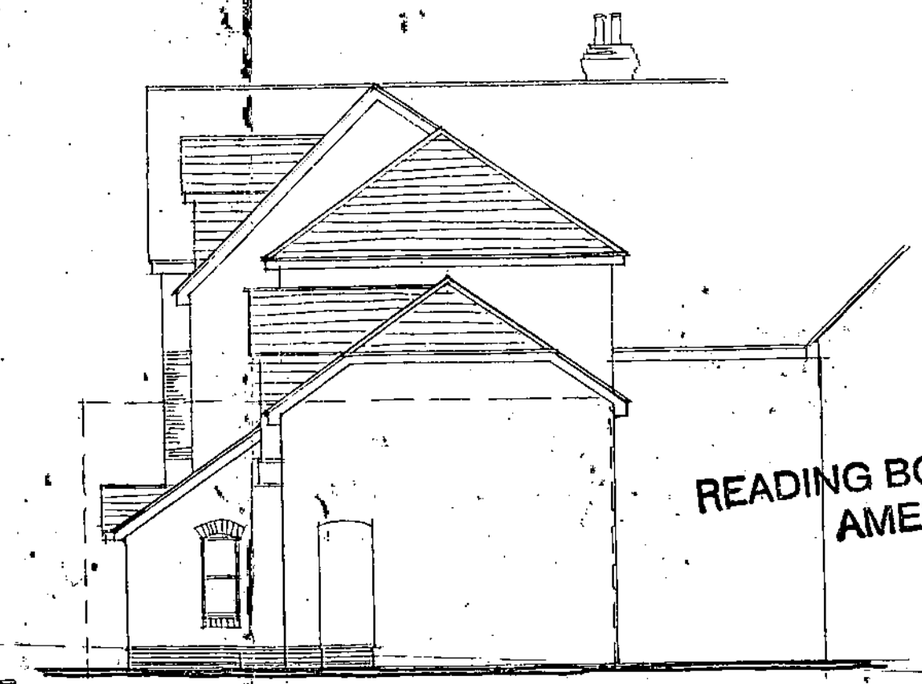
THE STUDIO
LONDON ROAD
BERKSHIRE
READING
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



PITCROFT AVENUE ELEVATION



WOKINGHAM ROAD ELEVATION



END ELEVATION

READING BOROUGH COUNCIL
11 JAN
ENVIRONMENTAL SERVICES

C	3.01.02	ROOF REVISED
B	18.12.01	REDRAWN
A	19.10.01	GENERAL REVISION

letter date revision

READING BOROUGH COUNCIL
AMENDED PLAN

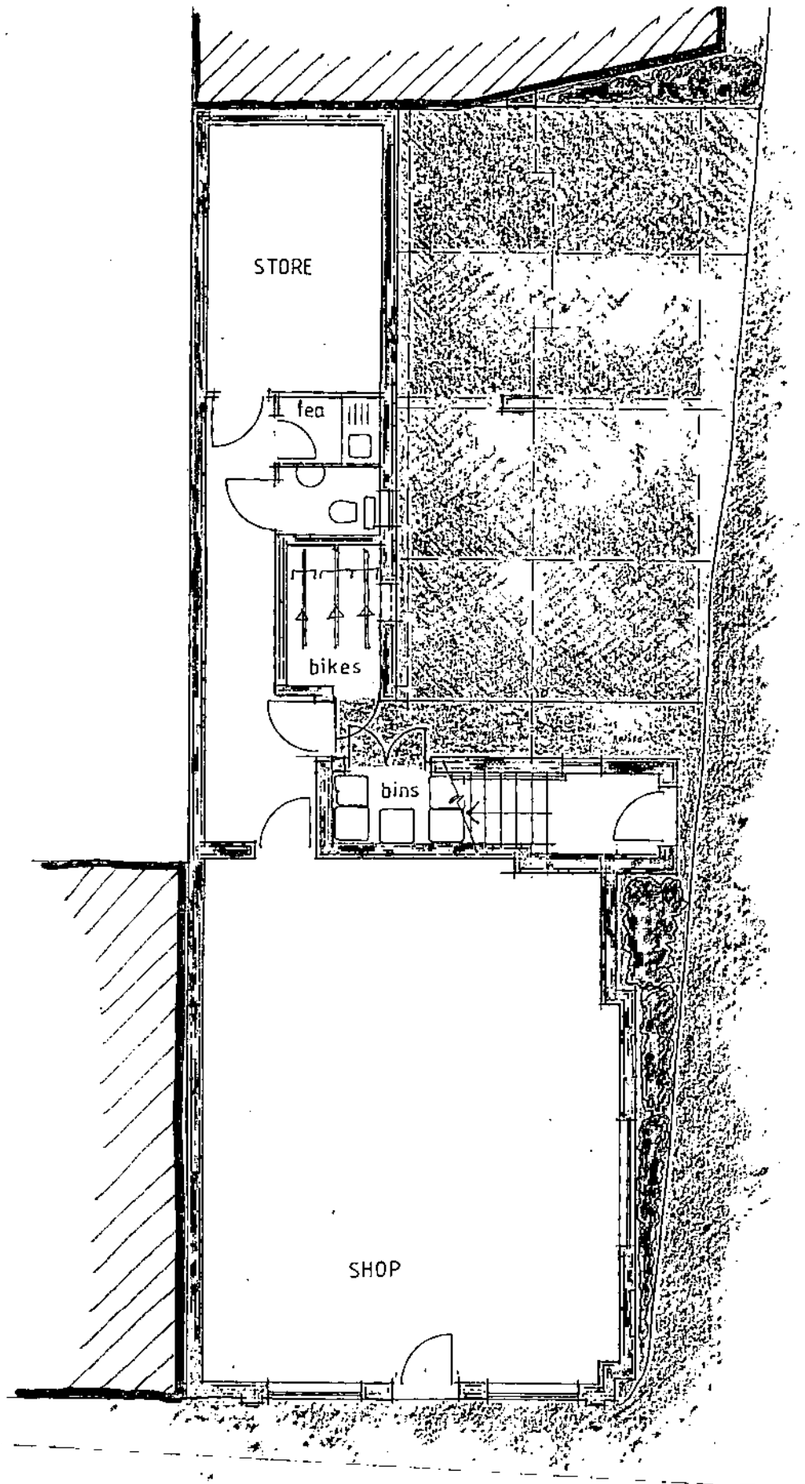
job MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client MR P STEVENS

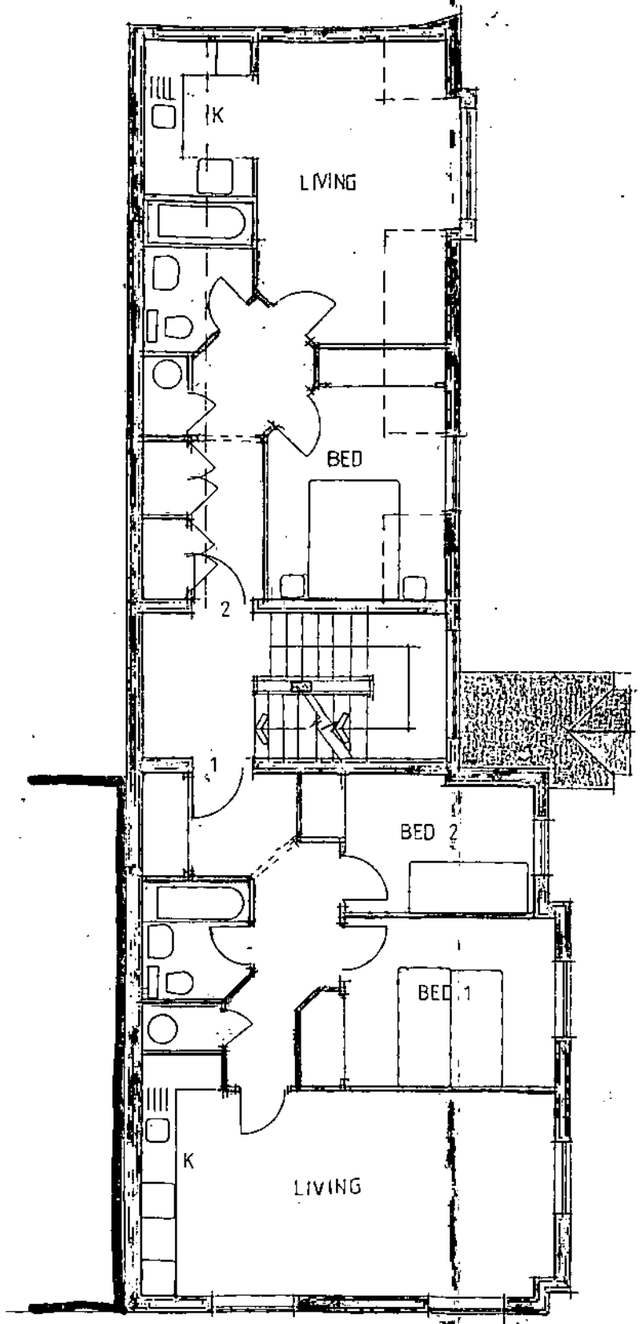
drawing PROPOSED ELEVATIONS

scale 1:100 | date FEB 2001 | drawn by PB | 1570-3C

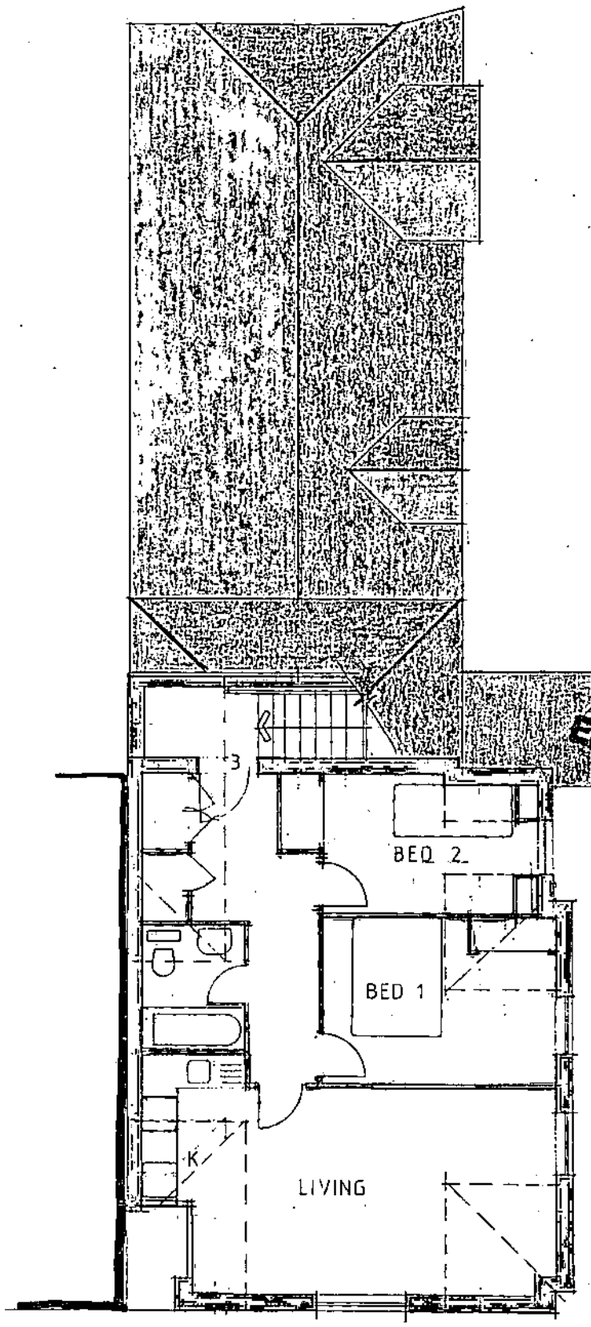
OFFICE THE STUDIO 101 LONDON ROAD BERKSHIRE READING
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

READING BOROUGH COUNCIL
DATE
11 JAN 2002
ENVIRONMENTAL SERVICES

C 18.12.01 REDRAWN
B 19.10.01 FLAT 4 REVISED
A 24.05.01 FLAT 1 REVISED PARKING ADDED

letter	date	revision

MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client
MR P STEVENS

drawing
PROPOSED FLOOR PLANS

scale 1:100
date FEB 2001
drawn by PB
1570-2.C

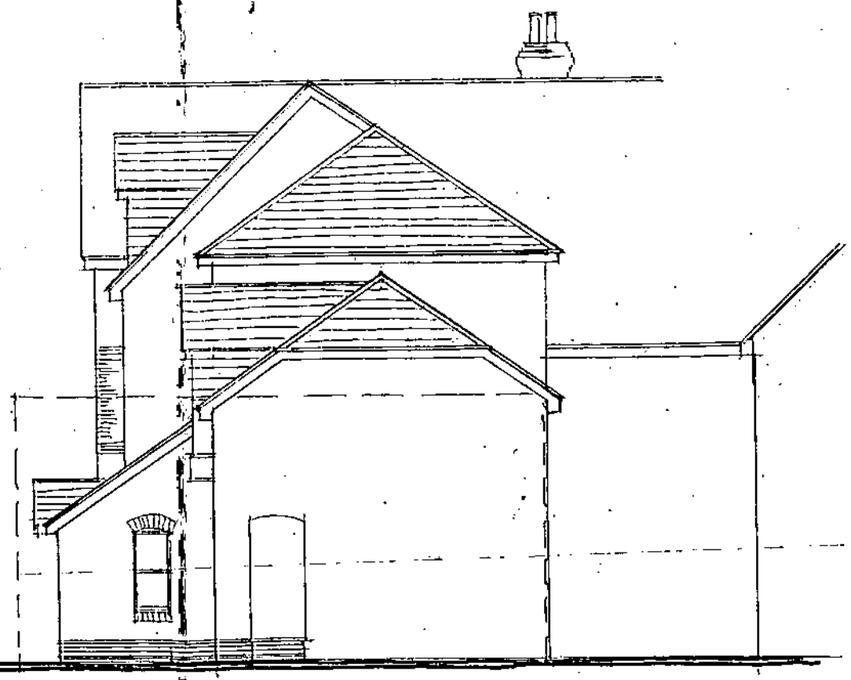
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



PITCROFT AVENUE ELEVATION



WOKINGHAM ROAD ELEVATION



END ELEVATION

READING B... ...UNCIL
DATE
11 JAN 2002
ENVIRONMENTAL SERVICES

C	3.01.02	ROOF REVISED
B	18.12.01	REDRAWN
A	19.10.01	GENERAL REVISION

job	MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING
client	MR P STEVENS
drawing	PROPOSED ELEVATIONS
scale	1:100
date	FEB 2001
drawn by	PB
	1570-3C

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

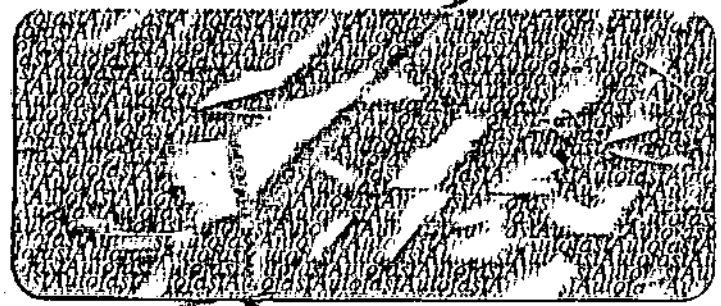
Reading
BOROUGH COUNCIL
Civic Centre
Reading RG1 7TD
0118 939 0900

Beacon Council 2001-2002

READING MAIL CENTRE 7.5.02 AC3 BERKS.

GREAT BRITAIN HT 12354 K POSTAGE PAID

PL



Royal Mail

We were unable to deliver this item because

- addressee has gone away
- no answer
- addressee unknown
- address incomplete
- refused
- address inaccessible
- not called for
- no such address in

date 9/5/02 initials

badge number

P3960/97/302543

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900

Fax: 0118 958 9770

Mr K Porter
121 Wokingham Road
Reading
RG6 1LH

Our Ref: 01/01398/FUL/PL
Your Ref:

Direct: ☎ 0118 939 0458
e-mail:

3rd May 2002

Your contact is: Patricia Logie, Planning

Dear Sir or Madam,

PLANNING APPLICATION 01/01398/FUL/PL

Thank you for writing to the Council about the planning application at 119 Wokingham Road, Reading, RG6 1LH for Demolition of existing shop and flat and the erection of a new shop (and ancillary space), three two bedroom flats and 4 parking spaces..

Your comments, along with all other material considerations, were taken fully into account by the Council's Planning Applications Committee on 24.04.2002. I am writing to let you know that the Committee resolved to grant planning permission subject to a number of Conditions, and the applicant entering into a Legal Agreement.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

Patricia Logie
Case Officer

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900

Fax: 0118 958 9770

Mr K Porter
121 Wokingham Road
Reading
RG6 1LH

Our Ref: 01/01398/FUL/PL
Your Ref:

Direct: ☎ 0118 939 0900 x4034
e-mail:

15th April 2002

Your contact is: Denise Kelly, Planning Section

Dear Resident,

NOTIFICATION OF COMMITTEE DATE AND RECOMMENDATION

Application number - 01/01398/FUL/PL
Address - 119 Wokingham Road Reading RG6 1LH
Proposal - Shop ,3 No.2 bedroom and 1 No. studio flat

The officer's recommendation is .

This application will be considered at the next meeting of Planning Applications Committee on at 6.30pm in the Council Chamber at the Civic offices, Reading. As you wrote to us with comments about this planning application you are invited to speak about it at the meeting if you wish.

If you wish to attend Committee and take up the opportunity to speak, you must let me know by 2pm on the Monday prior to Committee by returning the slip enclosed with this letter or telephoning me on the above number. Where there is to be Public Speaking on an application it will be brought towards the front of the agenda. If you have any questions about the process please get in touch. My telephone number is at the top of this letter.

Yours faithfully

Denise Kelly
Senior Admin Officer

READING BOROUGH COUNCIL
DATE
06 NOV 2001
ENVIRONMENTAL SERVICES

011398

READING BOROUGH COUNCIL
DATE
19 NOV 2001
ENVIRONMENTAL SERVICES

GARAGE

STUDIO FLAT

K

1

Bikes

SHOP

117

WOKINGHAM ROAD

GROUND FLOOR PLAN

K

LIVING

BED 2

BED 1

2

3

RITCROFT AVENUE

BED 2

BED 1

K

LIVING

FIRST FLOOR PLAN

4

BED 1

K

LIVING

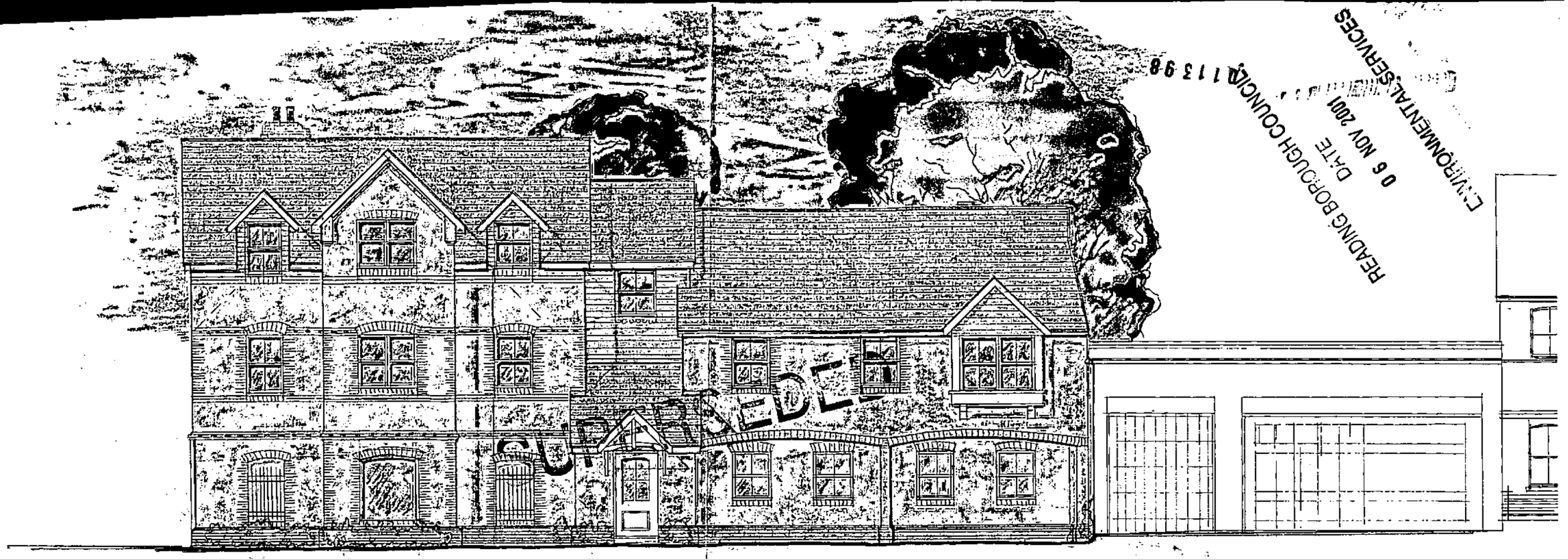
SECOND FLOOR PLAN

SUPERSEDED

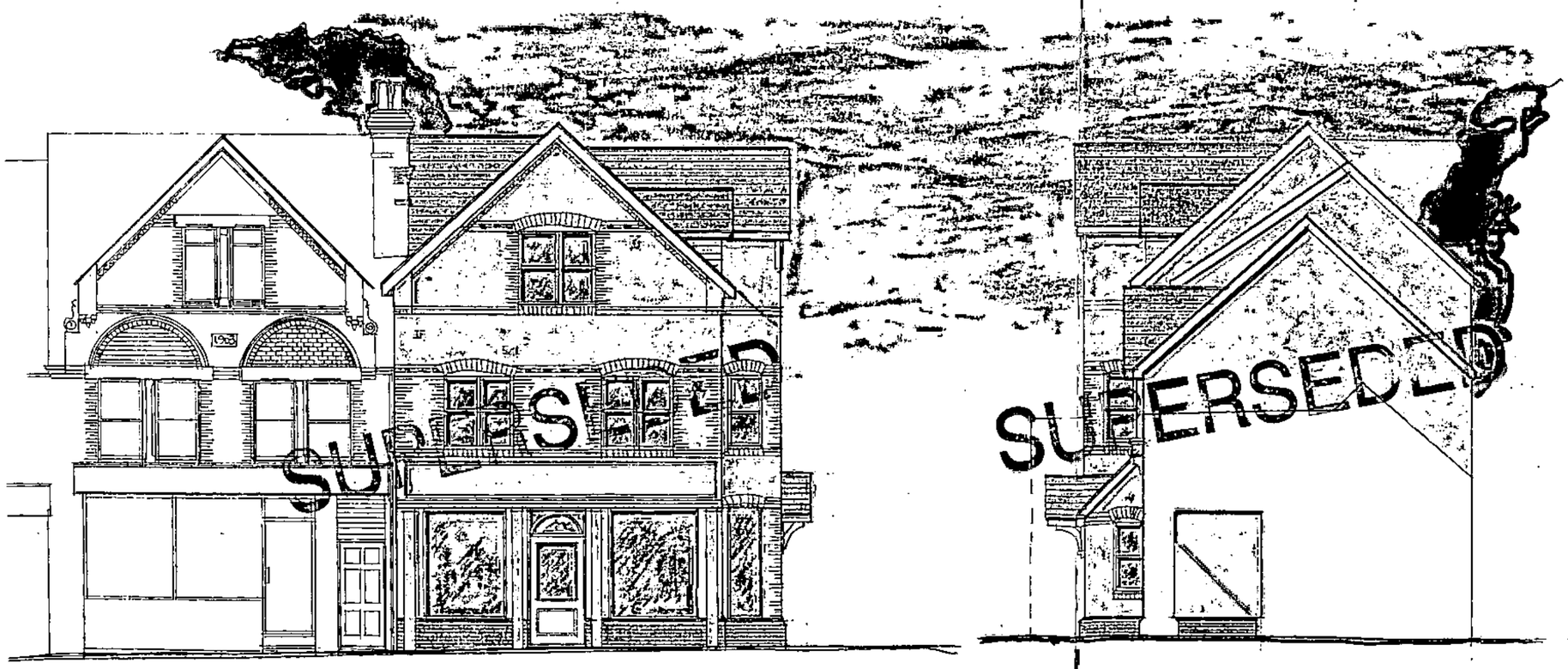
B 19.10.01 FLAT 4 REVISED
A 24.05.01. FLAT 1 REVISED PARKING ADDED

job	MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING
client	MR P STEVENS
drawing	PROPOSED FLOOR PLANS
scale 1:100	1570-2 B
date FEB 2001	drawn by PB

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
01189501100



PITCROFT AVENUE ELEVATION



WOKINGHAM ROAD ELEVATION

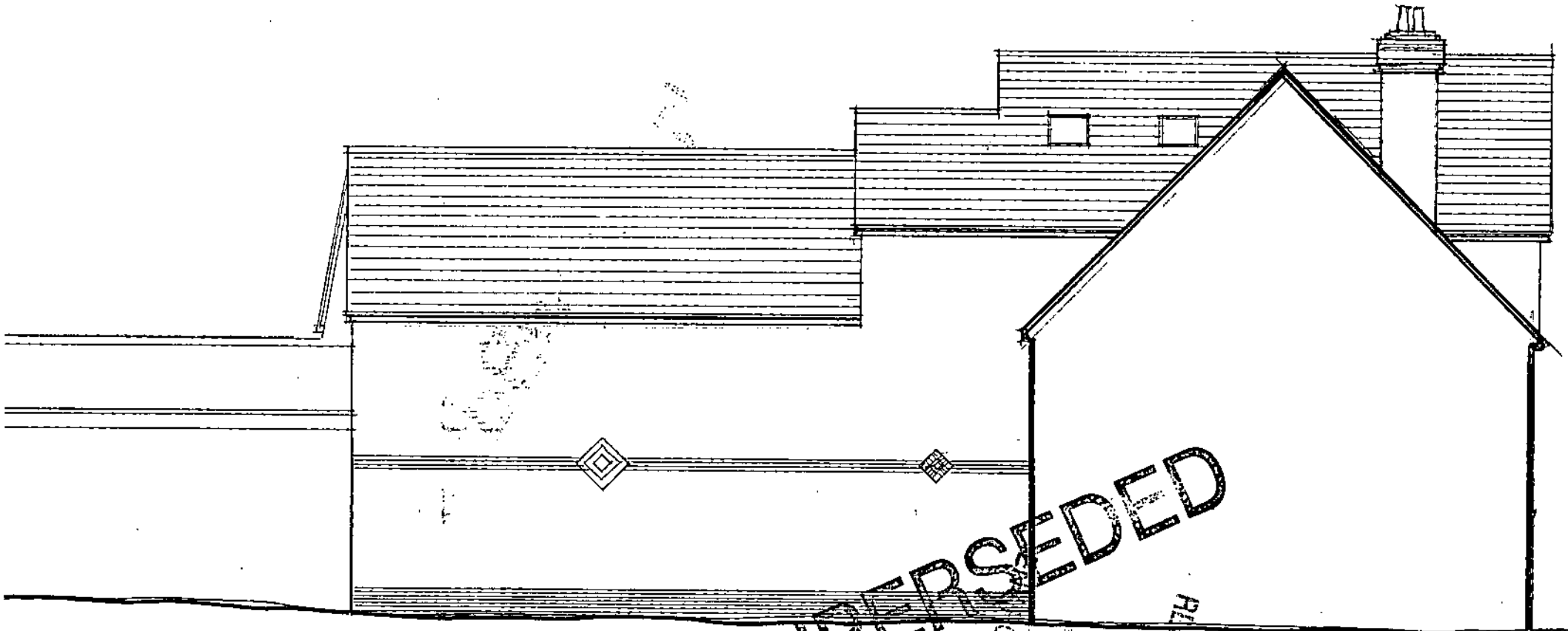
READING BOROUGH COUNCIL
DATE
06 NOV 2001
ENVIRONMENTAL SERVICES
011398

A 19 10 01 GENERAL REVISION

letter date revision

job	MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING
client	MR P STEVENS
drawing	PROPOSED ELEVATIONS
scale	1:100
date	FEB 2001
drawn by	PB
	1570-3 A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



SUPERSEDED

ENVIRONMENTAL SERVICES

job MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client MR P STEVENS

drawing PROPOSED REAR ELEVATION

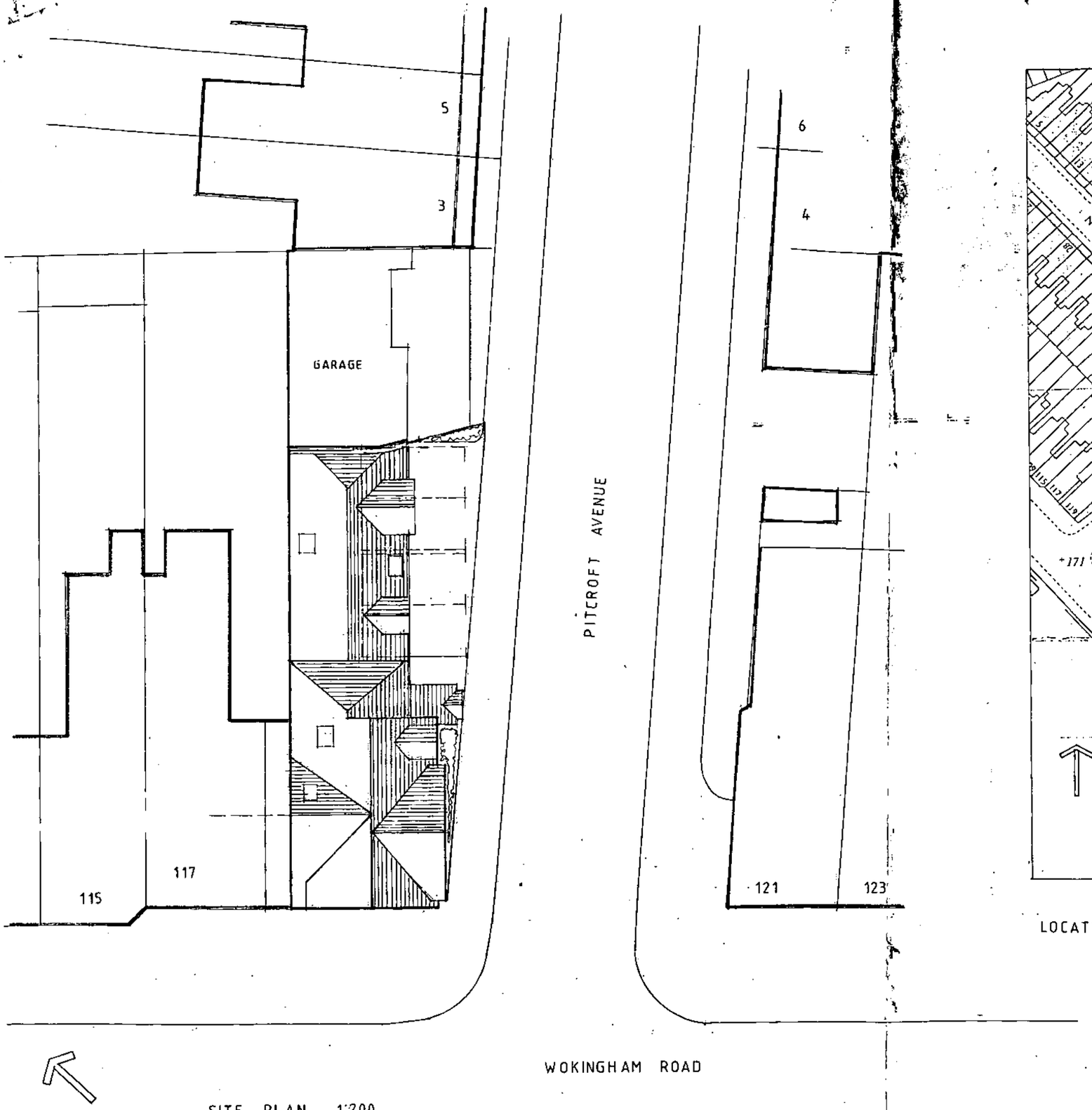
scale 1:100

date DEC 2001

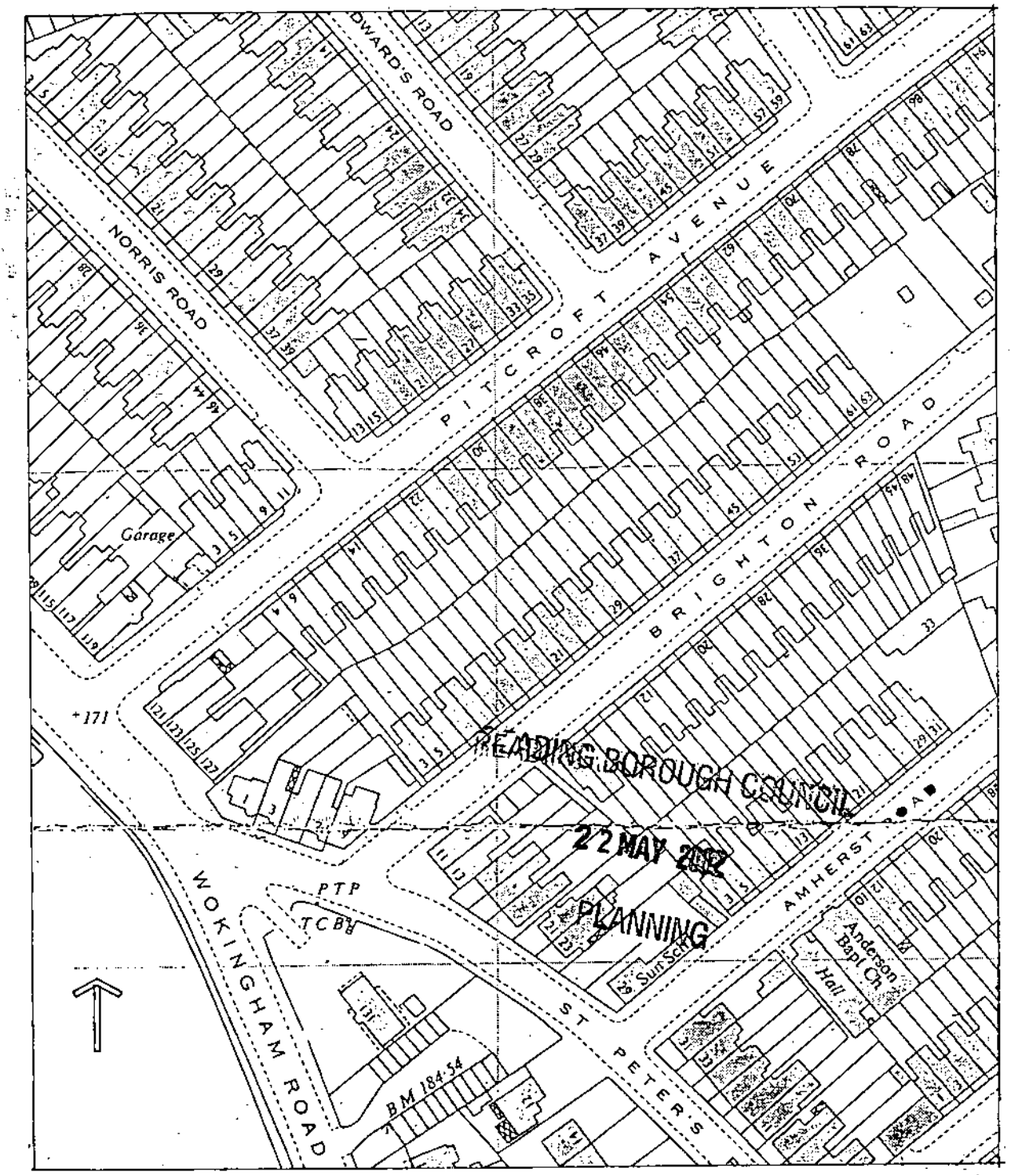
drawn by PB

1570-5

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



SITE PLAN 1:200

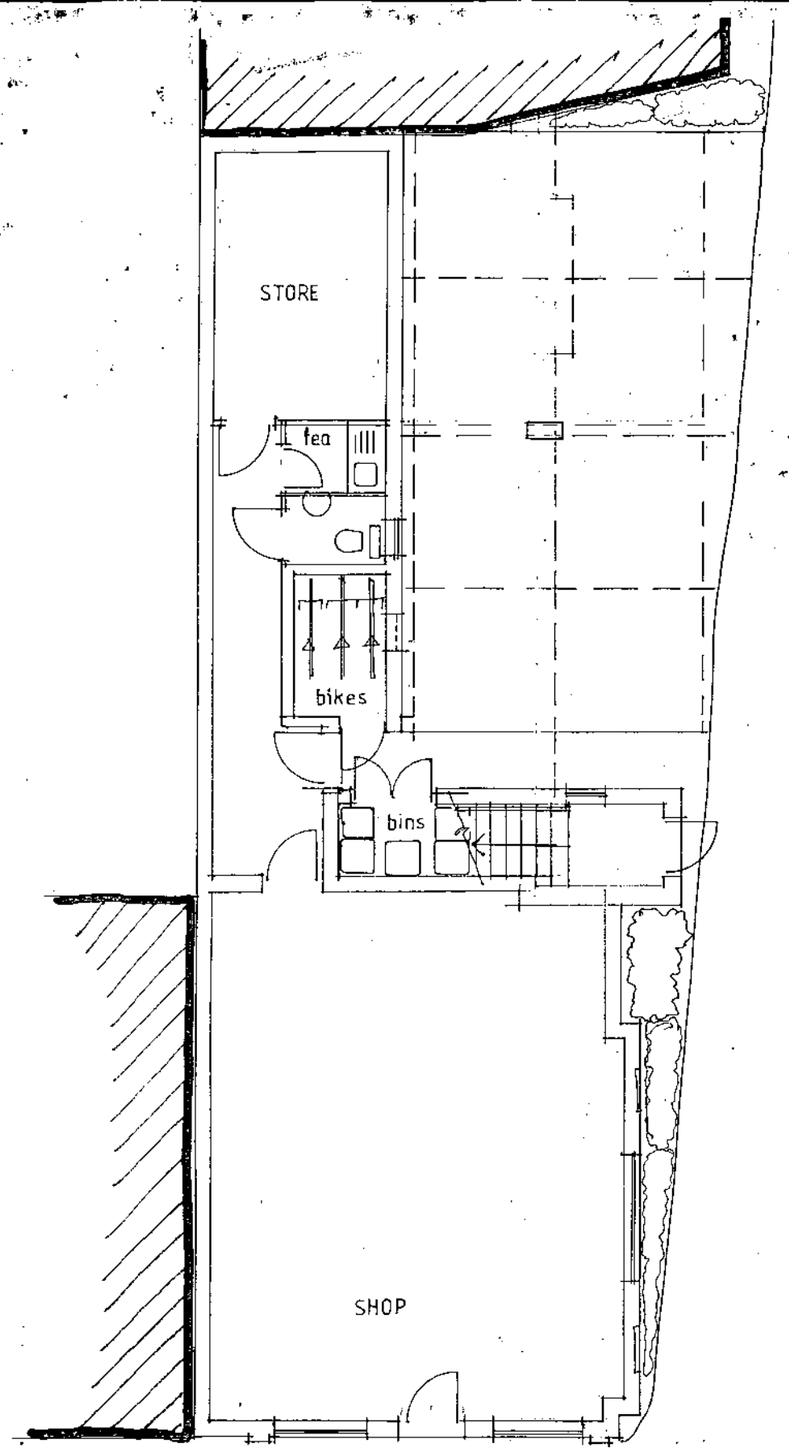


READING BOROUGH COUNCIL
22 MAY 2002
PLANNING

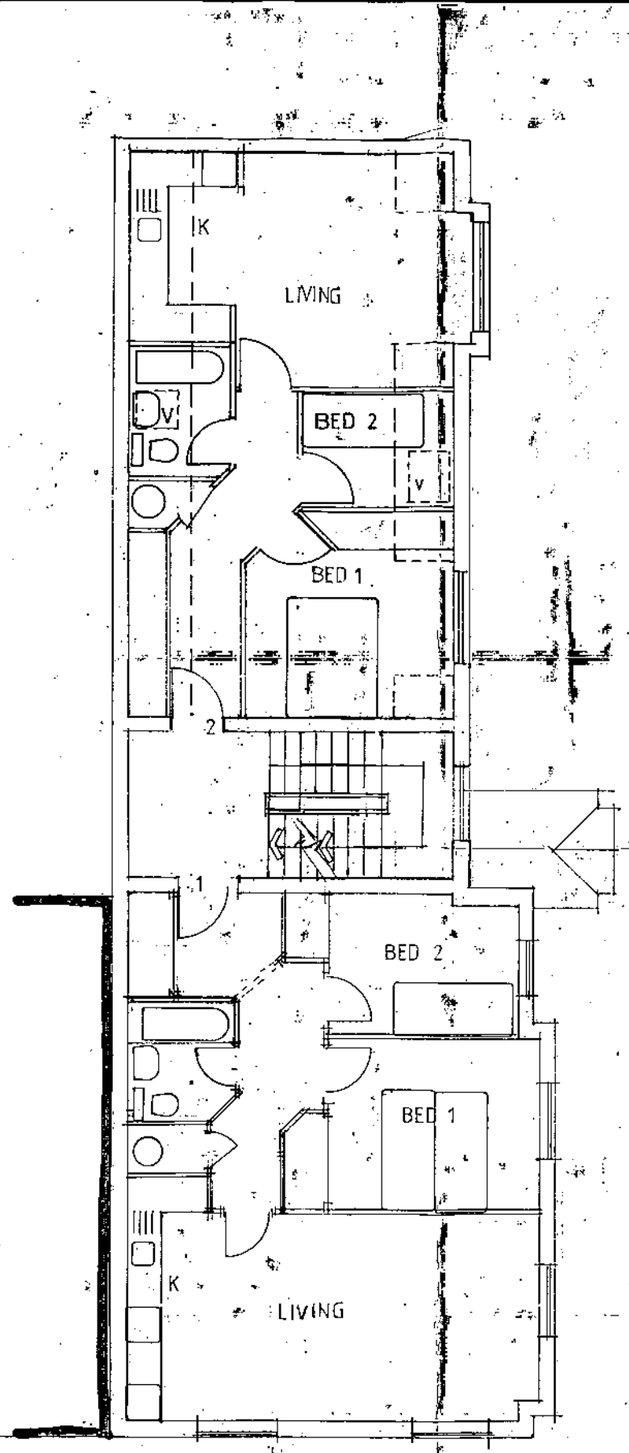
LOCATION PLAN 1:1250

MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING	
client MR P STEVENS	
drawing LOCATION AND SITE PLAN	
scale 1:1250 & 1:200	1570-6
date MAY 2002	drawn by PB & KK

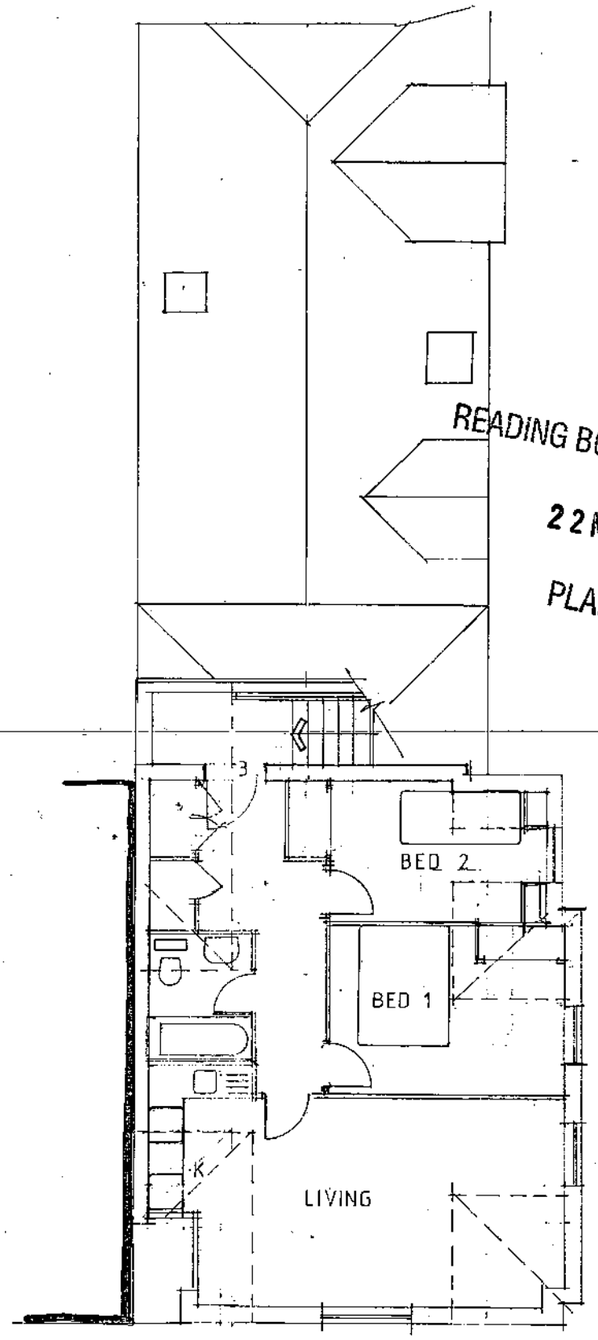
THE STUDIO
LONDON ROAD
BERKSHIRE
READING
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

READING BOROUGH COUNCIL
22 MAY 2002
PLANNING

project	MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING
client	MR P STEVENS
drawing	PROPOSED FLOOR PLANS
scale	1:100
date	MAY 2002
drawn by	PS & KK
	1570-7

letter | date | revision

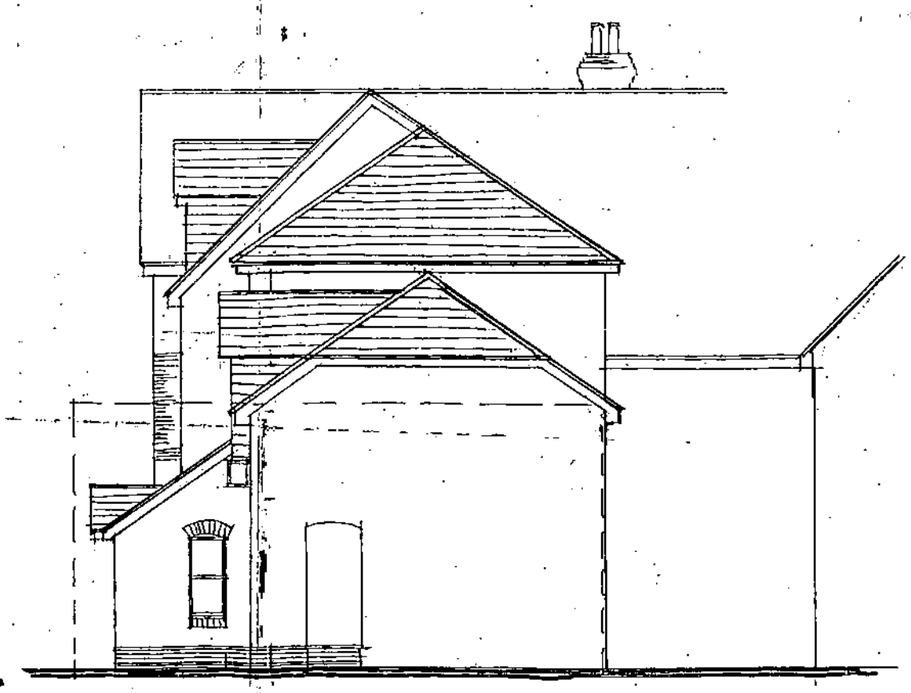
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
(0118) 9507100
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



PITCROFT AVENUE ELEVATION



WOKINGHAM ROAD ELEVATION



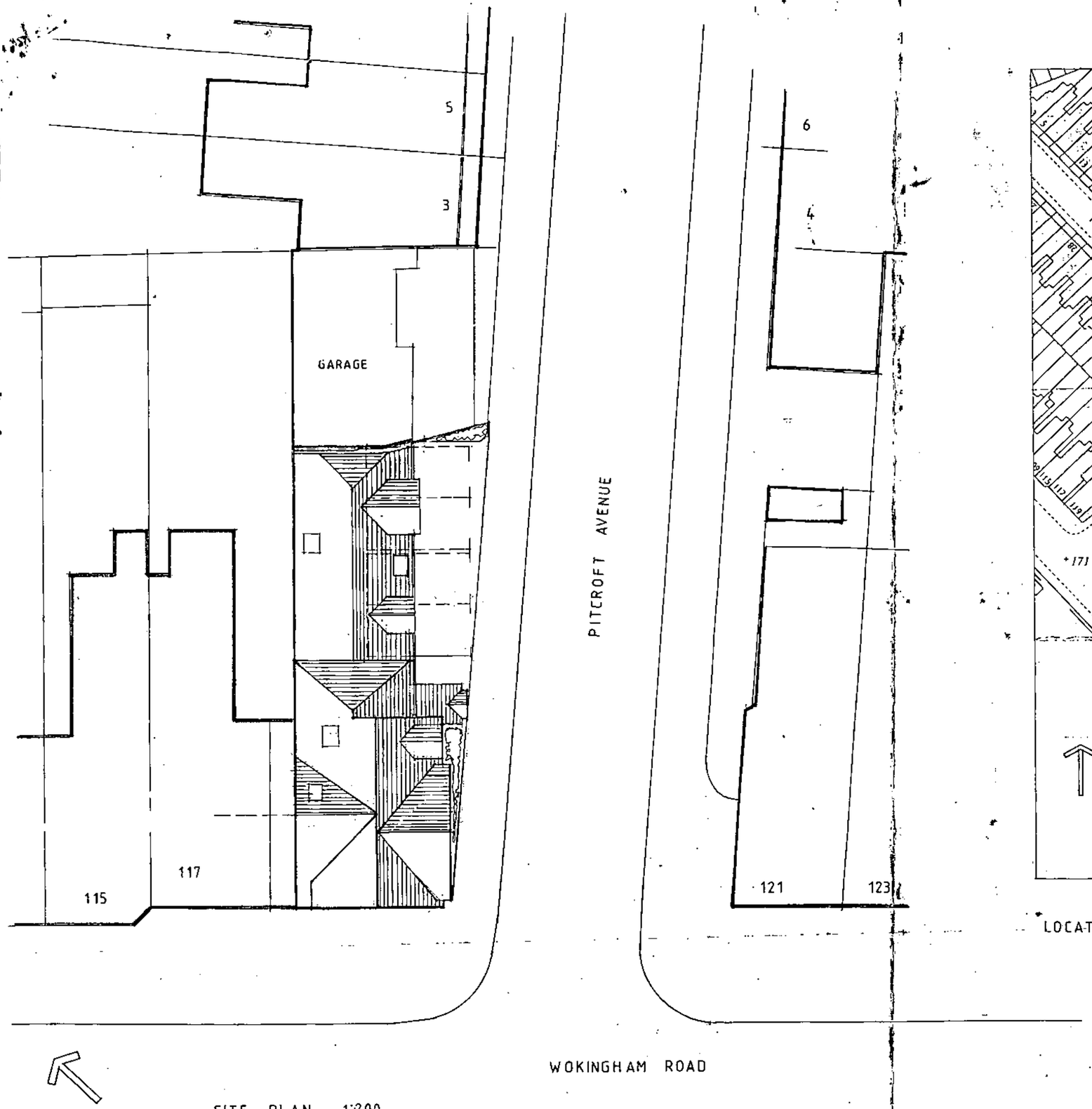
END ELEVATION

READING BOROUGH COUNCIL
22 MAY 2002
PLANNING

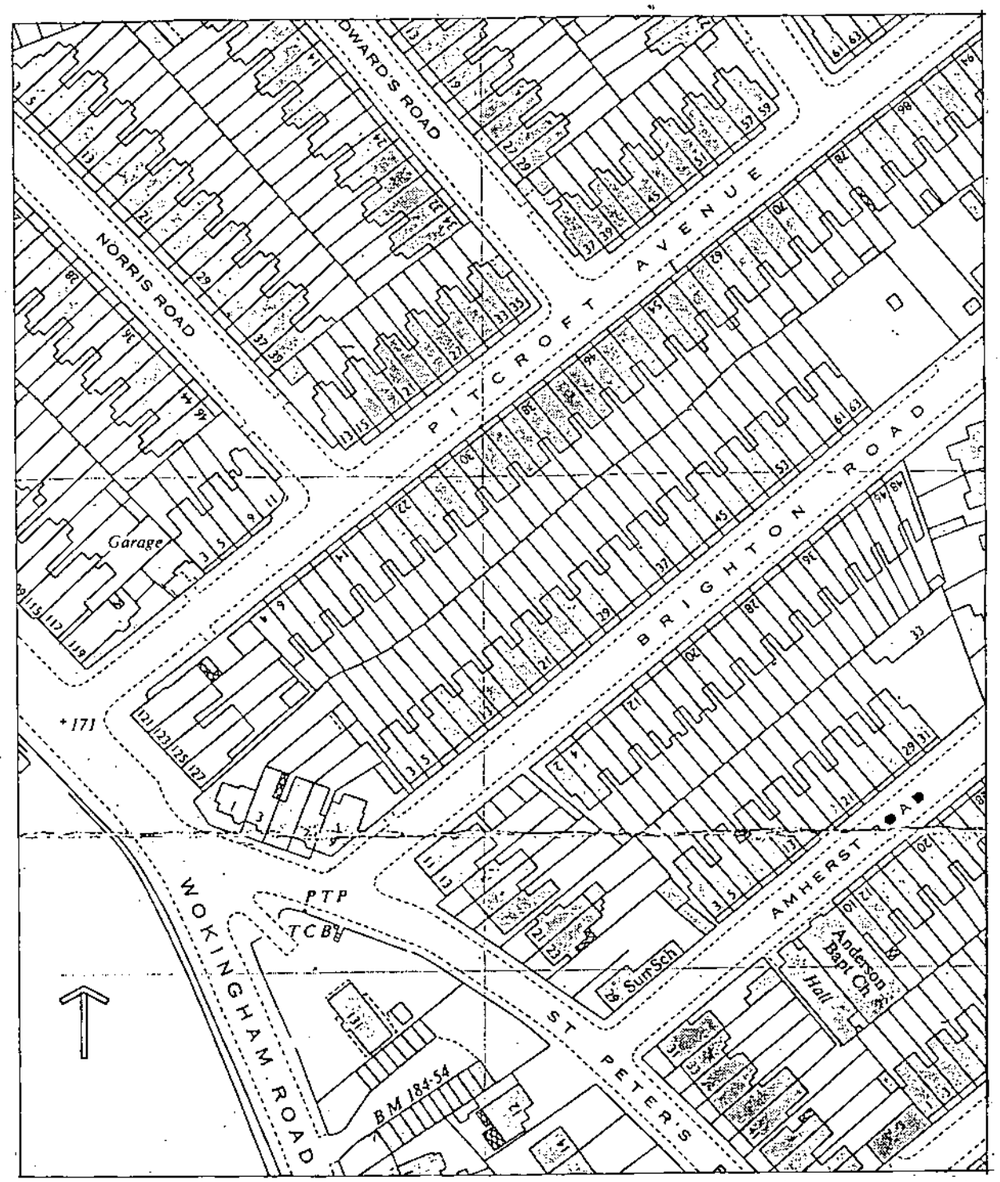
MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING	
client MR P STEVENS	
drawing PROPOSED ELEVATIONS	
scale 1:100 date MAY 2002 / drawn by PB & KK	1570-8

letter | date | revision

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



SITE PLAN 1:200



LOCATION PLAN 1:1250

letter	date	revision

MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client
MR P STEVENS

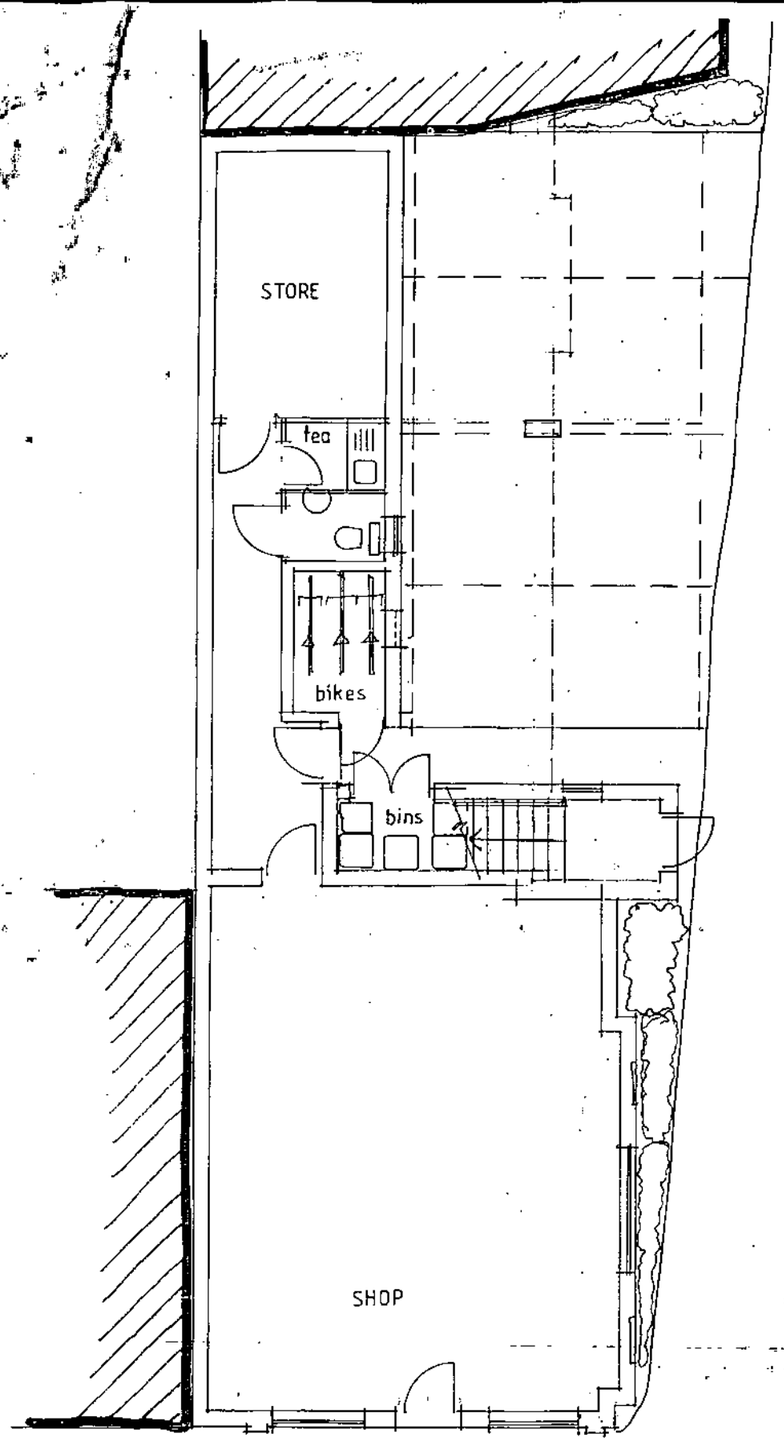
drawing
LOCATION AND
SITE PLAN

scale 1:1250 & 1:200

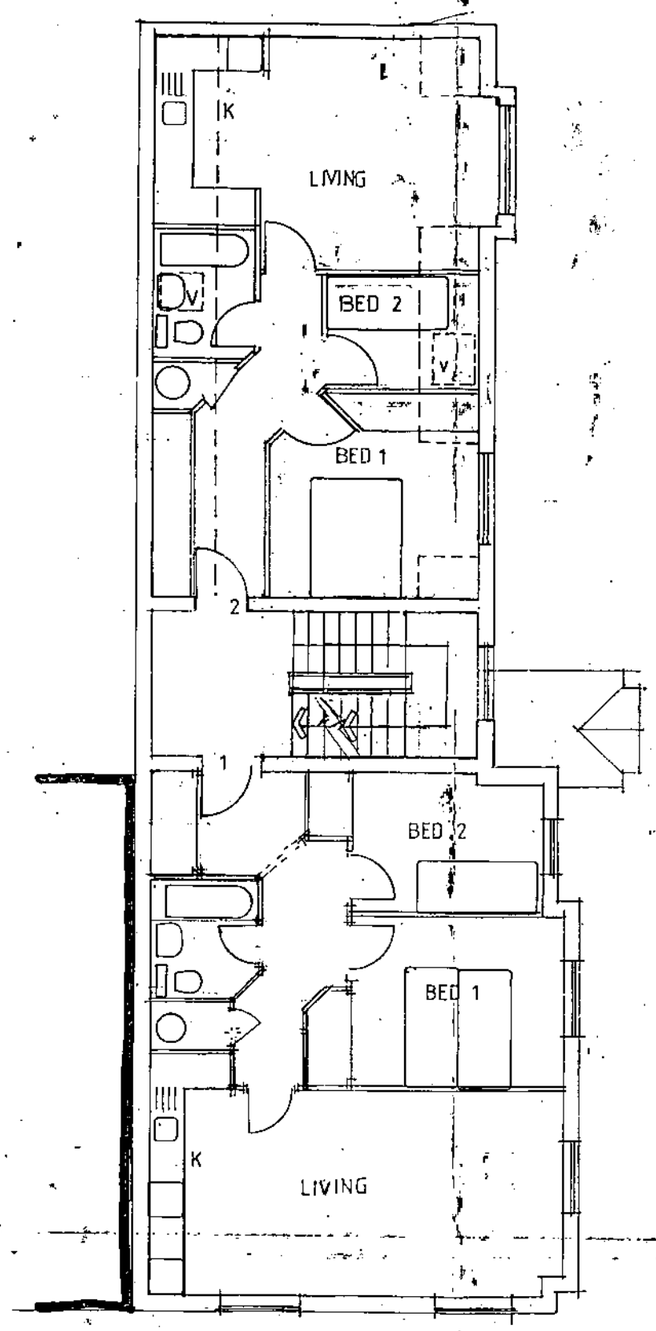
date MAY 2002 | drawn by PB & KK

1570-6

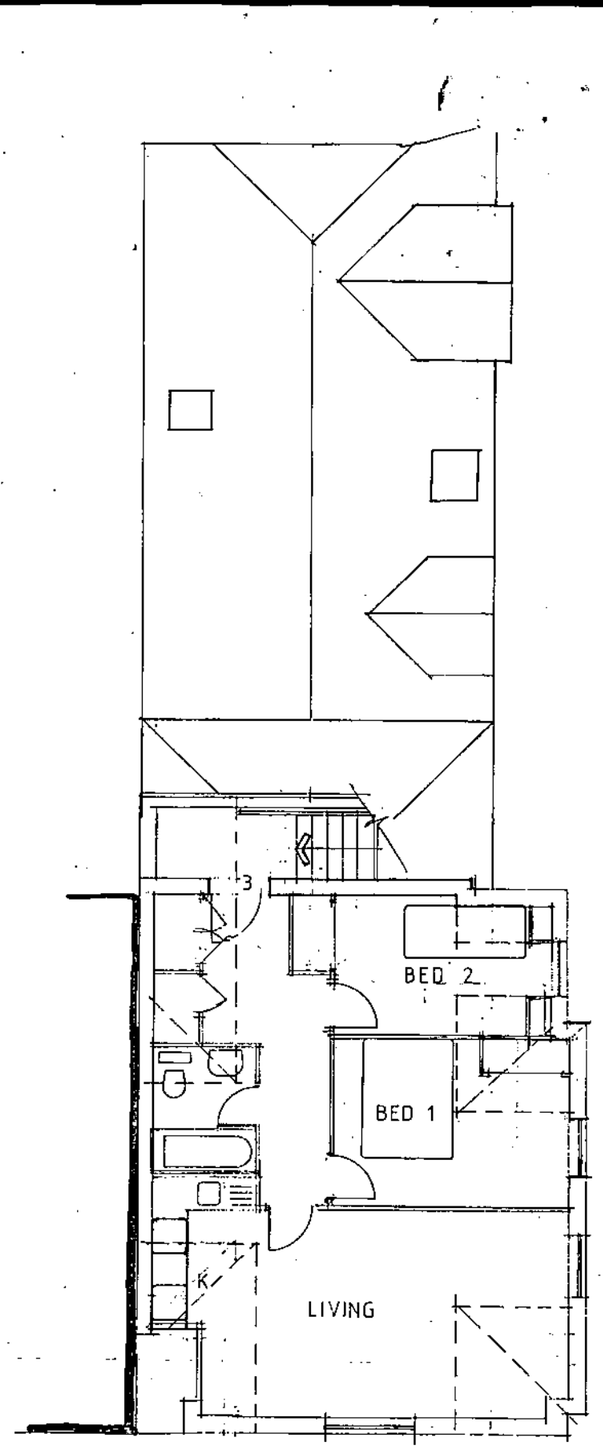
THE STUDIO
LONDON ROAD
BERKSHIRE
READING
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

job	MIXED DEVELOPMENT 119 WOKINGHAM ROAD READING
client	MR P STEVENS
drawing	PROPOSED FLOOR PLANS
scale	1:100
date	MAY 2002
drawn by	PB & KK
	1570-7

letter date revision

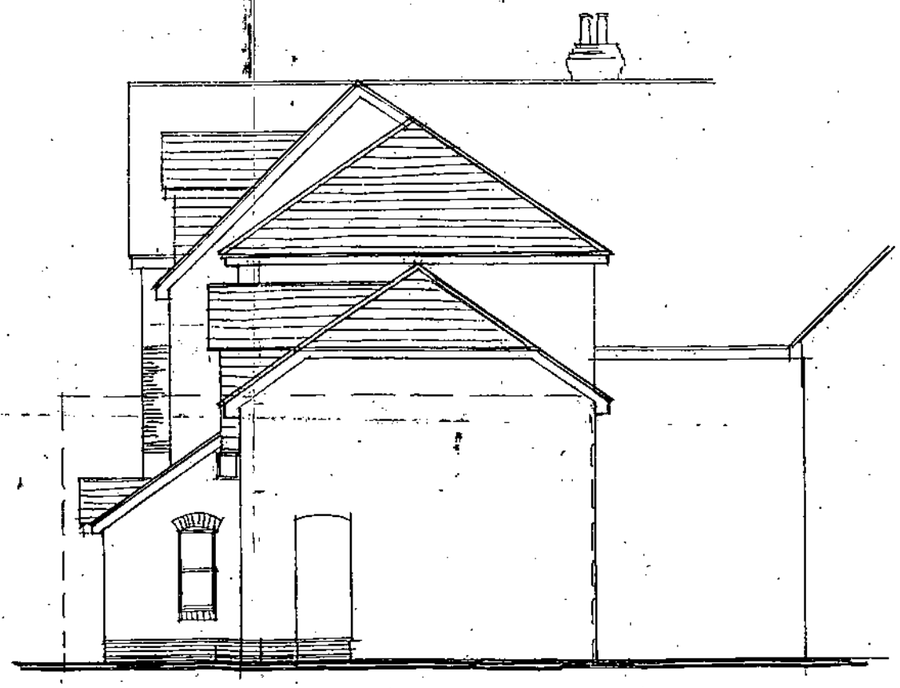
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



PITCROFT AVENUE ELEVATION



WOKINGHAM ROAD ELEVATION



END ELEVATION

MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

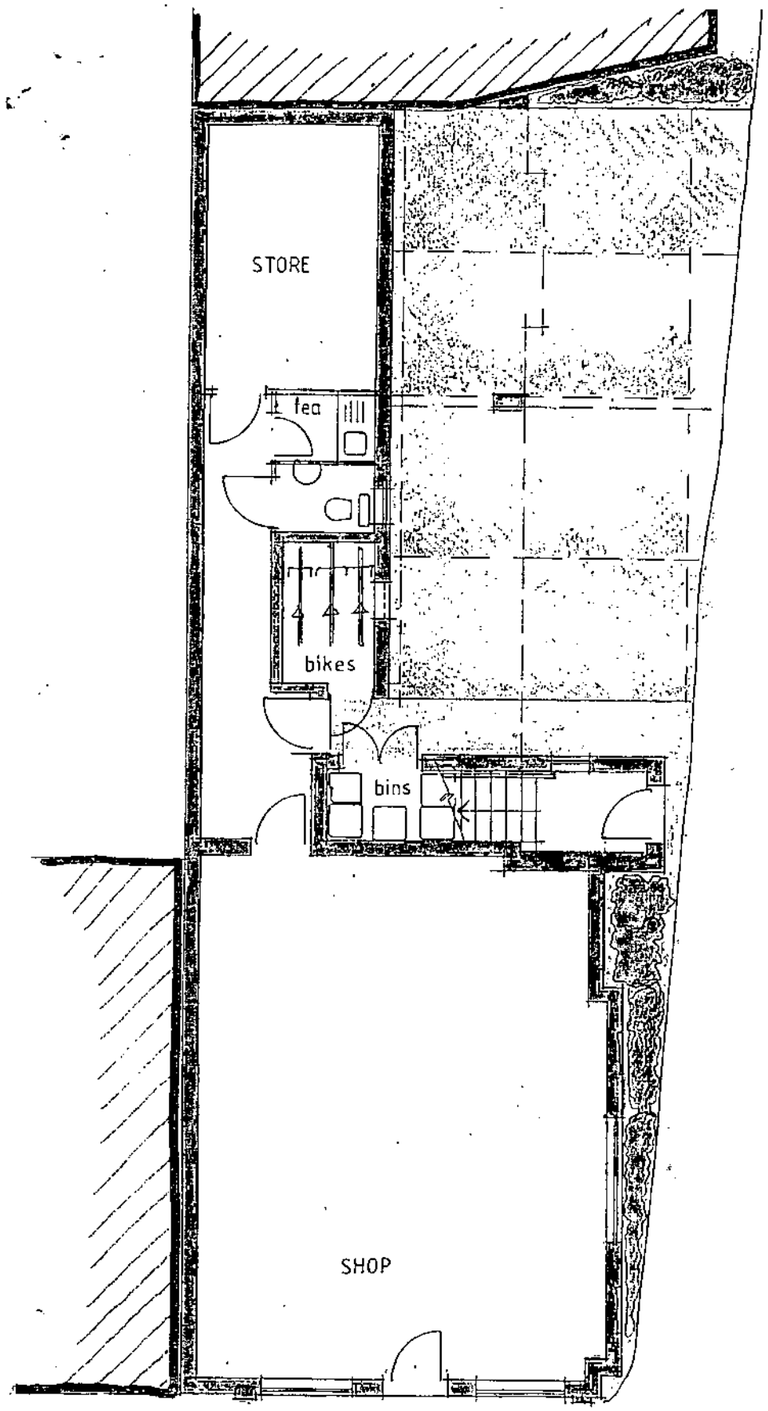
client
MR P STEVENS

drawing
PROPOSED ELEVATIONS

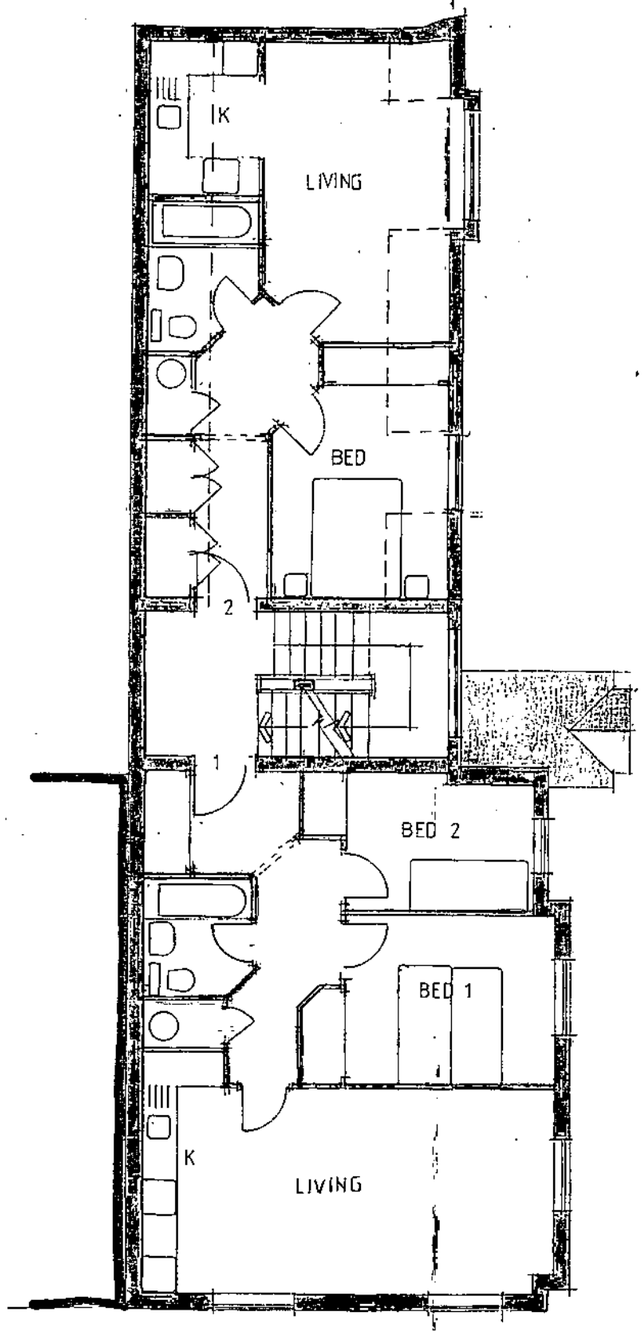
scale 1:100
date MAY 2002
drawn by PB & KK
1570-8

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
THE STUDIO

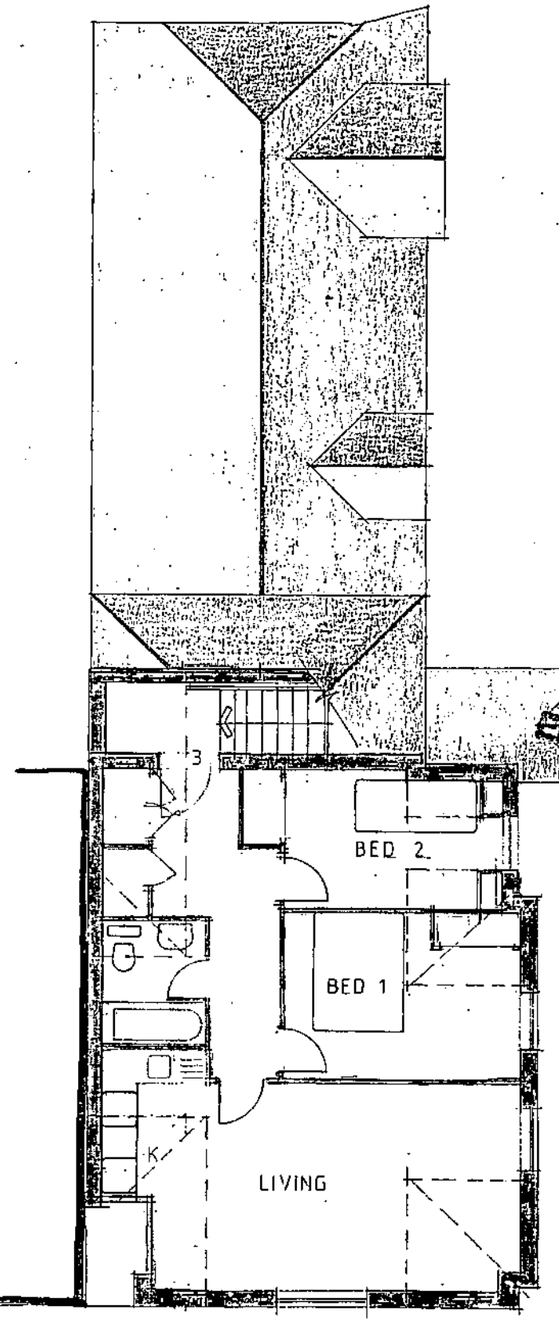
letter date revision



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

ORIGNAL PLAN

READ
ENVIRONMENTAL SERVICES

letter	date	revision
C	18.12.01	REDRAWN
B	19.10.01	FLAT 4 REVISED
A	24.05.01	FLAT 1 REVISED PARKING ADDED

job: MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client: MR P STEVENS

drawing: PROPOSED FLOOR PLANS

scale: 1:100 | date: FEB 2001 | drawn by: PB | 1570-2 C

(0118) 950 1700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Andrews Kalik Associates LTD
The Studio,
101 London Road
Reading
Berkshire

Application No: 01/01398/FUL

Applicant: Eagle Estates

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Demolition of existing shop and flat and the erection of a new shop (and ancillary space), three two bedroom flats and 4 parking spaces.

At: 119 Wokingham Road Reading RG6 1LH

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 21st June 2002

David Gworthy

Head of Planning and Transport DB

NOTES

APPEALS

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(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

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(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

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  (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

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(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

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HAZARDOUS WASTE AND MATERIALS

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Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

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There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Reading BOROUGH COUNCIL

Application At: 119 Wokingham Road Reading RG6 1LH

Application No: 01/01398/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for hard landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). Following approval by the local planning authority the hard landscaping works shall be carried out in accordance with the approved details before any of the development is occupied. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for soft landscaping. The submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Following approval by the local planning authority the soft landscaping works shall be carried out in accordance with the approved details and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

5. Prior to the commencement of development a scheme for limiting the transmission of noise between each residential unit of accommodation and/or the shop (and ancillary store) and commercial neighbouring garage shall be submitted to and approved in writing by the local planning authority. Once approved all works must be completed in accordance with the approved scheme and tested by the developer to comply with the approved specification before any of the units of accommodation are occupied. Reason: to secure an acceptable

Date: 21/6/02

David Gworthy

Head of Planning and Transport DB

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APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

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(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

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Reading BOROUGH COUNCIL

scheme for noise attenuation to protect future occupants from unreasonable noise disturbance emanating from adjoining accommodation.

6. The demolition of the building(s) hereby approved shall not take place (either fully or part) before a contract for the carrying out of works of redevelopment of the site has been made that accord with the details of this planning application. The Borough Council as local planning authority shall be duly notified in writing of the date when the contract is made. Reason: in the interests of the amenities of the area and the prominence of this site.

7. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

8. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

9. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

10. The areas identified on the approved drawings for the parking of vehicles shall be constructed and marked out and kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to those reserved parking areas. Reason: as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

11. The parking spaces shall be for the use of the residential properties hereby approved. Reason: For the amenity of future occupiers and to prevent vehicles associated with the residential use being displaced on the public highway.

12. The parking spaces shall be available for use prior to the first occupation of any of the residential units. Reason: For the amenity of future occupiers and to prevent vehicles associated with the residential use being displaced on the public highway.

13. The use of the new shop and ancillary storage space shall be A1. Reason: As no change of use has been considered pursuant to the determination of this application.

Date: 21/6/02

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R.C. Taylor, LL.B
Solicitor

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 939 0767
Minicom ☎ 0118 939 0700

Our Ref: Legal/AEWS/10770
Your Ref:

Mr. Paul Stephens
Elm Cottage, Crays Pond
Goring Heath
RG8 7QD

Direct:- ☎ 0118 939 0302
e mail: andrew.sillett@reading.gov.uk

29th April 2002

Your contact is: Andrew Sillett, Legal Services

Dear Mr.Stephens

Re: 199 Wokingham Road

I understand from Andrews Kalik that you/Eagle Estates are the applicants in relation to this planning application. I am writing to advise that I have received instructions from the Head of Planning - and I enclose a "first draft" section 106 Agreement with an additional copy for your use. To enable the draft to be completed I need (a) to have sight of the "title deeds" to the property – and I should be grateful if you could have this put in hand as soon as possible. It will also be necessary (b) if there are any charges, mortgages or other securities secured on the land for me to have their names and addresses, since it will be necessary for any such to be joined as parties to the agreement and/or to consent to its terms or execute a Consent to Dealing as appropriate.

Would you please let me have (a) and confirm in relation to (b) as soon as possible. Because the 106 is a legal document, you should if you have any doubts about it obtain appropriate legal or other advice. In the event that solicitors represent you I should be grateful if you could forward this letter to them and ask them to reply on your behalf. As is the usual practice I will require a solicitor's undertaking (a) to pay the Council's legal fees in the drafting and preparation of this matter whether or not it proceeds to completion, and (b) to register the completed Agreement on the various title numbers at H M Land Registry will also be required.

In the light of the Government's imposed "performance targets" for determination of planning applications I have been instructed that this legal agreement needs to be **completed within two months of 24th[d] April, ie BEFORE 23rd JUNE next.** Could you please, therefore let me hear from you by return of post.

Yours faithfully

For HEAD OF LEGAL SERVICES

Reading
BOROUGH COUNCIL

DRAFT

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Andrews Kalik Associates LTD
The Studio,
101 London Road
Reading
Berkshire

Application No: 01/01398/FUL

Applicant: Eagle Estates

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Demolition of existing shop and flat and the erection of a new shop (and ancillary space), three two bedroom flats and 4 parking spaces.

At: 119 Wokingham Road Reading RG6 1LH

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date:

David G. Worthy

Head of Planning and Transport DB

DRAFT

Reading BOROUGH COUNCIL

DRAFT

Application At: 119 Wokingham Road Reading RG6 1LH

Application No: 01/01398/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

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Date:

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Head of Planning and Transport

DRAFT

Reading BOROUGH COUNCIL

scheme for noise attenuation to protect future occupants from unreasonable noise disturbance emanating from adjoining accommodation.

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8. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

9. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

10. The areas identified on the approved drawings for the parking of vehicles shall be constructed and marked out and kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to those reserved parking areas. Reason: as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

11. The parking spaces shall be for the use of the residential properties hereby approved. Reason: For the amenity of future occupiers and to prevent vehicles associated with the residential use being displaced on the public highway.

12. The parking spaces shall be available for use prior to the first occupation of any of the residential units. Reason: For the amenity of future occupiers and to prevent vehicles associated with the residential use being displaced on the public highway.

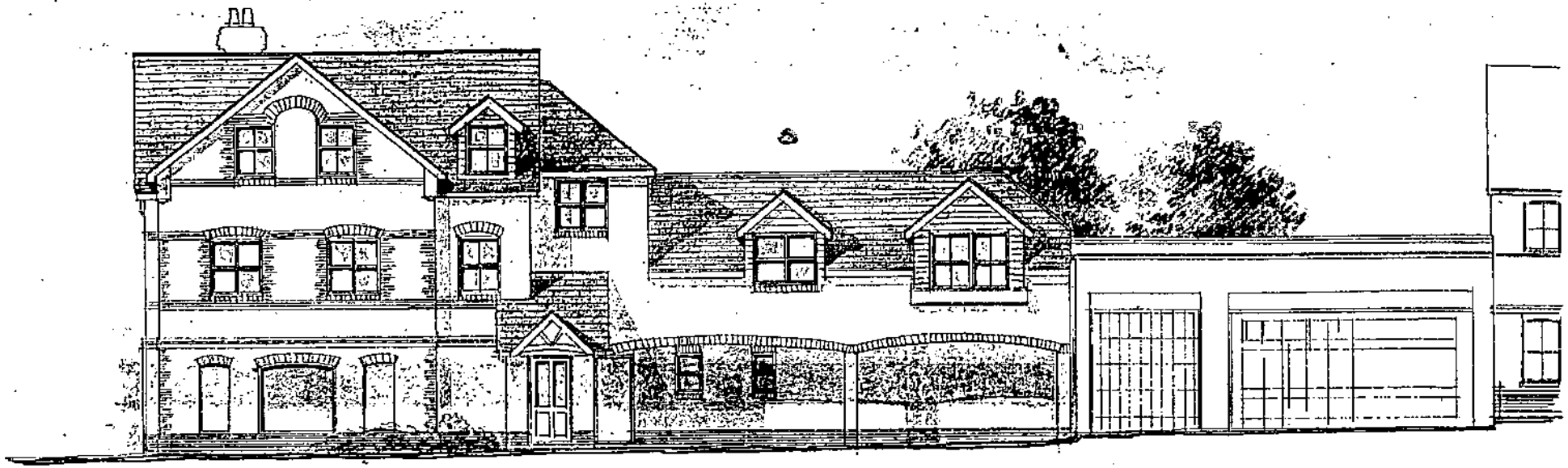
13. The use of the new shop and ancillary storage space shall be A1. Reason: As no change of use has been considered pursuant to the determination of this application.

Date:

David Gworthy

Head of Planning and Transport

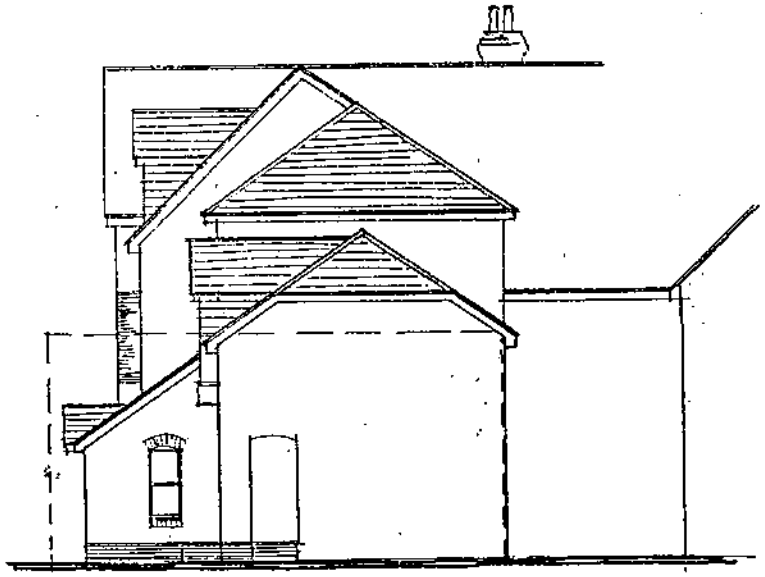
DRAFT



PITCROFT AVENUE ELEVATION



WOKINGHAM ROAD ELEVATION



END ELEVATION

READING BOR...
11 JAN ...
ENVIRONMENTAL SERVICES

292

C 3.01.02 ROOF REVISED
B 18.12.01 REDRAWN
A 19.10.01 GENERAL REVISION

MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

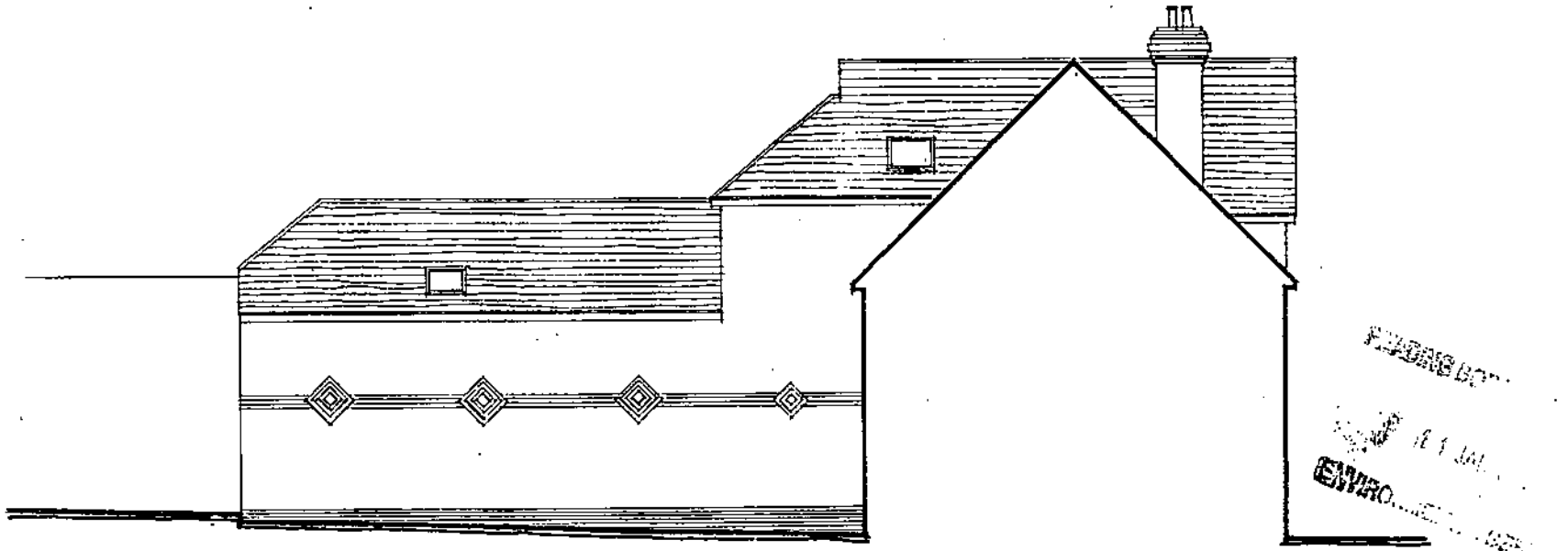
MR P STEVENS

PROPOSED ELEVATIONS

1:100

1570-3C

THE STUDIO
191 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



REAR ELEVATION

2920

MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

MR P STEVENS

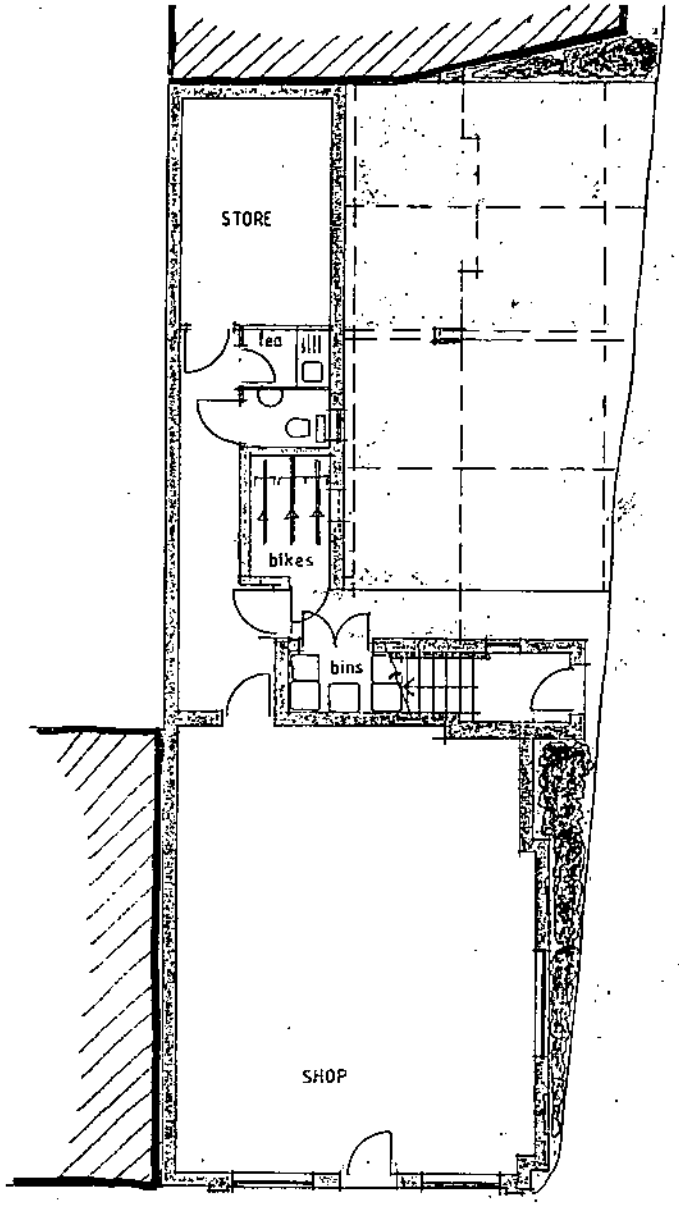
PROPOSED REAR ELEVATION

1:100

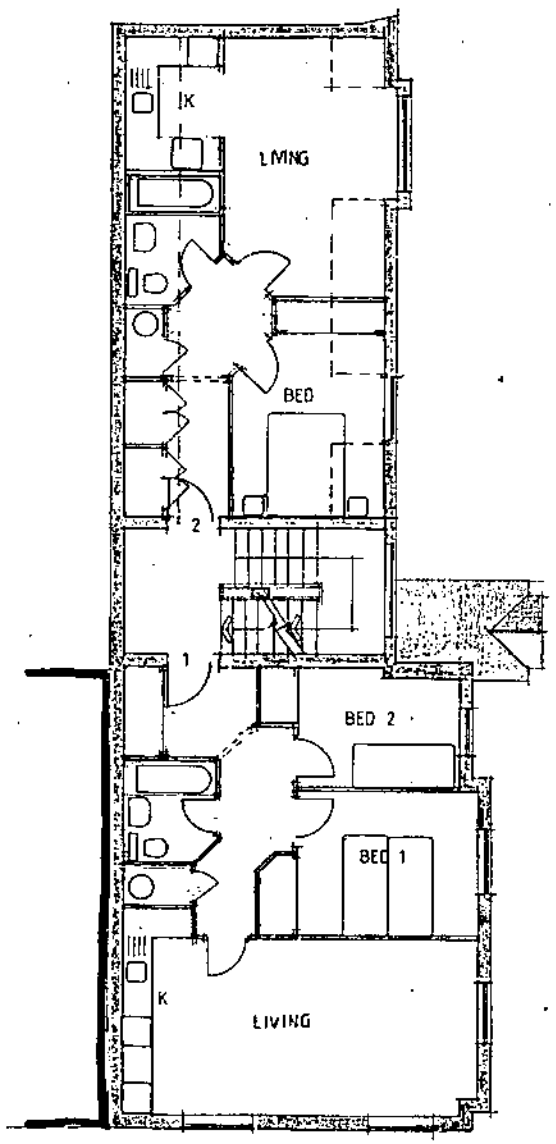
DEC 2001

1570-5

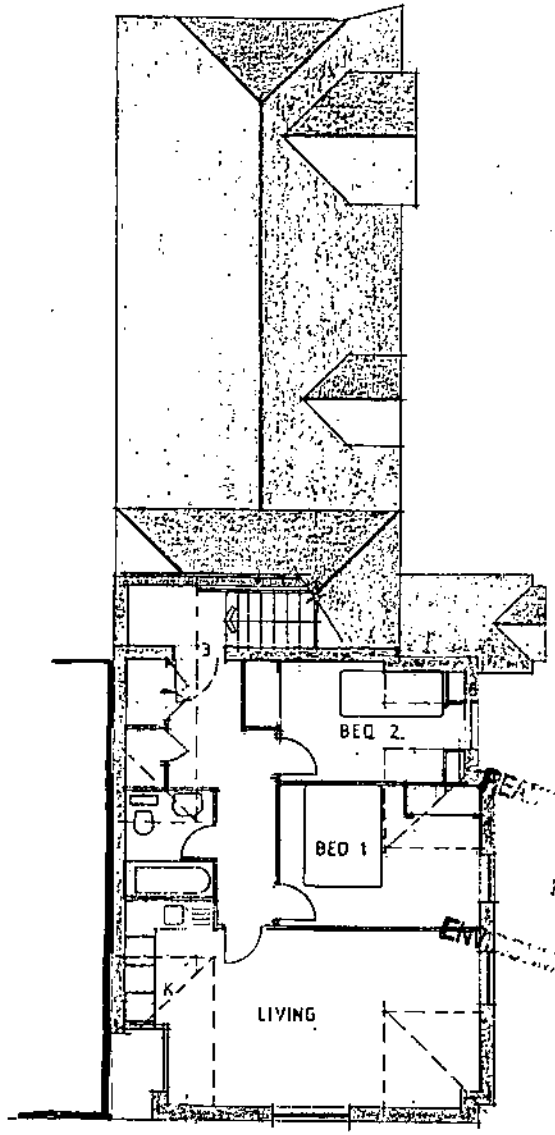
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
THE STUDIO



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

C 18.12.01 REDRAWN
B 19.10.01 FLAT 4 REVISED
A 24.05.01 FLAT 1 REVISED PARKING ADDED

MIXED DEVELOPMENT
110 WOKINGHAM ROAD
READING

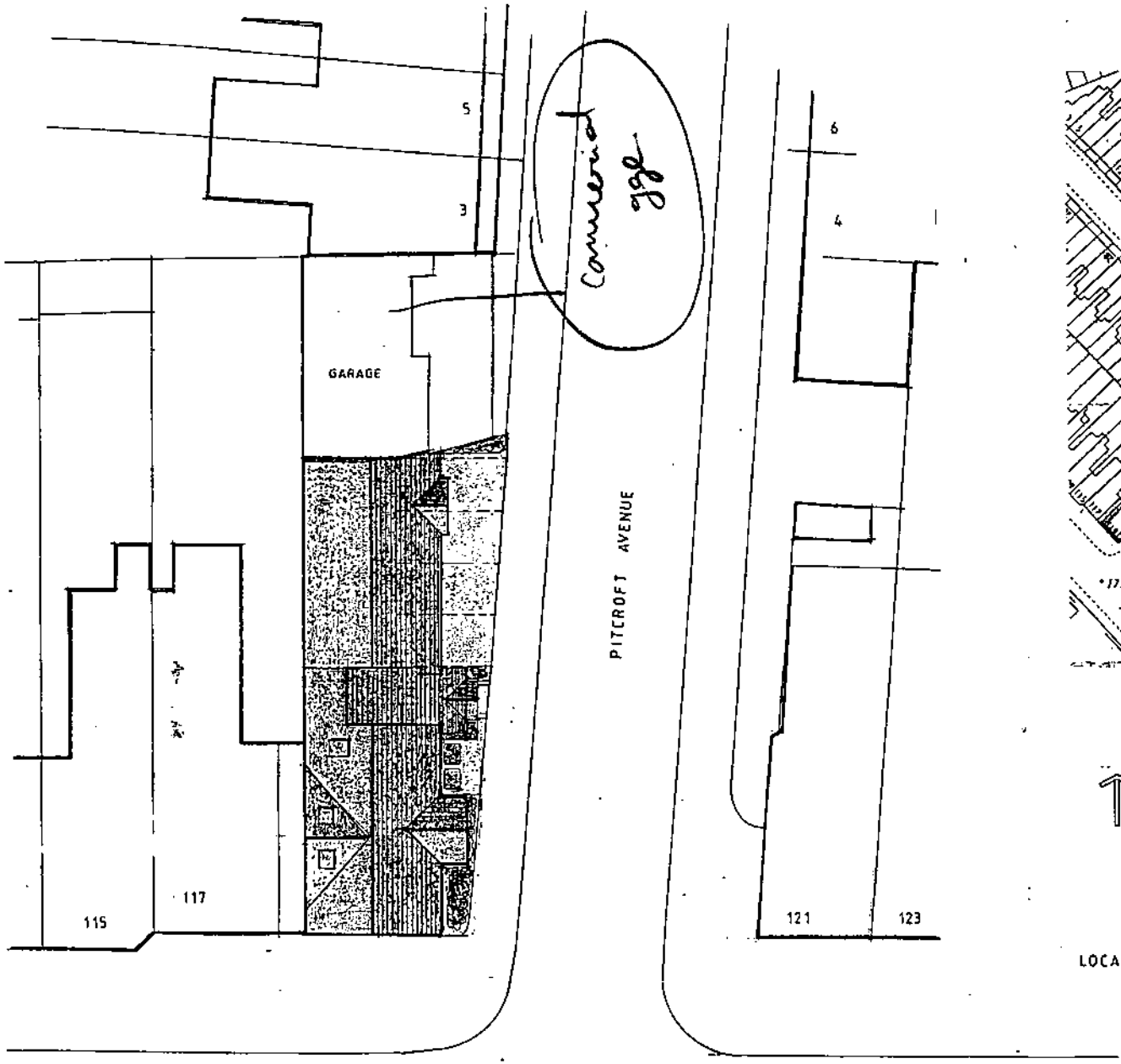
MR P STEVENS

PROPOSED FLOOR PLANS

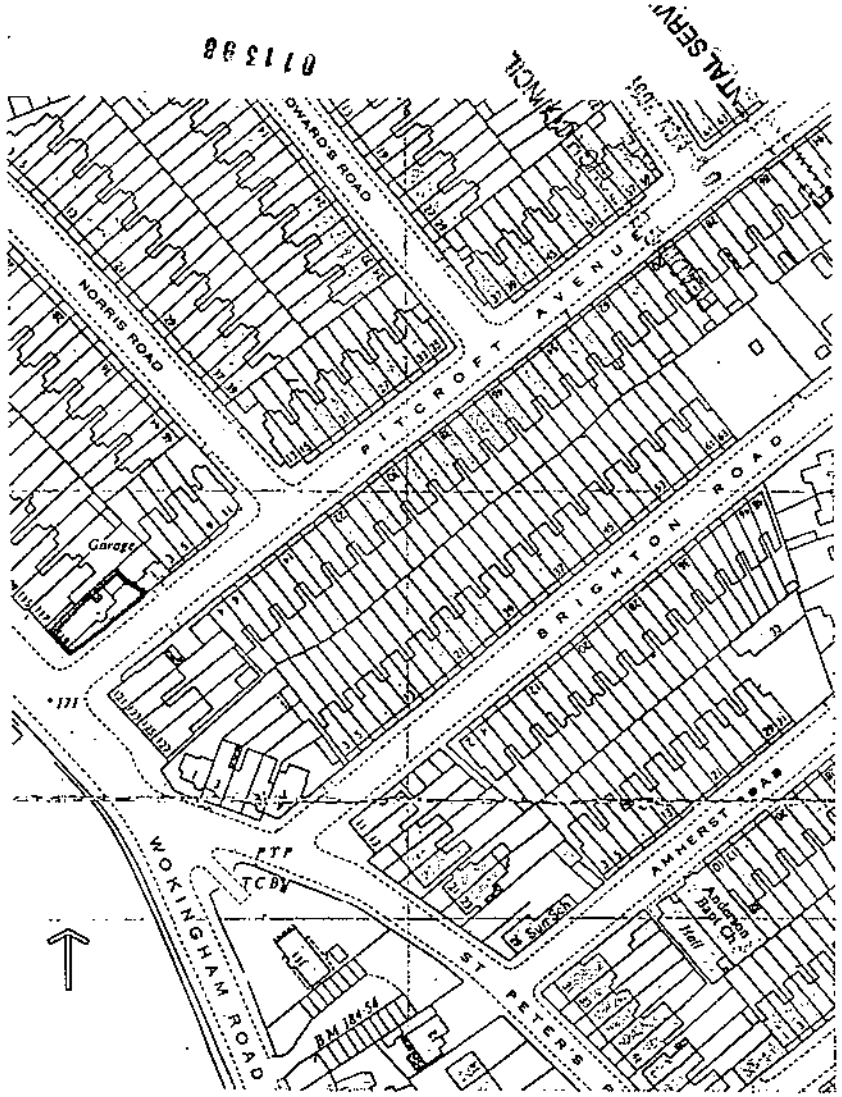
1570-2 C

WILMSLOW THE STUDIO 101 LONDON ROAD BERKSHIRE READING ARCHITECTS CHARTERED ANDREWS KALIK ASSOCIATES

2926



SITE PLAN 1:200



LOCATION PLAN 1:1250

A 19.10.01 SITE PLAN REVISED

MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

MR P STEVENS

LOCATION AND SITE PLAN

1:250 & 1:200

MARCH 2001

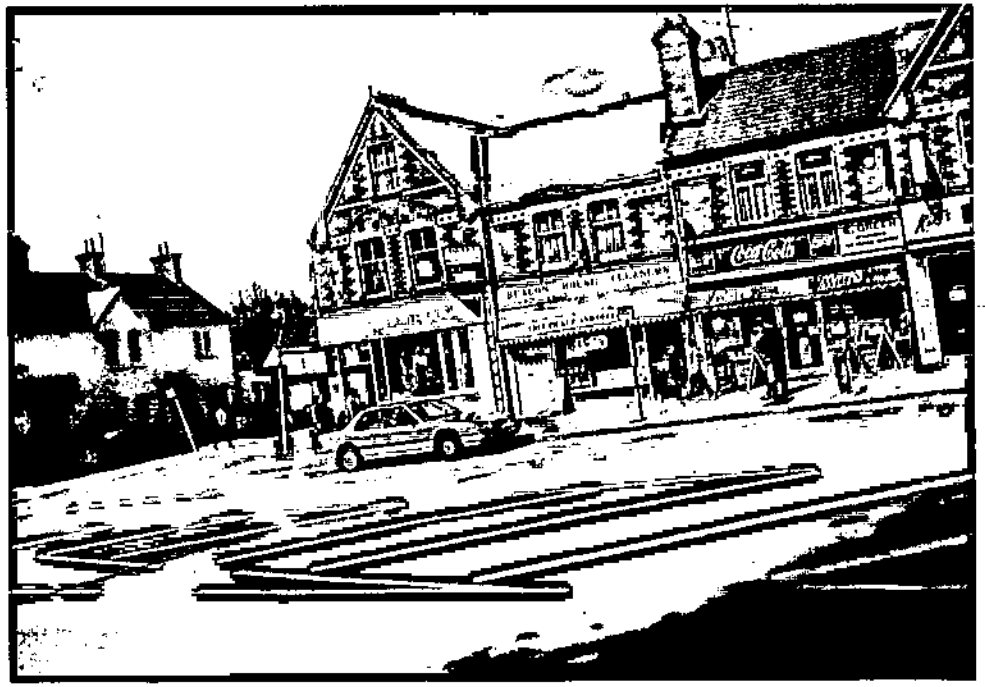
1570-4 A

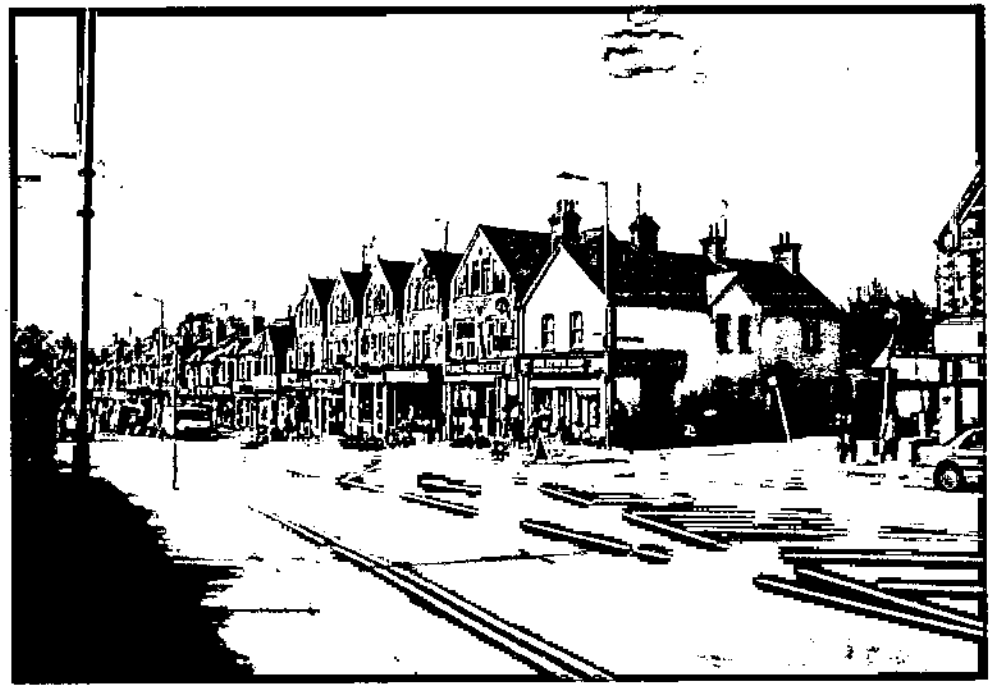
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 READING
THE STUDIO LONDON ROAD BERKSHIRE

292C

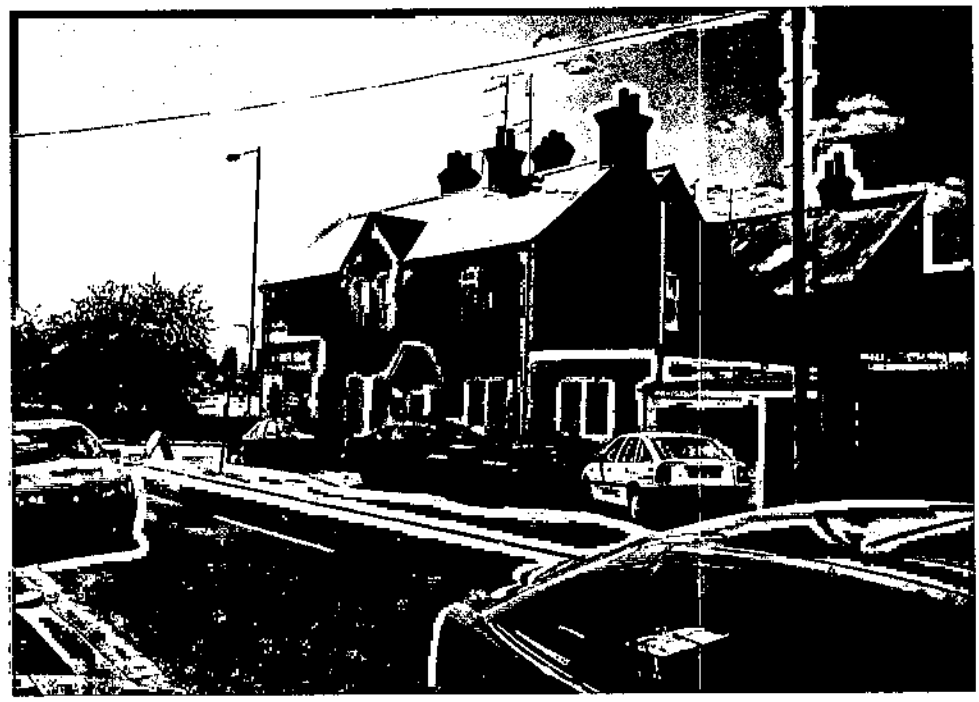








8TH MAY 2001





8TH MAY 2001

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 011398/FUL/PL

Date received 5/11/2001

Date acknowledged:

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying NOTES. Answer all questions in BLACK INK AND BLOCK LETTERS and send FIVE copies of the application to the above address.

1. APPLICANT

Name EAGLE ESTATES

Address c/o ANDREWS KALIK.

Postcode _____ Tel. No. _____

2. AGENT (if form is completed by agent)

Name ANDREWS KALIK ASSOCIATES LTD

Address THE STUDIO, 101, LONDON RD
READING, BERKS

Postcode RG1 5BY Tel. No. 0118 950 7700

READING BOROUGH COUNCIL
DATE
06 NOV 2001
ENVIRONMENTAL SERVICES

3. ADDRESS OR LOCATION OF APPLICATION SITE

119, WOKINGHAM ROAD

4. AREA OF APPLICATION SITE

Hectares 0.0178 OR Acres: _____

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION

(Please tick)

Location plan (1:1250 scale — edged red) ☑

Site plan (1:500 scale) ☑

Detailed plans (floor plans, sections, elevations, please supply illustrative material) ☑

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

SHOP AND FOUR NUMBER 2 BEDROOM FLATS,

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

A Outline (building works only)
B Change of use only
C Change of use with building or other work
D Building, engineering or other operations
E Reserved matters
F Temporary (specify condition if for a 'renewal')
G Non-compliance with a condition (specify reference no.)

A	
B	
C	
D	✓
E	
F	
G	

(Answer Question 8)

(Answer Question 9)

8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS

Please state

A Reference no. and date of outline permission _____

B Which reserved matters are applied for _____

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

SHOP AND 1 No FLAT.

11. TREES

A Are there any existing trees on site? *~~YES~~/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls BRICKWORK - TO LA APPROVAL

B Roofs TILE / SLATE - TO LA APPROVAL

C Walls, fences etc. 1.8M CB FENCE AROUND BIN STORE

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water TO LA SEWER

B Foul sewage TO L.A. SEWER

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be NO new access to a public road and NO alteration to any existing access to a public road. ☑

B There will be a new or altered access to a public road (specify) _____ ☐

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *~~YES~~/NO

If NO, where is access provision deficient? ACCESS TO GROUND FLOOR ONLY

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes	4	8	12	1
Bedsits				
Other _____				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick ALL boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ _____ by cash/cheque/P.O. No. _____ ☐

Signed P. Bagg ANDREWS KALIK ASSOCIATES (Applicant/Agent) Date 01 · 11 · 01

Please delete as applicable

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

011398

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the GROSS floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office				
Industrial				
Retail	76 m²			25m²
Storage				
Residential				
Other - give use				
Total				

READING BOROUGH COUNCIL
DATE
06 NOV 2001
ENVIRONMENTAL SERVICES

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

Retail

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise? Yes

If YES, ensure you have complied with Note 15 on the guide notes.

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

Not known.

B. What is to happen to their current premises?

End of lease.

5. EMPLOYEES The development involves *(please specify)*

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New	Not known.			
Transferred				
Existing				

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

No change

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

No change.

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? No If YES specify quantities and method of storage

Reading
BOROUGH COUNCIL

PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 07 1398

CERTIFICATE A

I certify that :

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

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

Signed P. Savage. ANDREWS KALIK ASSOCIATES. LTD

Dated 01 . 11 . 01

On behalf of EAGLE ESTATES

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name READING BOROUGH COUNCIL

Address at which Notice was served .....

DATE 06 NOV 2001

..... Postcode .....

Date of service ENVIRONMENTAL SERVICES

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

Signed .....

On behalf of .....

Date .....

NOTICE

UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at .....

.....

.....

Name of applicant .....

Signed .....

On behalf of .....

Date .....

Description of proposed developmen. .....

.....

.....

.....

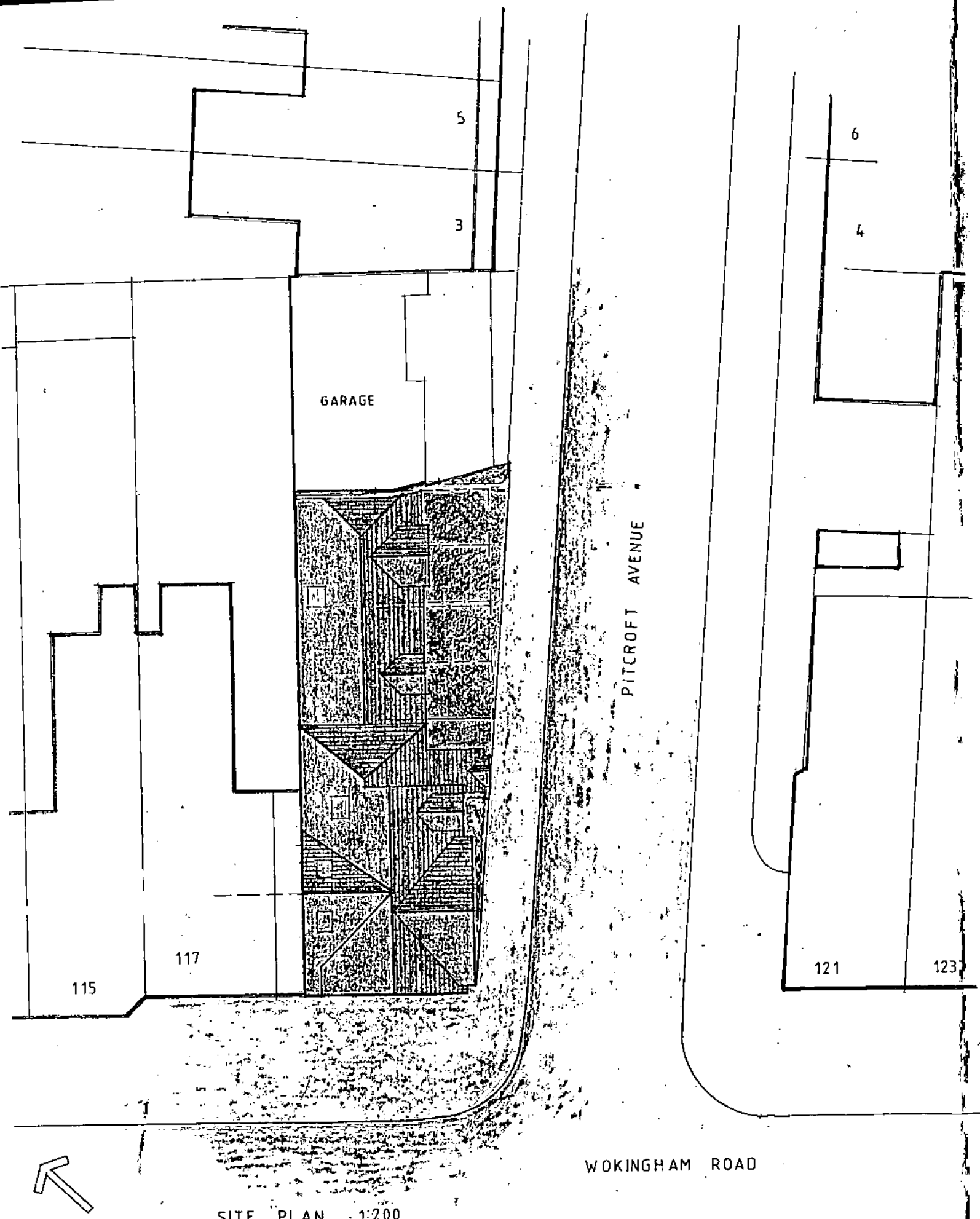
.....

.....

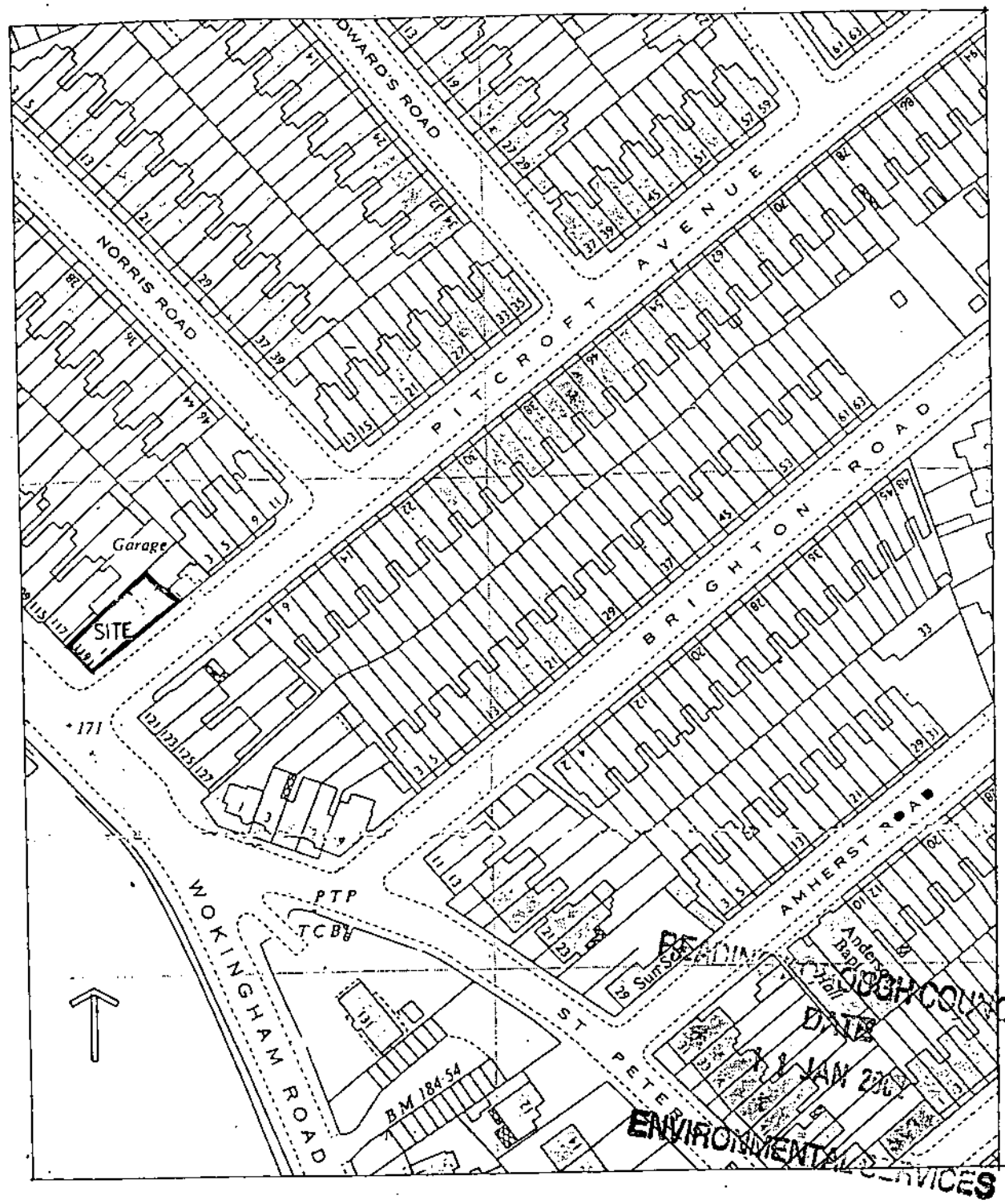
.....

An application for planning permission is being made to Reading Borough Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: The Head of Planning, Reading Borough Council, P.O. Box 17, Civic Centre, Reading RG1 7TD.



SITE PLAN 1:200



LOCATION PLAN 1:1250

B 30.10.02 BUILDING REVISED
A 19.10.01 SITE PLAN REVISED

letter date revision

job MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client MR P STEVENS

drawing LOCATION AND SITE PLAN

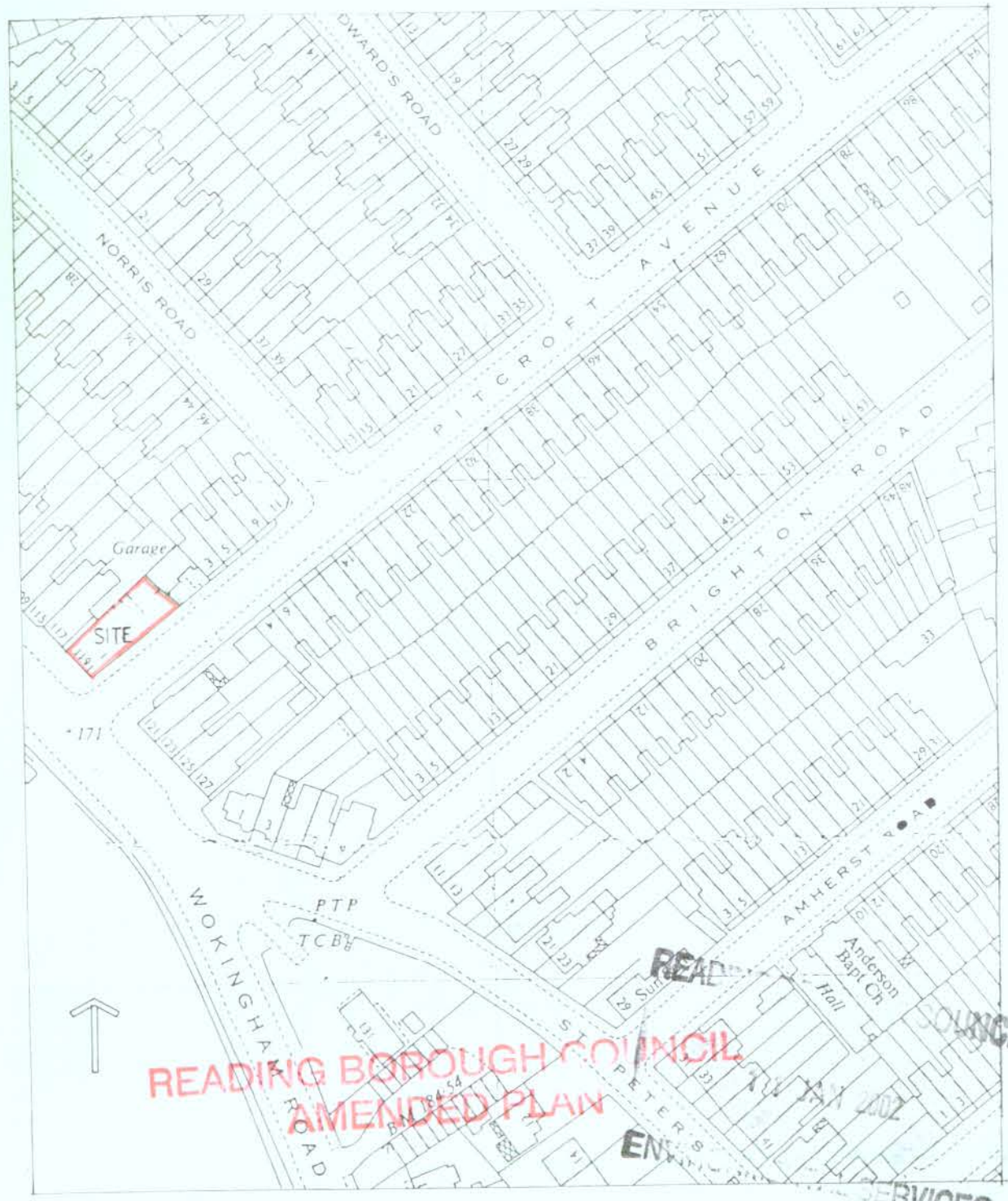
scale 1:1250 & 1:200
date MARCH 2001
drawn by PB

1570-4B

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING BERKSHIRE



SITE PLAN 1:200



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MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client
MR P STEVENS

drawing
LOCATION AND
SITE PLAN

scale 1:1250 & 1:200
date MARCH 2001 drawn by PB

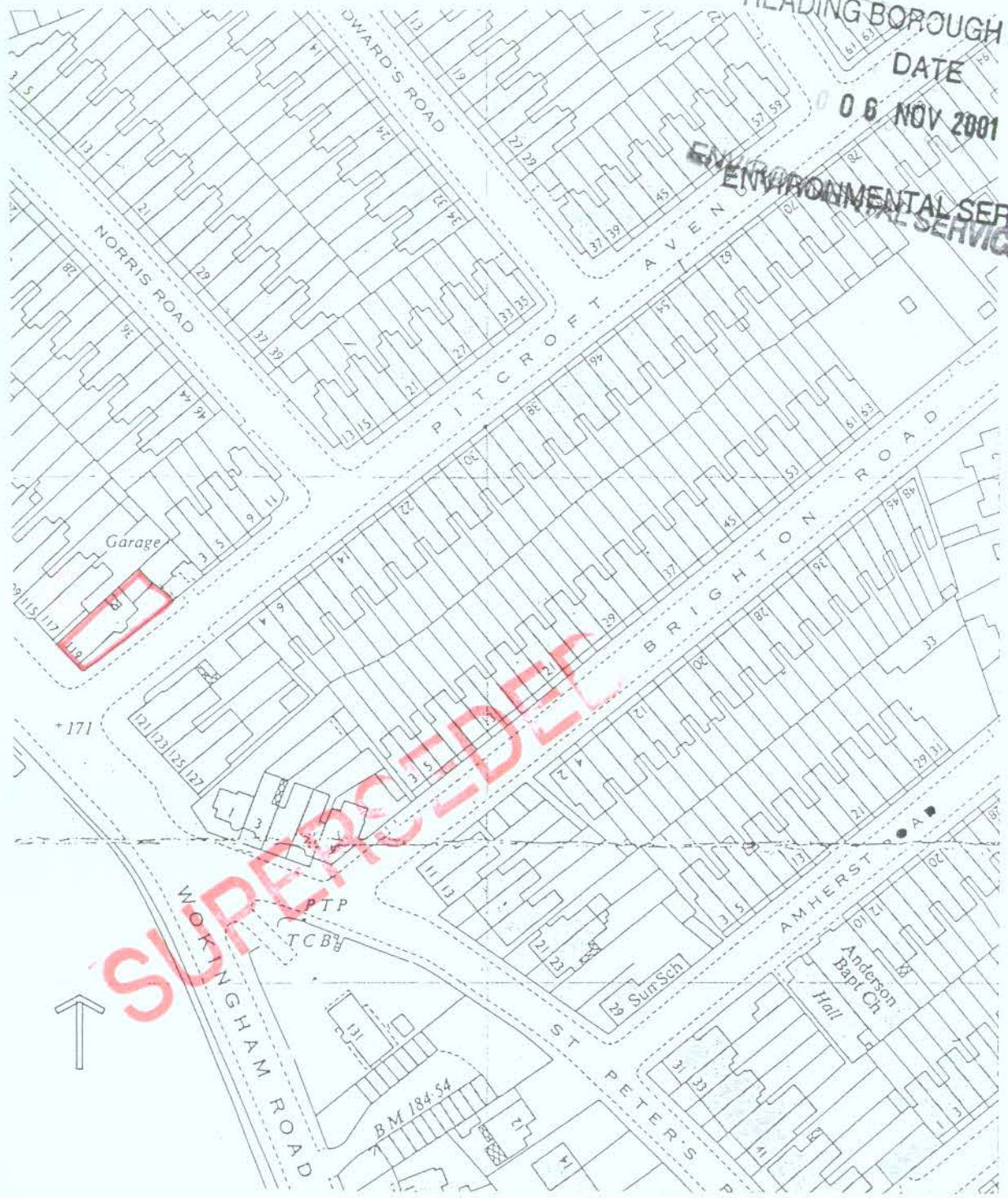
1570-4B

KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
READING BERKSHIRE
101 THE STUDIO LONDON ROAD

011398
READING BOROUGH COUNCIL
DATE
06 NOV 2001
ENVIRONMENTAL SERVICES



SITE PLAN 1:200



LOCATION PLAN 1:1250

SUPERSEDED
SUPERSEDED
ENVIRONMENTAL SERVICES
16 NOV 2001
READING

A 19.10.01 SITE PLAN REVISED

letter date revision

job: MIXED DEVELOPMENT
119 WOKINGHAM ROAD
READING

client: MR P STEVENS

drawing: LOCATION AND SITE PLAN

scale: 1:1250 & 1:200

date: MARCH 2001 | drawn by: PB

1570-4 A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES