APPLICATION NO:
F/2001/5301

LOCATION:
44 Old Bath Road, Sonning Reading.

APPLICANT:
Mr Graham C/O John R Hall

PROPOSAL:
Proposed single storey rear extension to dwelling to form replacement extension.

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Helen Pollock**

Approved

NO OBS 28/01/02 SL

415

01

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Graham
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2001/5301

Parish: **SONNING**

Location: **44, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form replacement extension.**

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 and works of making good to the retained fabric shall be finished to match 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 Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 22/01/2002

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.

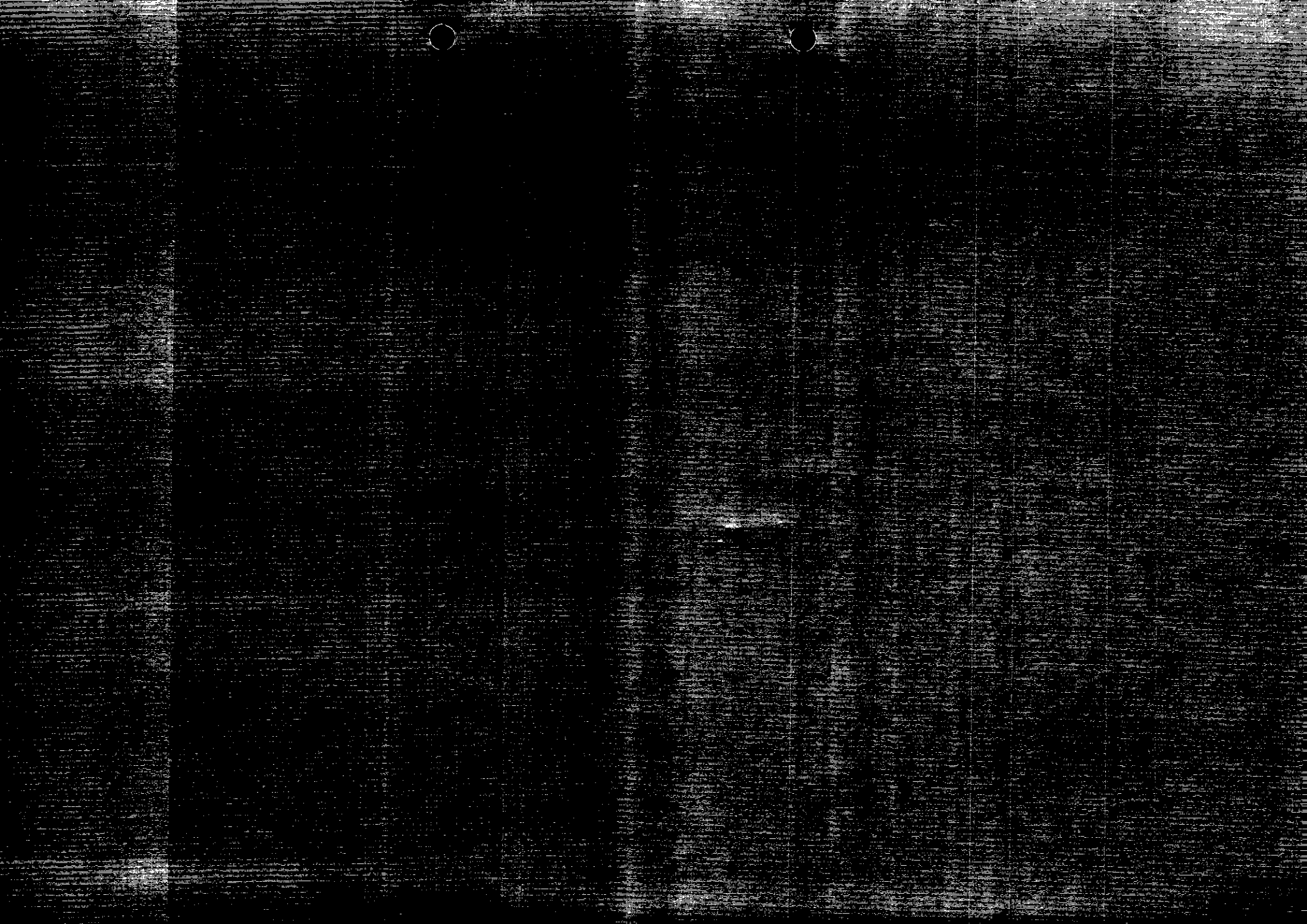
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5301	HP
BUILDING CONTROL NUMBER	FP2001/2525	North
APPLICANT/AGENT	John R. Hall	
ADDRESS OF SITE	The Cottage 44 Old Bath Road SOAVING	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1721	PBC/1721
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/1/02	

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	



WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5301

Applicant : Mr Graham C/O John R Hall.

Location : 44, Old Bath Road, Sonning, Reading.
Proposal : Proposed single storey rear extension to dwelling to form replacement extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application <u>will have expired on</u>: <u>14/01/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

None Received.

Planning Issues :
1) Impact upon neighbouring property
2) Impact upon Streetscene
3

Application Number: F/2001/5301

Appraisal:

The proposed development is for a replacement single storey rear extension. The property is detached and a 2/3m hedge and various trees enclosing the rear garden.

The extension would be 4.69m wide and 3.04m deep. It would have a crown hipped roof standing 2.4m to the eaves and 3.4m to the intersection with the main house.

1. Impact upon neighbouring properties

The proposed development is single storey in nature, and is a replacement of an existing extension; as such it would have no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would be well screened from Old Bath Road, is designed to be in keeping with the existing dwelling and the materials used would match existing; as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5301
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 44 Old Bath Road Sonning Reading.

APPLICATION NUMBER: F/2001/5301

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on garage to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 1 driveway.

LEVELS N/A.

BOUNDARY TREATMENT 2m Privet hedge + trees to ~~front~~ back - bw both Rd.

OTHERS 2m fence to front - Both Rd.

3m + hedges to 46.

existing flat roof ext to be replaced - no impact.

Received by Wokingham District Council

Application No: F/2001/5301

Proposal:
Proposed single storey rear extension to dwelling to form replacement extension.

Location:
44, Old Bath Road, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5301 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 November 2001

**********FILE COPY**********

Tel: 0118 974 6480

Date: **26 November 2001**

My ref: F/2001/5301

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2001/5301
44, Old Bath Road, Sonning, Reading.
Proposed single storey rear extension to dwelling to form replacement extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5301**
44, Old Bath Road, Sonning, Reading.
Proposed single storey rear extension to dwelling to form replacement extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 NOV 2001
Officer: HP	Application No. F/2001/5301

Map No. 36 Site ....007...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM REPLACEMENT EXTENSION.

Location: THE COTTAGE, 44 OLD BATH ROAD

Parish: SONNING Ward: ~~Charvil~~ Sonning 26.11.01 JS.

Applicant: MR GRAHAM

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.11.018 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....S/W t. see map.....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS THE COTTAGE, 44 OLD BATH ROAD PARISH SONNING

PLOT No. Old Property ORD. SHEET No. SU. 7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
327/53	Mr. H.C. Cotterell	Garage	16/6/53	App. N/A.
03001	"	sun room	26.8.76	N/A c/a
BR 5049	Mr "	"	2.8.76	App n/a
BR 23870	-	WASH HAND BASIN ETC.	16.12.04	App n/a
97/64978/F	MR. M. GRAHAM	2/St. EXTENSION	3.3.97	C/A
98/67389/F	"	1.8m FENCE AT FRONT	27.5.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEng - Dem & re-building of S/St r. ext - Mr Graham (Y) 26.6.01

DRAINAGE

60

1305A

Environmental Services

For office use only.
Application number: 18 NOV 1991 5301

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM DISTRICT COUNCIL

1	Your name Address and postcode Phone number	MR M. GRAHAM THE COTTAGE 444 OLD BATH ROAD SONNING
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	THE COTTAGE 444 OLD BATH ROAD SONNING RG4 6TA
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO REPLACE EXTG.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NONE AFFECTED BY WORKS
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN CLAY TILE FACADES WHITE RENDERED WALLS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

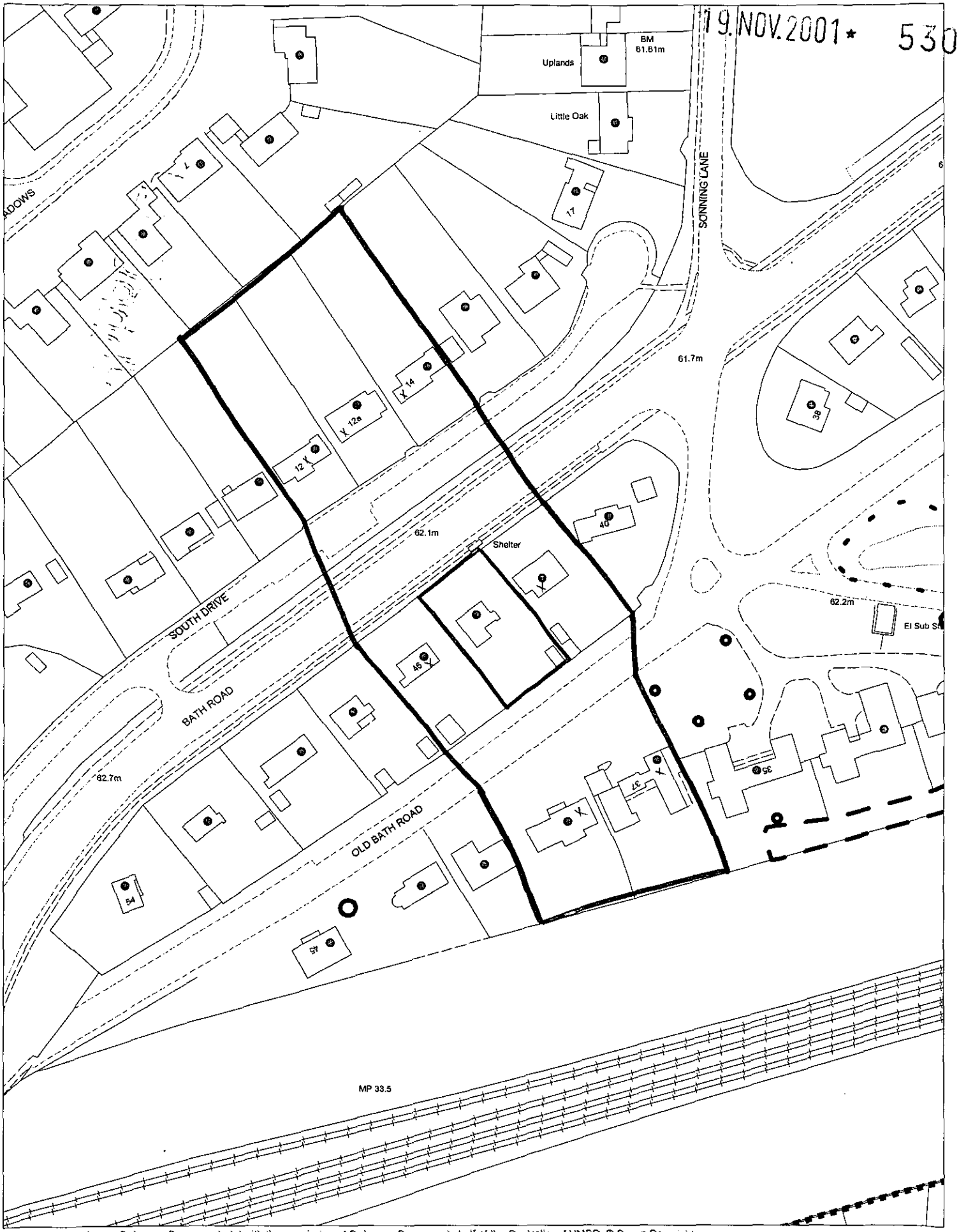
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr M. Graham.

Date 14/11/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

22 November 2001 Scale: 1 : 1250