APPLICATION NO:
F/2001/3447

LOCATION:
Little Oaks Sonning Lane, Sonning Reading.

APPLICANT:
Mr & Mrs J Knight

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 23/04/2001

CASE OFFICER: **George Allpress**

DECIDED

LT

EX SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25[illegible]14
LONDON OFFICE Tel.071-377-1777 Fax.071-247-[illegible]181

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Knight
2 Deans Farm
The Causeway
Caversham
Reading
Berkshire
RG4 5JZ

Application Number: F/2001/3447

Parish: **SONNING**

Location: **Little Oaks, Sonning Lane, Sonning, Reading.**

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

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 LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: _____

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

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/3447

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr J Knight
Little Oaks
Sonning Lane
Sonning
Reading
RG4 6ST

Dear Mr Knight

PLANNING PERMISSION 2001/3447
SITE: LITTLE OAKS, SONNING LANE, SONNING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3447 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

M L THORP
Principal Development Control Officer

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3467	CA
BUILDING CONTROL NUMBER	BR 2001/2338	NMH
APPLICANT/~~AGENT~~	Mr J. Knight	
ADDRESS OF SITE	Little Oaks Sonning Lane SONNING	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	10/04	10/04
ELEVATIONS	10/03A	10/03 + amendment
FLOOR PLANS		10/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/10/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 14 September 2001
My ref: F/2001/3447
Your ref:

John Knight,
2 Deans Farm,
The Causeway,
Caversham,
Reading, RG4 5JZ

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 Sirs,

LITTLE OAKS SONNING LANE, SONNING, READING. – F/2001/3447

I refer to your letter dated 22nd August and accompanying drawing. I write to inform you that planning permission would not be needed to change the single door to a double door and to reduce the size of the rear window and remove the glass.

I hope this reply is of assistance to you. However, please accept my apology for the long delay before replying to your letter.

Yours faithfully,

M L THORP
Principal Development Control Officer.

PLANNING SERVICES	47016
POL	
DC	CA
APP	
CS	
23 AUG 2001	
COPIES TO:	CLLR
	FILE

22nd, August 2001

Development Control Manager,
Environmental Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam,

Application Number F/2001/3447, Little Oak, Sonning Lane, Sonning, Berkhsire.

We were granted planning application on the above property for an extension to our kitchen, we would like to make the following slight amendments without having to re-apply for planning.

Amendments

- Substitution of a single door to a double door.
- Rear window to be modified slightly, becoming smaller by removing the glass at the apex. (attached is a sketch of how we see it looking)

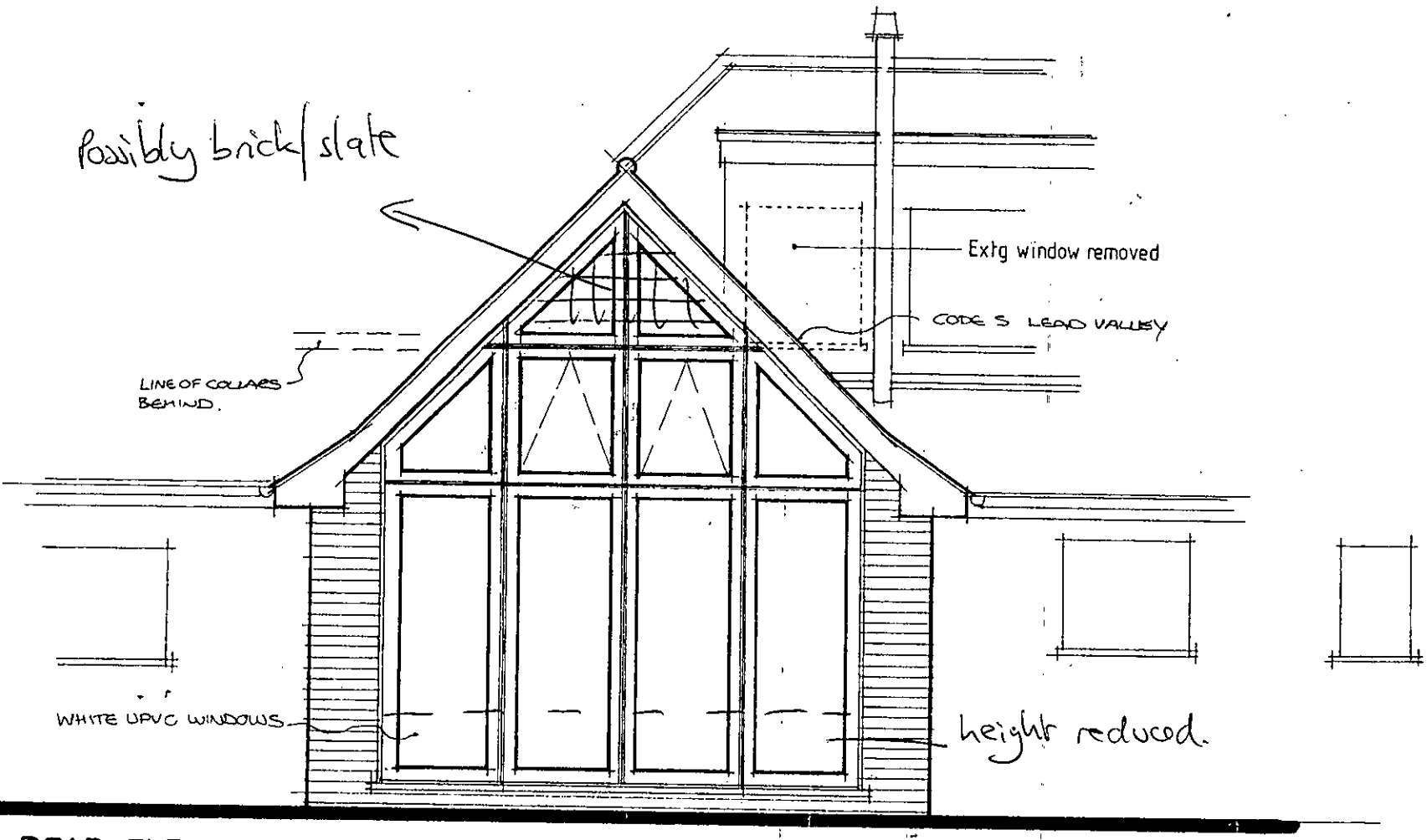
We do hope this meets with your approval, we need to commission the manufacturing of the glass for the window so would be grateful of an early reply as to whether this is OK. Thanking you in anticipation.

Yours sincerely,

John Knight
0118 9272703

DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT. COMMENCING WORK OR MAKING ANY SHOP DRAWINGS REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

© COPYRIGHT



REAR ELEVATION

23 AUG 2013
COPIES TO:
ACK:
PLANNING SERVICES

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

Tel: 0118 974 6442

Date: **06 March 2001**

My ref: F/2001/3447

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/2001/3447
Little Oaks, Sonning Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3447**
Little Oaks, Sonning Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received by Wokingham District Council

Application No: F/2001/3447

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Little Oaks, Sonning Lane, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

06 March 2001

WORK SHEET FOR: George Allpress

Application Number: F/2001/3447

Applicant: Mr & Mrs Knight

Location: Little Oaks, Sonning Lane, Sonning, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		15/03/01

Date of Neighbour Notifications : 06/03/01

Date of Site Visit : 15/03/01

Date Registered : 26/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001
06/04/01 (GA)

This application will have expired on: 23/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

At the time of writing no comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3447

Appraisal :

The application property is a detached bungalow in use as a single family dwelling which is situated on the west side of Sonning Lane at a point just north of the A4 Bath Road. The property is set back from its road frontage with a 15 metre deep front garden. There is a development of recently built houses to the rear (west) which front Sonning Meadows. The property lies outside of a defined settlement, the Local Plan designation for the area is therefore a 'Rural Area'.

The dwelling does however lie within the body of a built area being enveloped with housing on all sides but that opposite which is a sports ground.

The application proposes a minor, pitch roof, gable ended rear extension that would measure approximately 3.6 by 5.0 metres.

The proposal would not result in harm to the street scene or lead to the erosion of the rural area.

No adverse impact to neighbour amenity would result.

The proposal would have no impact on parking demand.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2001/3447
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

9/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Little Oaks, Sonning Lane, Sonning, Reading.

APPLICATION NUMBER: F/2001/3447

OFFICER: George Allpress

DATE OF SITE VISIT: 15/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement within rural area.

3. DESCRIPTION OF SITE/BUILDING Detached single family bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.17 South Drive to the south west, Uplands to the north - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage and front garden/drive parking for two cars.
LEVELS	Level.
BOUNDARY TREATMENT	Hedge and fencing
OTHERS	Rural Area

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3446 relates.

Address of site LITTLE OAK, SONNING LANE

SONNING, BERKS.

Signed _____

Date 15-3-01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 FEB 2001
Officer: GA	Application No. F/2001/3447

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

Location: LITTLE OAK SONNING LANE

Parish: SONNING Ward: Sonning 6.3.01.13

Applicant: MR/MRS J KNIGHT

Fee Received 95-00 (5) 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 : 6.3.01 B 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: (Rural Area)

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + See map

+ little Oak, Sonning Lane (Site within red line)

26.FEB.2001 3447

23rd February 2001

Planning Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sir or Madam,

LITTLE OAK, SONNING LANE, SONNING ON THAMES

Please find enclosed the following in order to submit a full planning application :-

- 6 copies of drawings numbered LO / 01, 02, 03 & 04.
- 6 copies of the relevant Application forms, including certificate A.
- A cheque for the sum of £ 95.00.

I look forward to receiving a receipt for this application and a notice to display.

Your Faithfully

Mr J. Knight

enclosure

"LITTLE OAK," formerly Rowan Cottage

E

ADDRESS SONNING LANE PARISH SONNING

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
278/54	Mr. R. W. May	Garage & Fuel Store	4.5.54	App. N/A
PD 1304/73	"	Loft conversion	17.5.73	App. N/A
1212/73	"	Car Port	27.9.73	- C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 3447

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.

1	Your name	MR + MRS J KNIGHT
	Address and postcode	2 DEANS FARM, THE CAUSEWAY, CAVERSHAM, READING, BERKSHIRE RG4 5JZ
	Phone number	
	Agent's Name	
	Address and postcode	
	Phone number	
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.	LITTLE OAK, SONNING LANE SONNING ON THAMES BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO FORM NEW BREAKFAST ROOM
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 TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	NEW ROOF TILES TO MATCH EXTG WHITE UPVC WINDOWS / DOORS RED FACING BRICK TO MATCH EXTG
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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.

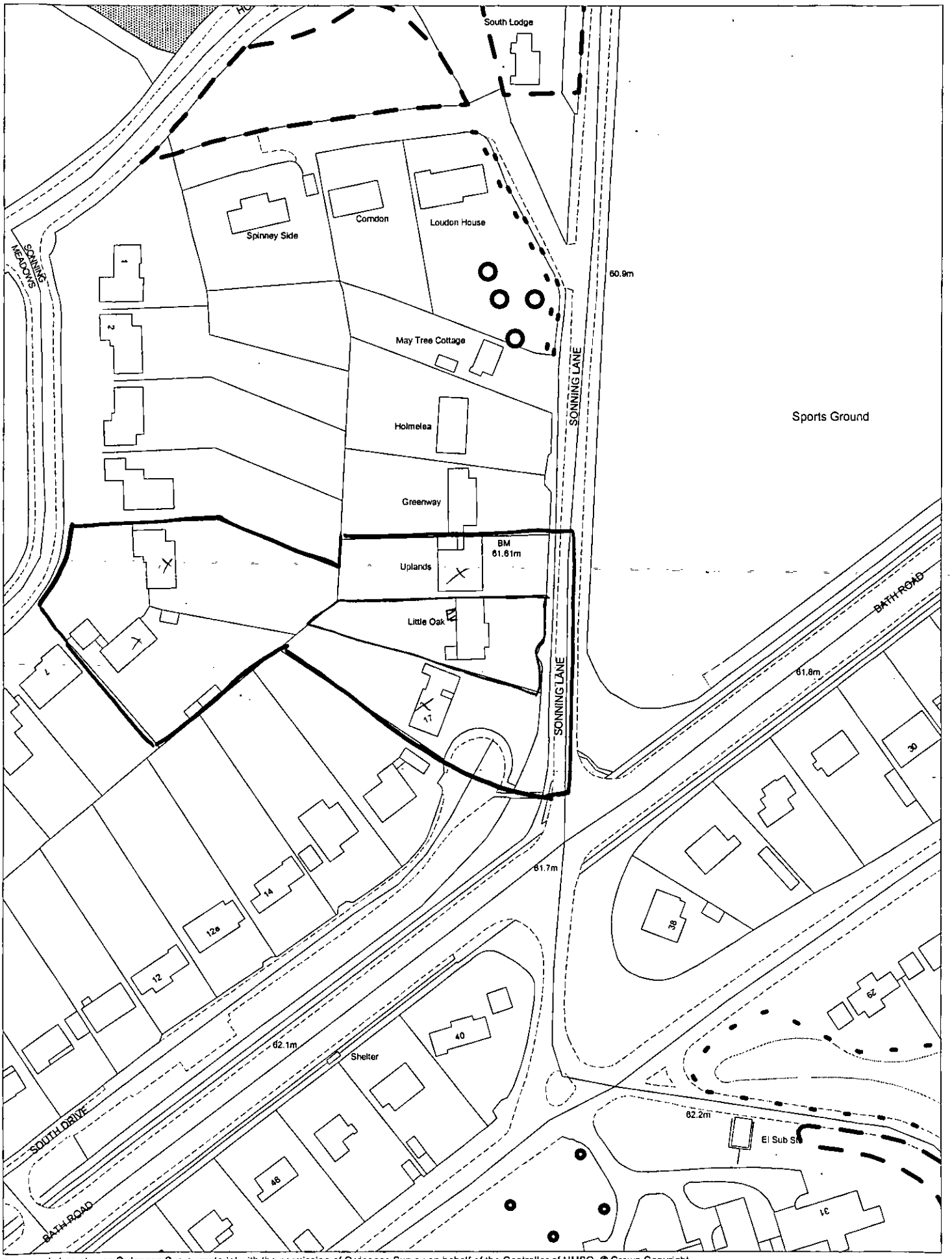
Your signature: [signature]

on behalf of MR+MRS J. KNIGHT

Date 22/2/01

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

20 FEB 2001 3447



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Development Control Section, Environmental Services, Wokingham District Council.

27 February 2001 Scale: 1 : 1250

N W E S