SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0643

LOCATION:
17 Pound Lane, Sonning Reading.

APPLICANT:
Mr Mrs Botwright C/O Mrs K French

PROPOSAL:
Proposed single storey rear extension to dwelling, loft conversion and infill porch

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Botwright
C/O Mrs K French
31 Park View Drive South
Charvil
Berks
RG10 9QX

Application Number: F/2000/0643

Parish: **SONNING**

Location: **17, Pound Lane, Sonning, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, loft conversion and infill porch**

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

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

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

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 22 May 2000

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 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0643
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs G Botwright
C/o Mrs K French
31 Park View Drive South
CHARVIL
Berkshire
RG10 9QX

Dear Madam

PLANNING PERMISSION 2000/0643
SITE: 17 POUND 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 2000/0643 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 your client 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 faithfully

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0663	JM
BUILDING CONTROL NUMBER	FH 2000/0727	Nick
~~APPLICANT~~/AGENT	Mrs K. French	
ADDRESS OF SITE	17 Pound Lane Sonning.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext garage conversion loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	151/01a	151/01
ELEVATIONS	151/08a	151/08
FLOOR PLANS	151/05a 151/06a 151/07a	151/05 151/06 151/07

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/6/00	

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 : Joss Miller

Application Number : F/2000/0643

Applicant : Mr Mrs Botwright C/O Mrs K French.

Location : 17, Pound Lane, Sonning, Reading.
Proposal : Proposed single storey rear extension to dwelling, loft conversion and infill porch

Site Notice Displayed ? :

YES	NO	DATE
✓		12/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12/4/00

Date Registered : 21/02/2000

Earliest Date for Decision : 23/03/2000

Latest Consultation Date/Site Notice Expiry Date : 23/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :
Highways - condition
Sonning PC - No objections

Planning Issues :
Effects on Street scene & neighbouring properties WBBC.
Identified settlement.

Application Number: F/2000/0643

Appraisal :

This application is for a single storey rear extension, loft conversion and porch.

Neighbours.
No 19 has an existing single storey extension with a depth of approx 3.5m. The boundary fence on this side is 1.5m. The rear extension to No 17. is 2.6m, the loft conversion will not involve any additional volume & the porch will extend forward 1m. The utility room window will be 9m from the boundary fence, and this will minimise the impact.
The footprint of the applicant's house will partially obscure the extension from no.15. There is a velux window at the side but this is not considered to have an adverse impact. The garage conversion has established impact. The porch is a sufficient distance for any impact to be minimised. All other neighbours are a sufficient distance away, therefore any impact in terms of privacy, overbearing, and sunlight issues will be reduced.
Street scene.
The proposals are not considered to have sufficient adverse impact on the street scene to warrant a refusal.

The proposals are satisfactory with regard to highways policies

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

Application Number F/2000/0643
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works
3	SC23	SR06	Parking & garaging
4	SC08	SR05	No windows North elevation

RECORD OF SITE VISIT

SITE ADDRESS: 17 Pound Lane
Sonning Reading.

APPLICATION NUMBER: F/2000/0643

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary.

2. DESCRIPTION OF SURROUNDINGS
Detached & semi-d houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
15. Applicants garage on this side so well obscured. 4m
19 (joined) (Have loft conv) and s/s r extn approx 3½m

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 8 spaces.

LEVELS Dwelling approx 1m higher than road.

BOUNDARY TREATMENT 1.8m fence to 15 and.

OTHERS — 1.5m to 19.

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0643

CONFIDENTIAL

Councillor N 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/2000/0643
17, Pound Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling, loft conversion and infill porch

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ *under delegated powers.*

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22/5/00

Yours faithfully

John Miller pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0643**
17, Pound Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling, loft conversion and infill porch

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0643

PLANNING SE...
POL
DC
APP
CS

CONFIDENTIAL

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

Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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Reason for Transfer:

Signed: _____ Date: 17/5/00

Councillor N Rose

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

Received by Wokingham District Council

Application No: F/2000/0643

Proposal:
Proposed single storey rear extension to dwelling, loft conversion and infill porch

Location:
17, Pound 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2000. 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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 28 February 2000

Application Number: F/2000/0643

Proposal: Proposed single storey rear extension to dwelling, loft conversion and infill porch

Site Address:
17, Pound Lane, Sonning, Reading.

Applicant:
Mr Mrs Botwright C/O Mrs K French.

Your observations are required in respect of this application within **7 days** of the above date.

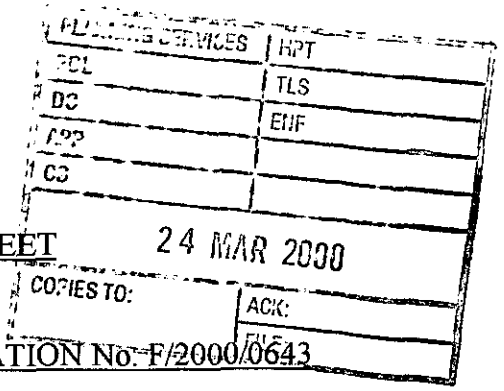
✓ below as applicable;

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).

Sc 23- PARKING, GARAGING & TURNING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

10-3-00



WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/0643

Officer JOSS MILLER

Parish SONNING.

Proposal SINGLE STOREY REAR EXTENSION TO DWELLING & INFILL PORCH.

Address 17 POUND LANE.

Applicant MR & MRS BOTWRIGHT C/C MRS K FRENCH

The Parish Council has no objections to this proposal

L. A. Bates (Clerk to the Council) 21 MARCH 2000

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0643

Proposal:
Proposed single storey rear extension to dwelling, loft conversion and infill porch
Location:
17 Pound Lane, Sonning, Reading

This application is being advertised in the Reading Chronicle newspaper on the 21/04/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **12/05/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 21/04/2000

Received by Wokingham District Council

Application No: F/2000/0643

Proposal:
Proposed single storey rear extension to dwelling, loft conversion and infill porch

Location:
17, Pound Lane, Sonning, Reading.

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Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2000	Map No. 32 Site 0.07
Officer: JM	Application No. F\2000\0643
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING LOFT CONVERSION AND INFILL PORCH

Location: 17 POUND LANE

Parish: SONNING Ward: Sonning ✓ 28.02.00

Applicant: MR/MRS BOTWRIGHT

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

Enforcement Section (11) 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 : 28.02.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

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ADDRESS 17 Pound Lane PARISH Sonning

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
BBA 4536	D Hicks	Garage	7.3.88	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 21.FEB.2000* 0643

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 21 FEB 2000* 0643

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 G. BOTWRIGHT
	Address and postcode	17 POUND LANE SONNING BERKS RG4 6XD
	Phone number	969 1499
2	Agent's Name	MRS K. FRENCH
	Address and postcode	31 PARK VIEW DRIVE SOUTH CHARVIL BERKS RG10 9QX
	Phone number	934 0260
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.	17 POUND LANE SONNING.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN. LOFT CONVERSION AND INFILL PORCH.
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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND TILES TO MATCH EXISTING.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

on behalf of MR + MRS G. BOTWRIGHT

Date 18/2/00

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