APPLICATION NO:

O/2002/8133

LOCATION:

30 West Drive, Sonning Reading.

APPLICANT:

Mrs J Baldock C/O Martin & Pole

PROPOSAL:

Outline application for the proposed erection of one dwelling.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
30/01/2003

CASE OFFICER: **Angela Odell**

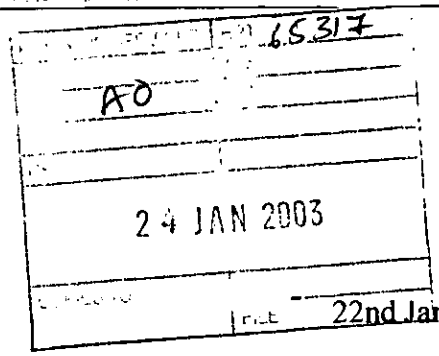
WITHDRAWN

RICS

Martin & Pole

Residential & Commercial Estate Agents · Lettings Agents
Auctioneers · Planners · Management · Surveyors & Valuers

chartered surveyors



Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Council Offices
Wokingham
Berkshire, RG40 1WR

22nd January 2003

Dear Angela,

MANDWA HOUSE, 30 WEST DRIVE , SONNING RG4 6GD
PLANNING APPLICATION AO/O/2002/8133

Thank you very much for your swift reply to my last letter giving your informal opinion that the proposed access now under discussion is likely to be acceptable. As indicated this has enabled my client to confirm instructions to **withdraw the current application (O/2002/8133) as of today's date** and to submit a fresh application seeking approval of the new proposed access as part of an outline consent. As described in my previous letter an outline permission without the security of knowing that access has been approved can be a hindrance in disposing of a building site.

Accordingly, with this letter there is also enclosed a re-submission of the planning application to pass to the administration team to register and hopefully reallocate to you.

I apologise for this last minute change especially if it has caused you any inconvenience.

Yours sincerely

Julie Williams BSc Hons Dip TP MRTPI
Planning Department

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS, D C Auger FRICS, D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS, P A H Lawrence FRICS, P C Neale FRICS

www.martinpole.co.uk

WORK SHEET FOR : Angela Odell

Application Number : O/2002/8133

Applicant : Mrs J Baldock C/O Martin & Pole.

Location : 30, West Drive, Sonning, Reading.
Proposal : Outline application for the proposed erection of one dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 16.12.02

Date Registered : 05/12/2002

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 30/01/2003. 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 : Highway Officer: No objection subject to conditions

- Environmental Health Officer: No objections.
- Tree officer: No objection subject to condition for tree/hedge retention and protection.
- 2 letters of support: Consider this is an appropriate development that retains the character of the road and shows the large, mature trees to be retained. Need to ensure trees and hedges are retained.
- 3 letters of objection: Out of keeping with character of the road and other houses in it. House will be too close to Road edge and plot too small in comparison, and more overpowering. No shelter drive, more on road parking likely.

Application Number: O/2002/8133

Appraisal :

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

Application Number O/2002/8133
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C002	R002	☒ siting, design and external appearance of the building(s) and the ~~means~~ landscaping treatment of the site.
2	C100	R100.	
3	C120	R120	
4	C126	R126	☒ JW/12/02/a
5	C133	R133	
6	C153	R153	
			NO2
			☒ drawings ~~dd~~ JW/12/01 Rev and 02a.
			☒ 9.01.03

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LH1, LBE1, LBE2, LBE9, LT5.

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WBE11, WH1A, WH3A, WH6A, WT7.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 30 West Drive
Sonning Reading.

APPLICATION NUMBER: O/2002/8133

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.12.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Detached houses on large plots on private road.

3. DESCRIPTION OF SITE/BUILDING Detached house. proposed plot is side garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES Detached houses to front & rear.

5. SITE CONSTRAINTS

TREES Coppice to w side. Fruit trees on site

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT 2-5m. conifer hedge to front & rear.

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 January, 2003
My ref. AO/O/2002/8133

Martin & Pole
7 Broad Street
WOKINGHAM
RG40 1AY

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

Dear Julie Williams

PLANNING APPLICATION O/2002/8133
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING AT 30 WEST DRIVE, SONNING

Thank you for your fax of 17 January. I confirm that in my opinion I consider the proposed re-siting of the access would be acceptable. However, this would be subject to no objections being raised by our tree and highway officers, and also subject to any consultation of the property opposite. Whilst any objection from the property opposite would not necessarily result in rejection of this option, it would of course have to be taken into account.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

65133

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Council Offices
Wokingham
Berkshire, Rg40 1WR

17th January 2003

Dear Angela,

MANDWA HOUSE, 30 WEST DRIVE , SONNING RG4 0DR
PLANNING APPLICATION AO/O/2002/8133

Further to our telephone conversation about this site today I am writing to clarify the situation. My client has concerns about the proposed location of the access and its proximity to her property. Pre-application drawings had it located on the far side of the proposed plot and this remains her preference. However, the location of the access as shown on the submitted drawings was eventually selected following the results of the tree survey to benefit from the wider gap between tree canopies shown here.

I have spoken to Neil Etherington (tree officer) about this matter and he has confirmed that the distance between the trees and the height to the bottom of the crowns of the Ash and Sycamore is such that an alternative access taken through here would be acceptable. The same tree protection and construction measures conditions recommended by him for the current access would apply and should offer adequate safeguards. Visibility from this alternative access would be as good as that currently proposed so I assume that highways would not raise an objection. I enclose a plan indicating where the re-sited access could go and would appreciate your written confirmation of our telephone conversation that in principle the re-siting would be acceptable should it be submitted for formal consideration.

Although you thought changing the location of the access would not be a problem the logistics of re-consulting neighbours and still meeting the 8 week deadline makes the submission of an amendment at this stage unacceptable. The alternatives are to withdraw the application and then re-submit with the new access or to confirm that access is now not for determination and to request that it is determined as a reserved matter.

When I spoke to you the second option seemed the obvious choice as it would achieve a swift consent for the principle of the new house. But on reflection this would of course incur an additional planning fee for the access reserved matter, which we would need to apply for straightaway as potential purchasers will be put off the site if they cannot be guaranteed that they can have access to it. If we withdraw the current application we can resubmit with the revised siting and benefit from the free go. It seems a small issue but I feel it my duty to ensure that my client understands her options before making a decision. I am sorry if this will delay the determination of this application but as the 8 weeks deadline is not until 30th January a few more days should not be a problem. I will contact you as soon as I have instructions from my client as to how she wishes to proceed. Thank you for your patience.

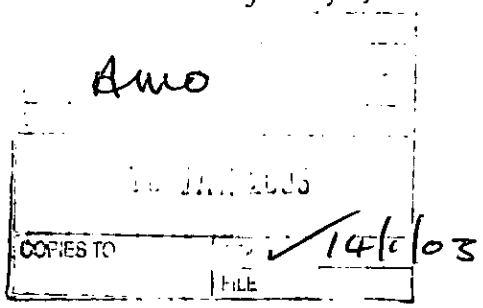
Yours sincerely

Julie Williams BSc Hons Dip TP MRTPI
Planning Department

SHELTON 43 WEST DRIVE SONNING
READING BERKSHIRE RG4 6GE
TEL 0118 969 0721

January 8, 2003

Wokingham District Council
Planning Services Dept
PO Box 157
Shute End Wokingham
Berks RG40 1WR



Dear Sirs

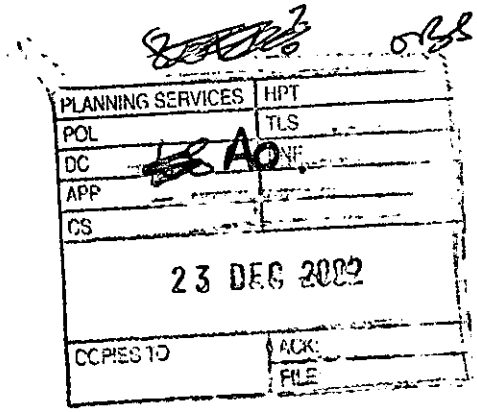
Planning Application 0/2002/8133
New House adjacent 30 West Drive Sonning

I would refer to the above application for outline planning permission for a new house and would comment as follows:-

1. I consider the application in its present form to be out of keeping with the character of the road and with other houses in the Drive. Houses in West Drive are on larger plots of land, set back a considerable distance from the road with relatively long drives. The proposed development is in comparison on a small plot. There are limited details of the proposed house but with the depth of the plot it is likely that the proposed house will be closer to the road than neighbouring properties. With a shorter drive on road parking is more likely. With a smaller plot size and therefore less garden space around the proposed house together with it being closer to the road, the appearance of the dwelling will be more overpowering.
2. Please note that there is no reply by date on the displayed notice.

Yours faithfully,

John Lovett



"Mulberry Trees",
West Drive.
Sonning.
Reading.
RG4 6GE.

December 16th 2002.

The Chief Planning Officer.
Wokingham District Council.
Shute End.
Wokingham.
Berkshire.

Dear Sir,

Re: Planning application for a new dwelling on land at 30 West Drive, Sonning.

As owners of the property immediately opposite the proposed development, we wish to express our views in relation to the matter of this planning application.

Having had the opportunity to study the proposals it is our view that the following areas should be taken into account in any decision regarding the development.

1. In general, we consider that the proposal submitted is an appropriate one, given the nature of the properties currently in place, both in terms of size and position.

2. The intention to build **one** property on the site is, in our opinion, acceptable. However, should a further application be proposed to build **more than one** property on the intended site, we would be very much against such a development, given the size of the plot and in consideration of the character of surrounding properties, including our own.

3. In particular we would ask that consideration be given to the preservation of the long established hedge that currently lies at the front of the site. Whilst it will, of course, be necessary to provide appropriate access to the site both during the building phase and subsequently for access to the dwelling, the hedge itself does provide a degree of privacy and, once again, reflects the character of many properties in West Drive.

Yours faithfully,

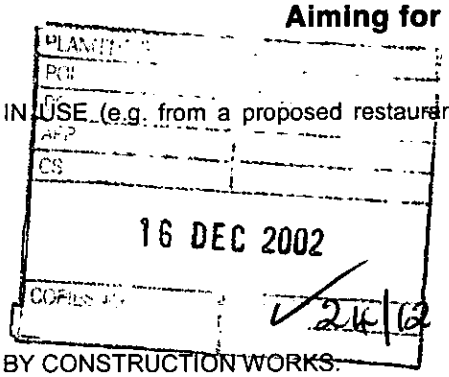
Mrs M. Pook.

Mr. A.J Pook

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8133. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence



THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8133

YOUR NAME: Mr & Mrs G M. NUTBROWN

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
Caxton West Drive
Sonning
Berkshire

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

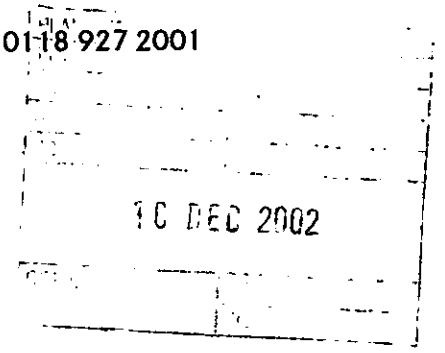
I WISH TO (tick relevant box); ~~OBJECT TO THE APPLICATION~~ ☐
SUPPORT THE APPLICATION ☑ ~~COMMENT ON THE APPLICATION~~ ☐

Comments: See letter enclosed

Continue over the page if more room required

CAXTON, 39 WEST DRIVE, SONNING, BERKSHIRE RG4 6GE

Telephone: 0118 969 3282 Fax: 0118 927 2001



14 October 2002

The Chief Planning Officer,
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sir,

Re: Planning application for a new dwelling on land at 30 West Drive, Sonning

Caxton is situated diagonally opposite the above site and we are therefore particularly interested parties in the matter of this planning application.

We have viewed the site and the form of the proposed development and it is our opinion that the proposal is appropriate for the site and should be approved.

We wish to say that it is with some relief that we note that only one dwelling is proposed of a form that is commensurate with most other properties in West Drive. A more intensive development on this site would in our opinion be greatly out of character with the present street scene.

Given that you approve a single dwelling development on this site, may we please urge you to impose a planning condition to ensure that the well established hedge to the front boundary of the site is maintained, other of course than a necessary opening for driveway access to the proposed property.

Yours faithfully,

G.M.Nutbrown

Mrs. R.A.Nutbrown

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8133. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	

24 DEC 2002

COPIES TO	
	FILE

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8133

YOUR NAME: STUART P. SPINDLER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
28 WEst Drive
Sonning
Berkshire

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

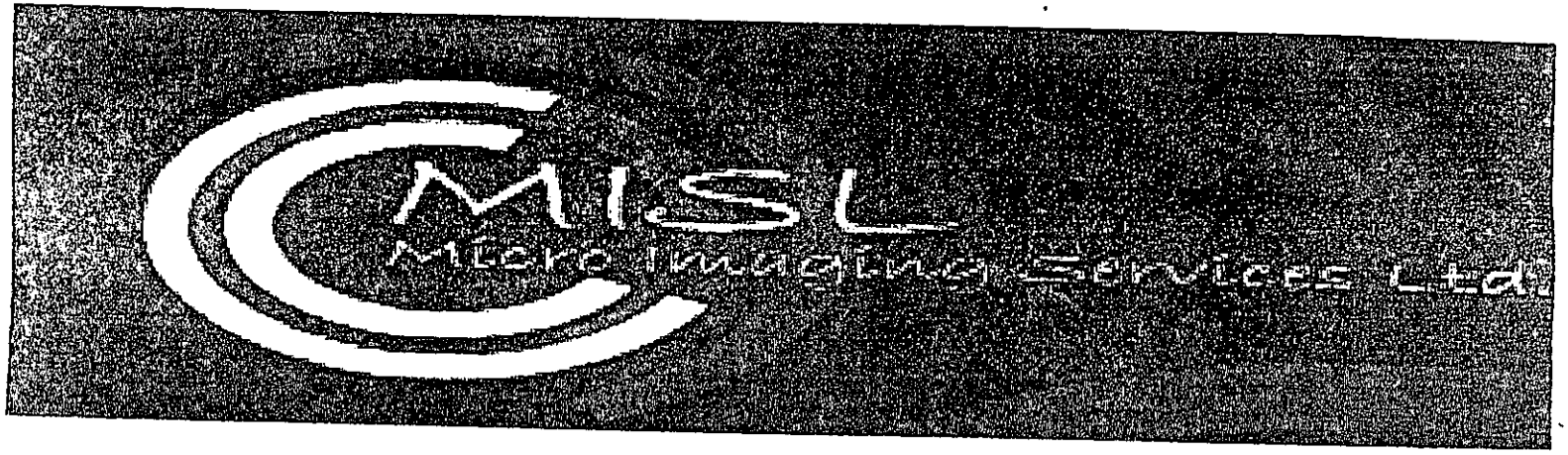
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: This is an appropriate development which makes good use of surplus garden land and retains the character of the road. The proposed residence seems to be of a sensible size and every effort is being made to preserve the large mature trees that border the site

Continue over the page if more room required

Stuart Spindler. 19.12.02

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

ING APPLICATION COMMENTS SHEET

O/2002/8133. (Case Officer:Angela Odell)

ASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE EN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

HINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

29 WEST DRIVE
SONNING
BERKS. RG4 6GE
Tel: 0118 969 6559

PLANNING SERVICES RECEIVED
POL
DC
APP
CS
15 JAN 2003
COPIES TO

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8133

YOUR NAME: W. A. MOSZCZYNSKI

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
Paddingtons West Drive
Sonning
Berkshire
RG4 6GE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: ROAD TO NARROW - ALREADY DRAINAGE PROBLEMS.
NOT IN KEEPING IN ROAD. HOUSE WILL OVERWHELM LOCATION.
ROAD IS BECOMING TERRACED NOT DETACHED.
I HAD LOTS OF REASONS ABOUT COVENTS WHEN I WANTED TO EXTEND.
OVERBEARING, OVER WHELMING. GARDEN WILL BE SMALL.
NOT IN KEEPING WITH ROAD.
NEEDS TO BE REFUSED 100%

29 WEST DRIVE
SONNING
BERKS. RG4 6GE
Tel: 0118 969 6559

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Tel. (0118) 974 6445
Date: 11 December 2002
Your Ref:
My Ref:Angela Odell
O/2002/8133

The Owner/Occupier
Paddingtons
West Drive
Sonning
Berkshire
RG4 6GE

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: O/2002/8133
Site Address: 30, West Drive, Sonning Reading
Proposal: Outline application for the proposed erection of one dwelling.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number O/2002/8133 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **O/2002/8133.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Angela Odell on (0118) 974 6445.

Yours faithfully,

Angela Odell

Development Control Officer

Date: 14 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/8133

Location: 30, West Drive, Sonning, Reading.

Proposal: Outline application for the proposed erection of one dwelling.

Applicant: Mrs J Baldock C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: East side site boundary widened by 3m, and siting to be indicative only.

Comments are required by 24/01/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 01/2002/8133 Date Rec. 9.1.03

Location: 30 West Drive

Parish: Sonning

Applicant: Mrs J Baldock.

Description of attached plans: Showing east side site boundary ~~enlarged by~~ widened by 3m, and siting to be indicative only

Drawing No's: JW/12/02/a

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees + copy of letter.	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: Nos. 33 & 35 West Drive. 10 days

Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AD.

Consultations Sent by Admin. on 14.01.PS

Yellow - Case Officer Copy
Green - Part One Copy

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

REVISED PLAN

8133

064804

PLANNING
POL
DC AMO
AP
CS
05 JAN 2003
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ACK.
FILE:

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire, Rg40 1wr

Attn: Angela Odell

8th January 2003

Dear Angela,

MANDWA HOUSE, 30 WEST DRIVE , SONNING RG4 0DR
PLANNING APPLICATION AO/O/2002/8133

Following our most recent telephone conversation about this site I enclose 6 copies each of an amended site location plan and block plan. These illustrate that the proposed site is now wider and that the indicated siting of a house on the plan is for illustration and not for determination at this stage. Only access to the site should be decided at this stage

To clarify the change shown to the boundary, this has been moved towards no.30 by 3 metres and taken straight back to almost meet the fence junction formed where the garden fence of no.9 Old Bath Road meets the rear fence of no.30 West Drive. As there is a substantial tree growing at this point in the garden of 30 West Drive it is considered expedient to retain this tree on the applicant's site by taking the proposed boundary fence to the left of the trunk of the tree. I hope that you will agree to the sense in this.

As I trust there have been no objections from neighbours and the requested changes will make little difference to neighbours I hope that you are now in a position to make your decision to meet the 8 week deadline. Please get in touch again however if any problems remain.

Yours sincerely

Julie Williams BSc Hons Dip TP MRTPI
Planning Department

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

www.martinpole.co.uk

Date: 14 January 2003 15 JAN 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: O/2002/8133

Location: 30, West Drive, Sonning, Reading.

Proposal: Outline application for the proposed erection of one dwelling.

Applicant: Mrs J Baldock C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: East side site boundary widened by 3m, and siting to be indicative only.

Comments are required by 24/01/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

I have no objection to the proposals. Please see previous comments.

Neil Ethersyt

16/01/03

Our Ref. **15966**
Your Ref. O/2002/8133
Date. 24 December 2002

PLANNING SERVICES	HPT
POL	TLS
DC AMO	ENF
APP	
CS	
31 DEC 2002	
COPIES TO	This matter is being dealt with by - NBOKULI

FAO Kerrin Lithgow
Wokingham District Council
DX33506
WOKINGHAM

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

30 West Drive
Sonning
Reading

I refer to your consultation received in this office on 11/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,
Admin
(For Technical Information Manager

RWE GROUP

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 December 2002

Application Number: O/2002/8133

Proposal: Outline application for the proposed erection of one dwelling.

Parish: SONNING PARISH

Site Address:
30, West Drive, Sonning, Reading.

Applicant:
Mrs J Baldock C/O Martin & Pole.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

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

C120, R120
C126 (INSERT: JW/12/02), R126
C133, R133.

Signed: _____ **Print name:** [signature] 23/12/02

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 December, 2002
My ref. AO/O/2002/8133

Martin & Pole
7 Broad Street
WOKINGHAM
RG40 1AY

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

Dear Julie Williams

PLANNING APPLICATION O/2002/8133
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING AT 30 WEST DRIVE, SONNING

I refer to the above application. I consider that the width of the proposed plot is too narrow and the proposed dwelling is sited too close to the road frontage. Please therefore submit revised plans showing the plot widened by at least 7 m. (on the north-east side) and the proposed house moved to the north-east within the widened plot.

It is important that the revised plans are submitted to me by 6 January, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact me immediately.

However, I advise you that receipt of revised plans will not necessarily commit the authority to approving the application.

Yours sincerely

AO

MRS A ODELL
Planning Officer

To:
Landscape and Trees

17 DEC 2002

From: Angela Odell

Date: 11 December 2002

Application Number: O/2002/8133

Proposal: Outline application for the proposed erection of one dwelling..

Site Address:
30, West Drive, Sonning, Reading.

Applicant:
Mrs J Baldock C/O Martin & Pole.

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

I have no objection to planning permission being granted.

The fruit trees shown to be removed are not significant in the surrounding landscape and are not suitable for including in a TPO.

There is sufficient distance between the Oak and Ash tree on the verge to create an access. I would recommend that it is constructed without excavating below 150mm soil depth. Details of construction should be submitted as part of a reserved matters application.

Trees and hedges being retained should be protected with stout fences during construction (BS 5837: 1991).

Neil Etherington

18/12/02

Angela Odell

From: John Mullaney
Sent: 16 December 2002 16:52
To: Angela Odell
Subject: 30 West Drive, Sonning O/2002/8133

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number: O/2002/8133

Case Officer : AO

Valid Date : AO. 5.12.02

Map No : 36

Site Area : 0.07

Received Date: 05/12/2002

Level : Delegated Application

Description : Outline application for the proposed erection of one dwelling.

Location : 30, West Drive, Sonning, Reading.

Parish : SO **Ward : SON** 11.12.02 JB

Applicant : Mrs J Baldock C/O Martin & Pole.

Fee Required: £110 **Fee Received: £220** (5)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 11.12.02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓ incl tree survey (man/ss/01)

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water ✓

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	PADDINGTONS	PADDINGTONSWEST DRIVEREADING	RG4 6GE
	SHANZU	SHANZUWEST DRIVEREADING	RG4 6GE
	WALDOR HOUSE	WALDOR HOUSEWEST DRIVEREADING	RG4 6GE
	MULBERRY TREES	MULBERRY TREESWEST DRIVEREADING	RG4 6GE
	CAXTON	CAXTONWEST DRIVEREADING	RG4 6GE
		5OLD BATH ROADREADING	RG4 6SZ
		9OLD BATH ROADREADING	RG4 6SZ
		7OLD BATH ROADREADING	RG4 6SZ
		17OLD BATH ROADREADING	RG4 6SZ
		15OLD BATH ROADREADING	RG4 6SZ
		11OLD BATH ROADREADING	RG4 6SZ
	ASH HOUSE	ASH HOUSEWEST DRIVEREADING	RG4 6GE
		41WEST DRIVEREADING	RG4 6GE
		28WEST DRIVEREADING	RG4 6GD
		30WEST DRIVEREADING	RG4 6GD

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

Tel: (0118) 974 6445

Date: 11 December 2002

My ref: O/2002/8133

WOKINGHAM UNITARY
Aiming for Excellence

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: O/2002/8133
30, West Drive, Sonning, Reading.
Outline application for the proposed erection of one dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2002/8133**
30, West Drive, Sonning, Reading.
Outline application for the proposed erection of one dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rose
**********FILE COPY**********

Received by Wokingham District Council

Application No: O/2002/8133

Proposal:
Outline application for the proposed erection of one dwelling.

Location:
30, West Drive, 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 O/2002/8133 to enable the library staff to locate the correct information.

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

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

Trevor Watson
Development Control Manager

11 December 2002

05. DEC. 2002 8133

8133

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT, P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

05 DEC 2002

4th December 2002

Dear Sirs,

MANDWA HOUSE, 30 WEST DRIVE , SONNING RG4 0DR
PLANNING APPLICATION

Please find enclosed a planning application for outline planning permission to develop part of this large residential site, currently used by one house, for a new dwelling. The application seeks the approval of siting and access only at this stage.

A fee of £220, the ownership certificate and 6 sets of drawings are enclosed along with the application form. The first drawing shows the location of the site, the second shows an illustrative layout of one dwelling with visibility splays achievable from the proposed access and the third shows the results of a tree survey of the site.

This letter provides a background to the application with my interpretation of the policy framework and how it applies to the site and this proposal.

Site Description

The site lies in the ward of Sonning on the south side of the A4 Bath Road. The area is typified by large, low density houses and West Drive has almost a rural character derived from the many mature trees growing in the grassed verge, which has no pavement, and the few street lights. The application site is the last residential property on the north side of West Drive at its western end.

The existing two-storey house on the site was built in 1957 but since then has been extended on either side with two storey side extensions and with a single storey conservatory to the rear. This last extension was approved in 1975. The property has a deep garden, which also extends to the west by virtue of land acquired many years ago from the property that backs on to the site in Old Bath Road. This part of the garden has the remnants of an orchard on it but all other trees are on the west boundary.

The application site, which is formed from this extended part of the garden, is level and has an area of 0.07 hectares. None of the trees on the site or adjacent to it are protected by Tree Preservation Orders. However, the

trees on the road boundary contribute to the pleasant "green" character of West Drive as described above. Travelling east to west there is first an oak, an ash and then a sycamore. All are mature, appear to be in good condition and are spaced about 13 metres apart from each other.

There have been a few developments recently in West Drive with new flats at its junction with Butts Hill Road and at least one replacement dwelling on the opposite side of the road. Thanks to the extensive boundary planting and distances between dwellings the application site would only be overlooked from 30 West Drive itself. The other properties adjoining the site are in Old Bath Road (no.s 9 & 11), which are a good distance away beyond the well screened boundary.

Local Context

In general terms the character of the area is residential with the majority of the properties being large detached bungalows or two-storey houses. The exception is the new development for flats at the eastern end of West Drive. There are no local shops or amenities although the site does lie in the identified settlement area.

Relevant Policy

The adopted Local Plan for this area is The Loddon Area Local Plan. However, the Wokingham District Local Plan (Deposit Draft) has been through its Local Plan Inquiry stage and is therefore a material consideration when appraising planning applications. The Council has received the report from the Inspector and has agreed to modify the Plan in accordance with his recommendations in most cases. The policies in the Deposit Draft reflect the broader policies in the adopted Berkshire Structure Plan.

The site lies within the identified settlement of Woodley as defined on the Proposals Map of the Local Plan. It is not a Conservation area. The Deposit Draft's most relevant policy for this site and its potential use for a housing development therefore is Policy WH1 (Housing Development - Unidentified Sites). This policy states that

> ***"Within the identified settlements, on sites that are not identified within the plan for residential use, development in the form of in-filling, redevelopment and change of use to residential use will be considered favourably, subject to local environmental and amenity considerations and all other relevant policies and provisions of this plan, in order to make the best use of land in built-up areas."***

Based on the Inspector's comments this wording is proposed to be modified to reflect a more sustainable approach to housing development by encouraging more efficient use of large sites in urban locations. However, the protection of residential amenity and the character and landscape appearance of the area and is still required.

The Proposal

Pre-application advice was obtained before putting together this proposal. This confirmed that the site area fell below the threshold for seeking a high-density residential scheme and it was agreed that in order to safeguard the character of the area only one dwelling on the site would not be sought. The only property likely to be adversely affected by the proposal would be 30 West Drive, which is the applicant's house. The applicant has insisted that remedies for mitigating any impact (location of windows, boundary screening etc) are provided and these can be secured through planning conditions.

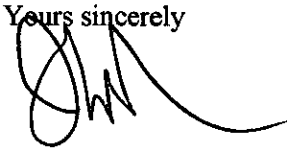
The retention and protection of the highway trees was seen as important particularly in terms of the location of the proposed access and turning areas. A survey of the site accompanies the application. There are a couple of dead or badly leaning trees that need to be felled on the west boundary as well as several apple trees on the proposed site of the house. However, the proposal retains trees of significance and the proposed access and

turning area leaves a margin of at least 4 metres to the trunk of the roadside trees to comply with normal requirements for construction works near to trees. Advice was sought on this from the Council's tree officer but due to pressure of work he was unable to respond.

The proposed siting, by being offset from the roadside, is in keeping with the general layout of other houses on this side of West Drive. The front boundary hedge is to be kept, which will enable the "green" appearance of this part of West Drive to be retained. There are no policy reason or local amenity reasons for not granting planning permission for this scheme.

Please contact me if any more information is required or to discuss any revisions.

Yours sincerely



Julie Williams BSc Hons Dip TP MRTPI
Planning Department

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS **PART 1**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is Not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT, P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
05 DEC 2002 8133
05 DEC 2002

1.	**APPLICANT'S NAME**	Mrs J Baldock
	ADDRESS	c/o Agent
	POSTCODE	**PHONE:**
2. If the applicant has an agent, all Correspondence will be sent to the agent	**AGENT'S NAME**	Martin & Pole (Julie Williams)
	ADDRESS	24 Friar Street Reading
	POSTCODE	RG1 1DP **PHONE:** 0118 959 1231
3. On the plans show the SITE outlined in RED. Show also OTHER land in the Applicant's ownership or control in blue:	**SITE LOCATION:**	Garden land to the west of Mandwa House, 30 West Drive, Sonning, RG4 0GD
4. **WHAT IS THE APPLICATION FOR ?** Give brief details and state for what purpose this site and any buildings will be used		1 new dwelling with access from West Drive.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.07
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings Submitted with the application	**PLANS/DRAWINGS**	JW/12/01 (location) JW/12/02 (Block & visibility plan). Man/ss/01

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

CHANGE OF USE		**REDEVELOPMENT**	
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

9. **WHAT TYPE OF APPLICATION IS THIS ?** Tick one box only

OUTLINE PERMISSION	X	**See question 10**
FULL PERMISSION		
APPROVAL OF DETAILS/RESERVED MATTERS		**State relevant outline permission number.**
TEMPORARY PERMISSION		**State period required.**
RELAXATION OF CONDITIONS		**State relevant application no.**

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be Considered as part of this application**

SITING	X	**EXTERNAL APPEARANCE**	
DESIGN		**MEANS OF ACCESS**	X
LANDSCAPING			

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Domestic garden	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes & Yes	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	To be determined as a reserved matter - external appearance.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Existing boundaries to be retained (although part of front hedge to be cleared to provide access). Planting to front of house boundary with Mandwa & 2m high fence to rear. Details to be determined as a reserved matter – landscaping.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing services	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	New 3m wide access	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	There is potential as site is level. Detailsto be determined as a reserved matter - design.	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 8	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	no	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	no	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£220.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: Martin & Pole ON BEHALF OF: Mrs Baldock DATE: 4 Dec 2002

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

SECTION 66 CERTIFICATE

Application No. [ ]

05 DEC 2002 8133

05 DEC 2002

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant

(a) "Owner" means a person having a freehold interest or leasehold interest the not less

unexpired term of which is

than 7 years

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(b) Insert description of steps taken

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody except the applicant, was the owner of (a) any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b)

•Notice of the application as attached to this certificate, has been published in

the (c)

on (d)

OR

(b) Insert description of steps taken

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

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

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application
- I have/The applicant have/has taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

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

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

Signed Martin & Pole

On behalf of **Mrs Baldock**

Date **4th December 2002**

30 "LITTLE FIRS," NOW [illegible]

Boundary Revised 1/4/70
SONNING

ADDRESS WEST DRIVE

PARISH ~~WOODLEY~~

PLOT No.

ORD. SHEET No. SU.7574(36)

BUILDER. Foote & Hilder Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/57	Mr. E. H. Prismall	Det. House	12.3.57	App App
R/107/66	Mr. A.R Cornish	Garage & proposed extension	22.4.66	App C/A
R/305/67	Mr. E.H. Baldock	Double Garage	28.9.67	App. C/A.
R/166/70	"	2 Storey Addition	16.6.70	App App.
66 1953	"	5/sided extension	23.1.75	App. N/A
01992	"	" "	20.2.75	N/A C/A
0/2002/8133	Mrs Baldock	erect 1 dwell		

DATE OF COMPLETION Sept. 1957

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE