APPLICATION NO

F/2002/8017

LOCATION:

33, Waldor House West Drive, Sonning Reading.

APPLICANT:

Mr P Sharma C/O Colin Dawson & Associates

PROPOSAL:

Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

EARLIEST DATE FOR DECISION **23/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 13/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Sharma
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2002/8017

Parish: **SONNING**

Location: **33, Waldor House, West Drive, Sonning, Reading.**

Proposal: **Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor window in the west elevation of the two storey front extension hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised plans number D 679-05 Revision A submitted to the Local Planning Authority on 16 December 2002 and does not approve the proposals as originally submitted.

Informative
2. 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, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/01/2003

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8017	LS
BUILDING CONTROL NUMBER	FP 2003/3868	Nick
APPLICANT/AGENT	Colin Dawson + Assoc	
ADDRESS OF SITE	Waldorf House, 33 West Drive SANNING.	
DESCRIPTION OF PROPOSED WORK	S/S side ext + loft conversion (2 storey/ext ext - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	D 679-04
ELEVATIONS	D679-20.	D 679-05A.
FLOOR PLANS	D679-21A D679-22A D679-23A	D 679-04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/1/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? ? 2/storey to be implemented later	DC is for 2 storey front ext not show dormer DC block plan does BC small rooflight in side elevation	
DATE	29/1/03	

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 : Louise Smith

Application Number : F/2002/8017

Applicant : Mr P Sharma C/O Colin Dawson & Associates.

Location : 33, Waldor House, West Drive, Sonning, Reading.

Proposal : Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 4/12/02

Date Registered : 18/11/2002

Earliest Date for Decision : 23/12/2002

Latest Consultation Date/Site Notice Expiry Date : 23/12/2002

This application will have expired on: 13/01/2003. 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 :

No. 28 obj to design + Scale
No. 39 " " "
Kingsmead?

Planning Issues :

Id. Sett.
Str. Sc
Neighb.
Highways.

10/1/3

Application Number F/2002/8017
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	East elevation at first floor level or above.
4	~~C047~~	~~R047~~	
5	~~C122~~	~~R122~~	
4	C045	R045	first floor window in the west elevation of the two storey front extension
5	~~C047~~	~~R047~~	
6	~~C122~~	~~R122~~	

Informative for approvals

N16 N02 - Revised plans CB/0679-05 Revision A' received 16/12/02

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrews
(Development Control Manager)

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

Date: 12/01/2003

Application Number: F/2002/8017 - 33 Waldor House, West Drive
Appraisal

Development
The site is a large detached dwelling which has been previously extended, situated in large grounds within the identified settlement boundary of Sonning.

The application being considered proposes two storey front extension, roof conversion with rear dormer windows and single storey rear extension.

1) **Impact upon Neighbouring Properties**
The proposed extensions would be set a significant distance from No. 31 West Drive to the East, and therefore no significant adverse impacts are considered for this neighbouring property, The two storey front extension would lie over 25m from this neighbour.

The two storey front extension would project 3m forward of the dwelling, however, given that it is set in 8m from the side boundary with No. 35 (chalet bungalow), no adverse impacts are considered in terms of overbearing or loss of light.

There is a degree of vegetative screening along the boundary with No.35, however, the first floor side elevation windows to the front hallway can be conditioned obscure glazed.

No adverse impacts are considered for the rear dormer extensions and small scale single storey rear extension to the east boundary.

Revised plans were received showing the side panels in the 2nd floor gable window in the rear elevation to be solid, to prevent overlooking.

2) **Impact upon the Character of the Area**
West Drive is characterised by a mix of large detached dwellings. The proposed extensions at No. 33 are considered in keeping and subservient to the host dwelling, given its scale and design.
No adverse impacts are considered for the street scene.

3) **Highways and Parking**
There is sufficient on site parking and turning facilities for 4 vehicles, which is considered acceptable given the nature of the road.

Approved

O/L side in west elv 1st fl.

RECORD OF SITE VISIT

screening

SITE ADDRESS: 33, Waldor House West Drive Sonning Reading. APPLICATION NUMBER: F/2002/8017	OFFICER: Louise Smith DATE OF SITE VISIT: 4/12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

various designs

Reg Rd - lg detached dwellings set in modest grounds
Road fringed w/ tall deciduous trees.
Private Rd. Houses set back in str. scene

dormers in str. scene.

3. DESCRIPTION OF SITE/BUILDING

lg detached dwelling - integral side gge. each side (3)

ch. long No 33 dormers in rear surface

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set a distance away
No 33 Bungalow

5. SITE CONSTRAINTS

TREES None to front affected

ACCESS/PARKING 2 entrance drive 6/7 ? ample.

LEVELS Leve.

BOUNDARY TREATMENT FRONT. Lhs - conifer hedge/shrubs c. 2m min
Lhs. 2m ch fencing + conifer trees

OTHERS

No 33 has detached gge along side party boundary

2m kitchen door + window

← set in 3m
bedroom dormer window above.



Date: 13 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8017

Location: 33, Waldor House, West Drive, Sonning, Reading.

Proposal: Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Applicant: Mr P Sharma C/O Colin Dawson & Associates.

Case Officer: Louise Smith

The new plans show the following: Location of existing west elevation bedroom windows at first floor level.

For information only.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

FOR INFO ONLY

1970/0102

(RING ONE)

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

App. No. F/2002/8017 Date Rec. 7/1/3

Location: 33 Waldor House, West Drive

Parish: Sonning

Applicant: Mr P Sharma

Description of attached plans: Revised plans to show location of existing ~~the~~ west elevation bedroom windows at first floor level.

Drawing No's:

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 ☐
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:

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 LS.

Consultations Sent by Admin. on 13.01.03

Yellow - Case Officer Copy
Green - Part One Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

64727
LB
07 JAN 2003

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

REVISED PLAN
8017

For the attention of Ms L Smith

Our Ref; CED/BK/679
7th January 2003

Dear Sir/Madam

RE; PLANNING APPLICATION F/2002/8017
WALDORE HOUSE, WEST DRIVE, SONNING, BERKS

Please find attached 6 copies of the revised west elevation showing an existing window to Bedroom 2.

I would be pleased if you could place these with the submitted details for determination of this Application.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Date: 31 December 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8017

Location: 33, Waldor House, West Drive, Sonning, Reading.

Proposal: Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Applicant: Mr P Sharma C/O Colin Dawson & Associates.

Case Officer: Louise Smith

The new plans show the following: Solid side panels to second floor bow window in rear elevation and obscure glazing to first floor window in west elevation of 2 storey front extension. Drawing no: D679-05 Revision A.

Comments are required by 10/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

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

App. No. F/2002/8017. Date Rec. 16/12/02

Location: Waldor House, West Drive

Parish: Sonning.

Applicant:

Description of attached plans: Revised plans to show solid side panels to second floor ~~bay~~ window in rear elevation and obscure glazing to first floor window in west ~~side~~ elevation ~~of first floor~~ of 2 storey front extension

Drawing No's: D679-05 Revision 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	☐
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: as previous

Date for Responses 10/1/3

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 LS

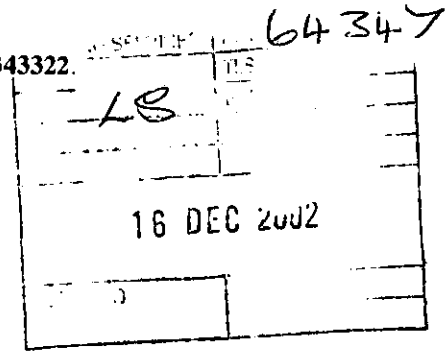
Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms L Smith

Our Ref; CED/BK/679
13th December 2002

REVISED PLAN

Dear Sir/Madam

RE; PLANNING APPLICATION F/2002/8017
WALDOR HOUSE, WEST DRIVE, SONNING, BERKS

Please find attached 6 copies of my revised drawing D679-05 Revision A indicating solid side panels to the second floor bay window and also obscure glazing to the first floor side windows to the front extension.

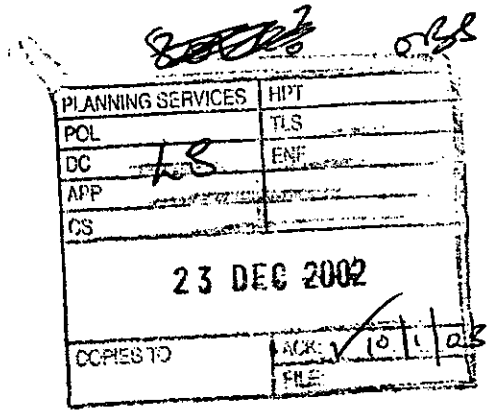
I would be pleased if you could accept these drawing in preference to those originally submitted in determining this Application.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

8017 or 3143

8133 filing



"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,

Mary Pook.

Mrs M. Pook.

A J T Pook

Mr. A.J Pook

Date: 13 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8017

Location: 33, Waldor House, West Drive, Sonning, Reading.

Proposal: Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Applicant: Mr P Sharma C/O Colin Dawson & Associates.

Case Officer: Louise Smith

The new plans show the following: Side elevations to show proposed dormer window development in the roofline. Drawing no: D679-05.

Comments are required by 27/12/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

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

App. No. F/2002/8017 Date Rec. 5/12/02

Location: Waldor House, West Drive

Parish: Sonning

Applicant:

Description of attached plans: side elevations to show proposed dormer window development in the roofline

Drawing No's: D679-05

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	
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: as previous

Date for Responses 14 days

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 LS.

Consultations Sent by Admin. on 13.12.02

Yellow - Case Officer Copy
Green - Part One Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

Revised Plans 6411/7

LS

05 DEC 2002

F/2002/8017

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/679
3rd December 2002

Dear Sir

RE; WALDOR HOUSE, WEST DRIVE, SONNING

Please find attached 6 copies of my drawing indicating the elevations of the roof dormers not shown on the submitted plans.

I would be pleased if you could place this with the Application currently before you for Planning Consent for consideration.

Yours faithfully

ADDITIONAL PLAN

Colin Dawson MBIAT, ACIOB, ABEng
Encs,

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8017. (Case Officer:Louise Smith)

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).

DC	ENF
AFP	
CS	

24 DEC 2002

COPIES TO | ACK: 31/12

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

---

COMMENTS ON APPLICATION: F/2002/8017

YOUR NAME: STUART SPENCER

YOUR ADDRESS: (if these details are incorrect please amend)
28 WEST DRIVE
SONNING
READING
RG4 6GD

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: The revised plans show a very large roof extension, which is excessive in height and scale. The ridge line of the front extension is far too high. The rear elevation shows this to be a three storey house, which is inappropriate in a road of two storey houses and bungalows.

Continue over the page if more room required

Stuart Spencer 19.12.02

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 3rd January 2002
My ref: LS/F/2002/8017

Mr P Goodacre
Kingsmead
West Drive
Sonning
Berkshire
RG4 6GE

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 Mr Goodacre

RE: PLANNING APPLICATION F/2002/8017 – WALDOR HOUSE, WEST DRIVE, SONNING.

I refer to your letter received on the 18th December 2002 with reference to the above.

The structure for consultations on planning applications is fed down from Central Government. It is recommended that a site notice is displayed *or* neighbour consultation letters are sent out. We are not legally obliged to do both, however at Wokingham District Council both methods are adopted.

In this instance, as advised, no site notice has been displayed. However, as neighbour notification letters were sent out to adjacent properties it is not feasible to extend the consultation time on this basis. The closing date for consultations has already been extended to the 10th January 2002, due to revised plans received for the application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

Louise Smith

Planning Officer

8B8

PLANNING	
POL	
DO LS	
APP	
CS	
18 DEC 2002	
COPIES TO	ACK: 24/12
	FILE:

Kingsmead
West Drive
Sonning
Berkshire
RG4 6GE
Tel: 0118 969 2422

Ref: West Drive, Sonning (Residents) Ltd

17 December 2002

Planning Officer
Wokingham District Council
Shute End
Wokingham RG40 1 WH

Dear Sir or Madam,

Planning Application No 20028017

Neighb. consult. 23/12
app. exps 13/01.

I refer to the above planning application in respect of Waldor House, which has only just been drawn to the Company's attention by a resident. This is because there have been no public notices displayed indicating that an application has been made.

Given that there appears to be a significant development intended at the above, (namely providing living accommodation on three floors, overlooking of neighbours and the apparent creation of two dwellings from an existing single dwelling) it is my urgent request that the Residents company be given time to form a view. It will not be possible to do this before the original date by which applications had to be submitted.

Therefore I hope that the closing date will be extended by one month. Furthermore, I trust that the application will be considered by the planning committee.

Yours faithfully,

Peter Goodacre

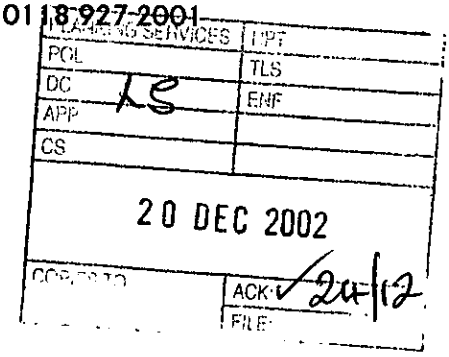
Peter Goodacre

Chairman

Cc Sonning Parish Council
Nigel Rose Esq.

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

Telephone: 0118 969 3282 Fax: 0118 927 2001



18 December 2002

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

Dear Sir,

Re: Waldor House, West Drive, Sonning -planning application F/2002/8017 Neighb. consult 23/12 app. exp's 13/01

As near residents and therefore an interested party, we wish to comment upon the above planning application.

We understand that the date for comments upon this application must be received by you no later than 27 December. We find the lack of time and form of notification quite unacceptable for the following reasons:

> We have not been notified of this application, although only two properties separate Caxton from the application property.
>
> As we understand it, the plans will not be available for viewing at the Woodley Library until 19 December, a mere nine days (including the Christmas holiday period) before your imposed deadline date. This is clearly unreasonable.
>
> No planning application notice has been posted on the application property.

Notwithstanding the lack of information concerning this application, we feel obliged due to the time constraint to object to the application as detailed in the Revised Plans Notification handed to us by a neighbour. As you will appreciate, as the plans are not yet available for inspection, the following comments must be of a general nature.

> It is our understanding that the further development of this fine property is for the purpose of housing more than one family. Whilst an apartment development was approved at the eastern end of West Drive some years ago, it was designed and built specifically for the purpose of apartment dwellings with associated services. The conversion of single family dwellings in West Drive into multi-family

dwellings must be resisted as it will undoubted depreciate the appearance and standing of a fine residential road.

We understand that the proposal entails the conversion of the present roof space into a second floor of habitable rooms. This form of development would be totally out of character with other individual properties in West Drive and surely in planning terms must be unacceptable.

Waldor House is at present a well balanced and architecturally pleasing property and we believe a notable example of a dwelling constructed by the old established Sonning building firm of the local notable worthy, Sidney Paddick. Sonning has a fine history and the retention of properties of special architectural interest must be important to the Wokingham Planning Committee. Waldor House is an exceptionally fine example of Paddicks design ability and is a Sonning property worthy of retaining in its original form.

For the above reasons, we wish to strongly object to the planning application.

Your faithfully,

G.M.Nutbrown

Mrs R.A.Nutbrown

HIGHWAYS CONSULTATION SHEET

From: Louise [redacted] **Date:** 29 November 2002

Application Number: F/2002/8017

Proposal: Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Parish: SONNING PARISH

Site Address:
33, Waldor House, West Drive, Sonning, Reading.

Applicant:
Mr P Sharma C/O Colin Dawson & Associates.

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).

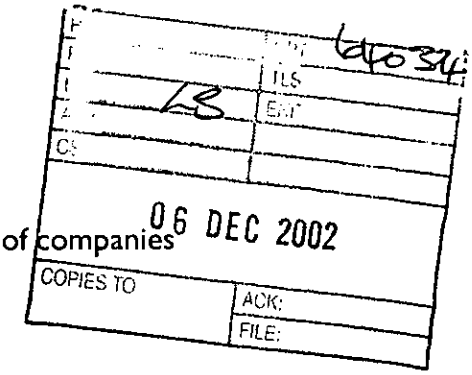
Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AZ 19/12/02

RAILTRACK

Great Western

Railtrack PLC is part of the Network Rail group of companies



Our Ref:
Derrick Kingdom
Area Delivery Manager
Railtrack

3rd Floor, Sussex House
6 The Forbury, Reading, RG1 3EJ

Tel No: 0118 9579080

Date: 3rd December 2002

Dear Louise

No objections to the enclosed.

Yours sincerely

pp

Derrick Kingdom
Area Delivery Manager

Tel. (0118) 974 6463

Date: 29 November 2002

Your Ref:

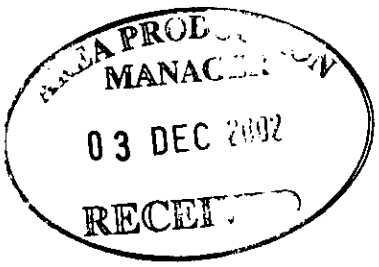
My Ref: Louise Smith / F/2002/8017

WOKINGHAM UNITARY

Aiming for Excellence

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

Railtrack Great Western
Floor 3
Sussex House
6 The Forbury, Market Place
Reading
Berks
RG1 3EJ



PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2002/8017

Site Address: 33, Waldor House, West Drive, Sonning, Reading.

Proposal: Proposed two storey front extension to dwelling, roof conversion and single storey rear extension..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/8017** in all communications and any response should be addressed to **Louise Smith** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Louise Smith

Development Control Officer

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Application Number : F/2002/8017	Map No : 36
Case Officer : LS	Site Area : 0.46
Valid Date : 18/11/02	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Location : 33, Waldor House, West Drive, Sonning, Reading.

Parish : SO Ward : SON

Applicant : Mr P Sharma C/O Colin Dawson & Associates.

Fee Required: £110 Fee Received: £110 (3)

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	Other Side elevation of dormer windows	29/11	11/12
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

Building Control

Heritage (Harold Sanders)

Landscape

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 ✓ Great Western

Police Arch Officer

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 ✓

Site Notice + See Map.

.....

.....

No pre-apps

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

Tel: (0118) 974 6463

Date: 29 November 2002

My ref: F/2002/8017

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8017
33, Waldor House, West Drive, Sonning, Reading.
Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8017**
33, Waldor House, West Drive, Sonning, Reading.
Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.
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 N Rose

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

Received by Wokingham District Council

Application No: F/2002/8017

Proposal:
Proposed two storey front extension to dwelling, roof conversion and single storey rear extension.

Location:
33, Waldor House, 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 F/2002/8017 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/12/2002. 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

29 November 2002

Organisation_Name	Building_Name	address1	Postcode
	SHANZU	SHANZUWEST DRIVEREADING	RG4 6GE
	WALDOR HOUSE	WALDOR HOUSEWEST DRIVEREADING	RG4 6GE
	MULBERRY TREES	MULBERRY TREESWEST DRIVEREADING	RG4 6GE
		9OLD BATH ROADREADING	RG4 6SZ
		26WEST DRIVEREADING	RG4 6GD
		28WEST DRIVEREADING	RG4 6GD
		30WEST DRIVEREADING	RG4 6GD

Neighbours list F/2002/8017

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

18 NOV 2002
8017

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Thursday, 14 November 2002

Dear Sir or Madam

RE; WALDOR HOUSE, WEST DRIVE, SONNING, BERKS

Please find enclosed a formal Listed Building Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £110.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Environmental Services

For office use only.
Application number: 16.11.2002 8017

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.

18 NOV 2002

1	Your name	Mr P Sharma
	Address and postcode	Waldor House, West Drive, Sonning Reading, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	Waldor House, West Drive, Sonning, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey front extension with roof conversion and single storey rear extension
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.	White render and dark stained boarding to match existing walls, Red plain tiles to match existing roof. Dark painted windows 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 6
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 P Sharma

Date 14/11/02

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

33 "WALDOR HOUSE,"

ADDRESS WEST DRIVE

PARISH SONNING ~~WOODLEY~~ Bounda Revision 1/4/70

PLOT No. Old Property

ORD. SHEET No. SU.7574(36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/115/63	Mr. W. C. Wingrove	Garage & Bay Window	18.4.63	App N/A
R/81/64	—— " ——	Games Room	16.4.64	App App
24023	MR. J GOSNELL	GARAGE TO RES: NEW GARAGE	14.8.85	N/A CLA
		FLAT ROOFS TO PITCHED: DEM		
		S/ST. BLDG. ATTREAR		
BR25566	"	ALTS. & EXT.	13.11.85	APP N/A
F/2002/8017	Mr. P. Sharma	2St/F, roof con. + S/St/R		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 29

DRAINAGE