APPLICATION NO:
F/2000/0809

LOCATION:
16, Ewhurst Old Bath Road, Sonning Reading

APPLICANT:
Mr M Cox

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory (Retrospective)

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Cox
Ewhurst
16 Old Bath Road
Sonning
READING
Berkshire RG4 6TA

Application Number: F/2000/0809

Parish: **SONNING**

Location: **Ewhurst, 16 Old Bath Road, Sonning, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory (Retrospective)**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
3. Details of the species, sizes and spacings of the trees to be planted to form the hedge shown on drawing number 1, must be submitted and approved prior to development commencing. The hedge must be planted by 31st March following the completion of the development; any trees which within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same species and of similar size.

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. In the interest of visual amenity and to soften the impact of the proposed development in views from the Bath Road.

Informative
1. The District Council consider that either Beech (Fagus sylvatica) or Hornbeam (Carpinus betulus) would be suitable species for planting. They should be feathered specimens and be a minimum of 0.8 - 1.2 metres in height at the time of planting. They should be planted at 0.6 metre gaps.

Informative
2. The existing shed located in the corner adjacent to the rear boundary fence should be removed prior to development commencing so that the tree planting can continue along the whole length of the rear boundary facing the main A4 Bath Road.

Informative
3. This permission relates to the application as amended with revised plan, drawing number 1, submitted to the Local Planing Authority on 14th August 2000 showing the reduction in size of the conservatory and does not approve the proposals as originally submitted.

Informative
4. 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, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 16/10/2000

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

WORK SHEET FOR : ~~[illegible]~~ AT

Application Number : F/2000/0809

Applicant : Mr M Cox .

Location : 16, Ewhurst, Old Bath Road, Sonning, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 11/4/2000

Date Registered : 02/03/2000

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

Application Expiry Date: 27/04/2000

Consultation Responses :

Sonning Parish Council : Refuse application (see letter) on over dev. + views for 'A4.'

District Councillor : To be listed ?

Rose revised scheme now happy but must enforce planting / remove shed.

neighbours - 2 letters of objections (same neighbour)

Planning Issues : (identified settlement) ?

1) Impact on neighbouring properties
2) Impact on street scene / visual amenity.

Relevant Planning History.

96/63745/F Rear single storey extension.
refusal on ~~approved~~ 24/6/1996

Application Number: F/2000/0809

Appraisal:

1) Impact on neighbouring properties

This is a retrospective planning application. The proposed development is for a single storey rear extension to a previously extended 2 storey, detached house to form a conservatory.

It was advised that the proposed projection of the conservatory be reduced as it was considered to be visually obtrusive along the main A4 Bath Road. As a result it has finally been reduced in size. It will be 3.74 metres wide, and protrude from the rear elevation via the snooker room by 3.66 metres. It is located 1.45 metres away from the north west boundary fronting the main A4 Bath Road. It will have a clear pitched roof with an eaves height of 2.2 metres a ridge height of 3.1 metres. The framework will be constructed with dark Oak stained 'Baltic' Pine with 0.7m decorative timber panels to below window level. The entire rear garden is bounded with a 1.8 metre high fencing.

No. 14, to the east, 2 storey detached house, main windows at ground floor and at first face rear garden. There are no windows in the flank elevation facing No.16. Footprint set forward of No.16, and is positioned 3.1 metres away behind a 1.8 metre fence and shrubbery. Despite this neighbours concerns (see letter and photographs on file) the new conservatory is located 3 metres beyond the boundary, therefore it is considered that the occupants of this property would not be adversely affected by overlooking or overshadowing.

No. 18, to the west, 2 storey detached house, main windows at ground floor and at first face rear garden. Positioned 3 metres away behind 1.8 metre high boundary fence. Due to the position and orientation of this property and that the new conservatory is 6.5 metres beyond the boundary, it is considered that the amenity of the occupiers of this property would not be adversely affected.

2) Impact on street scene /visual impact.

The conservatory will be visible along the main A4 Bath Road above the 1.8 metre high fencing. Despite objections from the Parish Council (see letter) it is proposed that the applicant will plant a hedge inside the rear boundary with native species. It is therefore considered that this will soften the impact of the proposed development.

District Coucillor Rose is happy with this decision.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2000/0809
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
	CO01	RO01	Full Permission – 5 Years
	CO15	RO15	External Finishes – Unless Stated, To Match
			Condition: Details of the species, sizes and spacings of the trees to be planted to form the hedge shown on drawing number 1, must be submitted and approved prior to development commencing. The hedge must be planted by 31st March following the completion of the development; and any trees which within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same species and of similar size.
			Reason: In the interest of visual amenity and to soften the impact of the proposed development in views from the Bath Road.
			INFORMATIVES:
			The District Council consider that either Beech (Fagus sylvatica) or Hornbeam (Carpinus betulus) would be suitable species for planting. They should be feathered specimens and be a minimum of 0.8 – 1.2 metres in height at the time of planting. They should be planted at 0.6 metre gaps.
			The existing shed located in the corner adjacent to the rear boundary fence should be removed prior to development commencing so that the tree planting can continue along the whole length of the rear boundary facing the main A4 Bath Road.
	NO2		Revised Plans
			This permission relates to the application as amended with revised plan /drawing number 1, submitted to the Local Planning Authority on 14th August 2000. Showing the reduction in size of the conservatory.
	N16		Relevant Policies
			BSP: EN1 WDLP: WBE1, WOS2/WOS3 LALP: LBE1/LBE2, LTV1/LTV6.

16/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 16, Ewhurst Old Bath Road Sonning Reading.

APPLICATION NUMBER: F/2000/0809

OFFICER: ~~Joss Miller~~ AT

DATE OF SITE VISIT: 11/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate post at front

2. DESCRIPTION OF SURROUNDINGS Large + spacious gardens Residential detached 2 storey houses with detached + integral garages, own drives.

3. DESCRIPTION OF SITE/BUILDING Previously extended to be 2 storey house with rear + side, large detached, white render + red brick, modernised, white painted window frames, tiled roof. Site has been over developed.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan No 16 has been extended to rear + side.

5. SITE CONSTRAINTS

TREES — None Main Bath Road to the rear 'A4'.

ACCESS/PARKING — As existing at front, access off Old Bath Road.

LEVELS — No change

BOUNDARY TREATMENT — No 18. 1.8m high fence

OTHERS — Rear 1.8m high fence with 'A4' road

— No 14. 1.8m high fence with shrubs.

Nb. No impact on neighbours re: overlooking / overbearing however significant impact with road at rear.

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

Tel: (0118) 974 6463

Date: **13 March 2000**

My ref: F/2000/0809

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/0809
16, Ewhurst, Old Bath Road, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory (Retrospective)

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0809**
16, Ewhurst, Old Bath Road, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received
28/04/2000

Applicationo	Name & Address
F/2000/0809	Mr & Mrs A Wild Midway 14 Old Bath Road Sonning RG4 6TA

App. approved
Letter sent 20/10/00

01189 697753

PLANNING SERVICES	HPT 3415
POL	TLS
DC	ENF
APP	
CS	AT
12 SEP 2000	
COPIES TO:	ACK:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/00/0809

Revised Plans submitted 14.08.00

Officer ANDREW THORLEY

Parish SONNING

Proposal SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (RETROSPECTIVE)

Address EWHURST OLD BATH ROAD

Applicant MR M COX

The Parish Council has the following comments

1. The Parish Council has already objected to several applications to erect buildings in this location. The latest proposals for reducing the conservatory, erected without planning permission, is seen as yet another way of attempting to circumvent previous observations and objections.

2. The Council understands that the building is already being used and contains a Jacuzzi.

3. The proposal clearly represents over development of the site. It projects beyond other buildings and properties backing on to the A4.

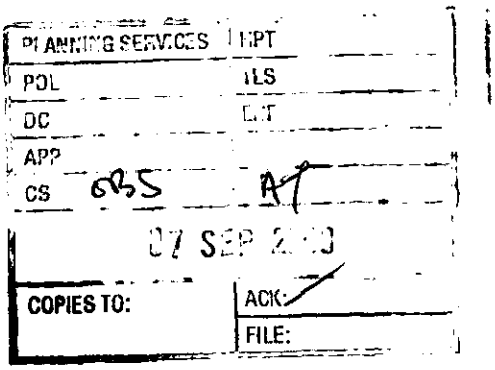
4. It is visually intrusive to the character of Old Bath Road. It is out of character with other properties and other boundaries with the A4.

5. The resident also appears to be planting trees on what the Council understands is open highway verge in Old Bath Road and the Council would like the position clarified by WDC Officers.

6. For the above reasons, and reasons already submitted, the Parish Council urges that this application be refused.

A Bates.

L. A. Bates (Clerk to the Council). 11 SEPTEMBER 2000



+Midway
14 Old Bath Road,
Sonning,
Reading RG4 6TA
5 September 2000

Dear Mr Thorley,

Application no. F/2000/0809
16 Old Bath Road Sonning

We have inspected the revised plans for a conservatory at the above property and have read the accompanying letter to you from Mr Cox. We wish you to note:

1. The sloping glass panels remain. When the boundary trees have grown to their intended height they will protect traffic on the A4 from reflected light from the side and roof panels, but it will take considerable time for the trees to reach the proposed height, during which, the danger of reflected glare to traffic on the A4 remains. You are probably aware of this. It leaves, however, the likelihood that our bedroom windows will receive reflected light (and glare) from the roof panels.

2. The proposal is to grow the trees upto a height of 10 to 12 feet on the inside of the whole of the boundary fence. Twelve feet is higher than the garage roof and will cut off light from our lounge and kitchen. Also, trees continue to grow so that even if given an annual prune there will be periods when we lose even more light. Perhaps you will also note that when plans for a garage extension were first submitted about three years ago they were rejected because of the reduction of our light. A shorter, L-shaped extension was later approved.

For these two reasons the proposal is quite unacceptable to us.

Yours sincerely,

A Wild S. A. W

Professor and Mrs A. Wild

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 20	
Officer: JM	Application No. F/2000/0809.

Map No. 36 Site 017

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (RETROSPECTIVE)

Location: EWHURST OLD BATH ROAD

Parish: SONNING Ward: Sonning 13.3.2000

Applicant: MR M COX

Fee Received 95-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 14 & 18 Old Bath Road, Sonning
19 & 21a Old Bath Road,
51 West Drive, Sonning

Condition

Details of the species, sizes and spacings of the trees to be planted to form the hedge shown on drawing number 1 must be submitted and approved prior to development commencing. The hedge must be planted by 31st March following the completion of the development; and any trees which within a period of 5 years die, are removed or become seriously damaged or ~~removed~~ diseased shall be replaced in the next planting season with others of the same species and of similar size.

Reason

In the interest of visual amenity and to soften the impact of the proposed development in views from the Bath Road.

Informative.

The District Council consider that either Beech (Fagus sylvatica) or Hornbeam (Carpinus betulus) would be suitable species for planting. They should be feathered specimens and a minimum of 0.8 – 1.2 metres in height at the time of planting. They should be planted at 0.6 metres ~~[illegible]~~ gaps.

~~planting~~ ~~suggest~~ ?

Informative ~~information~~

~~Shed be more continuous~~

[write up an informative to say that the shed contain should be removed ~~from the rear boundary~~ so to ~~improve~~ the planting along the rear boundary

Date: 30 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0809

Location: 16, Ewhurst, Old Bath Road, Sonning, Reading.

Proposal: Proposed single storey rear extension to dwelling to form conservatory (Retrospective)

Applicant: Mr M Cox.

Case Officer: Andrew Thorley

The new plans show the following: Proposed conservatory, showing a reduction in size. Submitted 14.08.00.

Comments are required by 09/09/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

~~conservatory — Lie.~~

~~change.~~

C150. Ledge planting on rear boundary facing ~~Old~~ Bath Road.

C151.

(RING ONE)

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

App No. F/2000/0809 (Planaps) / (Ludhouse) Date Rec. 14/08/2000

Location: 16, Ewhurst, Old Bath Road, Sonning.

Parish SONNING

Applicant: Mr + Mrs Cox

Description of attached plans Revised drawings of proposed conservatory, showing a reduction in size.

Drawing No's: Submitted 14th August 2000

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS: Nos 18+ No 14, Old Bath Road, Sonning.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 30.08.PS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

0809

PLANNING SERVICES	32981
POL	
DC AT	ENF
APP	
CS	
14 AUG 2000	
COPIES TO:	ACK:
	FILE:

Andrew Thorley / Mike Thorp.
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN.

Date: 11th August 2000

Dear Andrew.

Re: Planning Application - Proposed Conservatory, 16 Old Bath Rd Sonning.

Please find attached, 6 copies of revised planning drawings. The revisions include,

1. Reduced size of conservatory by removal of 1no. panel. Reduced size of panel increases distance to boundary to an average of 1450mm.

2. Planting along [redacted] line of boundary to conceal view from Bath Road. Planting to height of 10ft to satisfaction of planning. Planting to be either,
   a) Indigenous hedging
   b) mediteranean Pine.

I trust these revisions make this application suitable for approval, but if you have any further queries do not hesitate to contact me on 07957 394741.

Yours Sincerely

JCox - JOHN COX

Tel. (0118) 974 6441 (Direct Line)

E-mail:

Date. 26 July, 2000

My ref. AJT/MLT/F/2000/0809

Your ref.

Mr & Mrs Cox
"Ewhurst"
Old Bath Road,
Sonning,
Berkshire.

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 Mr. & Mrs. Cox,

PROPOSED CONSERVATORY – 16, EWHURST, OLD BATH ROAD, SONNING.

I refer to your planning application received on the 2nd March 2000.

The planning application has been placed in abeyance now for some time, in order to give you the opportunity to amend it. As no such amendments have been received, if I do not hear from you within the next 14 days, I shall assume that you wish for the application to be determined as originally submitted.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

MLTHORP
Principal Development Control Officer

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name John Cox

Of _____

Phone No. 07957 394741 Ext. _____

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Amendments - would like

Docs Returned to:

MRS Cox
16 old BATH RD
Sonning.

sent copy off 29/06/00

Signed _____

Tel. (0118) 974 6441 (Direct Line)
E-mail:
Date. 17 May, 2000
My ref. AJT/MLT/F/2000/0809
Your ref.

Mr & Mrs Cox
"Ewhurst"
Old Bath Road,
Sonning,
Berkshire.

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 Mr. & Mrs. Cox,

PROPOSED CONSERVATORY – 16, EWHURST, OLD BATH ROAD, SONNING.

I refer to your planning application received on the 2nd March 2000 and subsequent telephone conversation with Mr.Thorley on the 17th May 2000.

The location of the proposed conservatory on the rear elevation of the snooker room is considered in appropriate in terms of its visual intrusion along Old Bath Road, and planning permission would unlikely be granted.

I therefore suggest that the conservatory be relocated to the rear of the diner /lounge area where it may be accepted.

If I do not hear from you within the next 7 days, I should assume that you wish for the application to be determined as originally submitted.

Should you wish to discuss any matter further please do not hesitate to contact Andrew Thorley.

Yours sincerely,

MLTHORP
Principal Development Control Officer

Tel. (0118) 974 6441 (Direct Line)
E-mail:
Date. 17 May, 2000
My ref. AJT/MLT/F/2000/0809
Your ref.

Mr & Mrs Cox
"Ewhurst"
Old Bath Road,
Sonning,
Berkshire.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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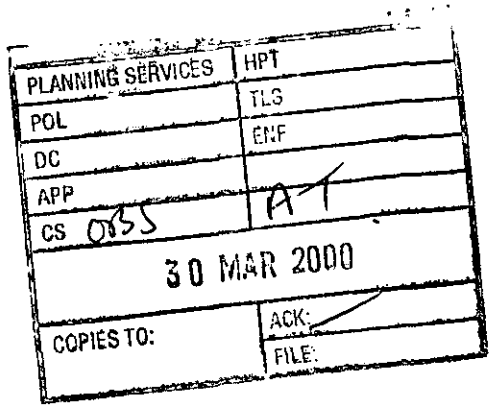
Should you wish to discuss any matter further please do not hesitate to contact Andrew Thorley.

Yours sincerely,

MLT

MLTHORP
Principal Development Control Officer



Midway,
14, Old Bath Road,
Sonning,
Reading RG4 6TA
27 March 2000.

Dear Sir,

Applic. no. F/2000/0809 16, Old Bath Road Sonning

WE have no objection to the construction of a conservatory at the above address.

As next - door neighbours our concern is, however, whether the sloping roof lights will reflect the sun towards our bedroom windows. As this is difficult to check without more information than is on the plan we would be grateful if you would do this for us. We would of course have to object to the proposed design if there would be any reflections towards our windows.

You will no doubt consider yourselves whether reflections of the sun would affect drivers on the A4.

Yours faithfully.

S. A. and A. Wild

Mr. and Mrs. A. Wild

Environmental Services Department
Plannung Services,
PO Box 157
Shute End
Wokingham RG40 1WR

Tel: (0118) 974 6463

Date: **13 March 2000**

My ref: F/2000/0809

CONFIDENTIAL

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

Jane. Please pass to Mike Thanks as Joss is on holiday Graham Nigel

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

Dear Councillor

Application Number: F/2000/0809
16, Ewhurst, Old Bath Road, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory (Retrospective)

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At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM MIKE THERE

Case officer: **Joss Miller** Application Number: **F/2000/0809**
16, Ewhurst, Old Bath Road, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory (Retrospective)
I wish this application to be listed should the officers recommendation be for APPROVAL
and my reason(s) are for the same reasons as set out by Sonning Parish Council (letter of 21st March 2000)

Signed: _____ Date: 25/3/00
Councillor Rose

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
24 MAR 2000
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/0809
Revised Plans

Officer JOSS MILLER

Parish SONNING .

Proposal SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (RETROSPECTIVE).

Address 16 EWHURST OLD BATH ROAD.

Applicant MR M COX

The Parish Council has the following comments.

1. The Council's attention had been called to this development because of the unsightly appearance from the A4. If this application had not been received when it was the Council would have been making an objection.

2. This property was the subject of extensive negotiations during 1996 to ensure that the development did not extend almost to the A4, overdeveloping the rear garden. This extension seems to defy that principle.

3. It appears to the Parish Council that this development is an attempt to overcome the previous refusal.

4. The conservatory presents a visible hotchpotch from the A4, which is most unattractive.

5. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application.

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

Received by Wokingham District Council

Application No: F/2000/0809

Proposal:
Proposed single storey rear extension to dwelling to form conservatory (Retrospective)

Location:
16, Ewhurst, Old Bath Road, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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Head Planning and Transportation

Dropped 15/3/2000 DM
New site notice
issued.

Environmental Services

02.MAR2000* 0809

For office use only
Application number: 02.MAR2000* 0809

Householder planning application form

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

1	Your name Address and postcode Phone number	Micheal John Cox "Elmhurst" Old Bath Road. Sonning Reading. Berks. 01189 692607
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As Above
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey, Glazed conservatory (Retrospective)
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.	Dark Oak stained Baltic Pine frame to conservatory, with Green Tint Toughened glass infill Panels to BS6026
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: 5	Proposed: 5
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: MJ Go

on behalf of

Date 22/02/00

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

ADDRESS "EWHURST" 16 OLD BATH ROAD PARISH SONNING

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/82/59	Mrs. M.E. Hamlyn	Outline on Land adjoining "Ewhurst"	12/5/59	N/A. C/A
BR 991	Mr A Hewell	2 storey extension + extension to Garage	1. 7. 74.	App N/A
01754	"	2/STOREY EXTENSION	28.11.74	N/A C/A
BR1780	"	" "	17.12.74	APP N/A
00718	"	" "	11. 7.74	N/A (Refused) C/A
BR1780	"	FOAM-FILL	4.4.75	APP N/A
23595 } SEE	"	O/L DET. HOUSE & GARAGE ADJ	17.7.85	C/A
BRA 306 } THE LILACS	HICKS	"	20.2.86	APP N/A
96/63745/F	MR COX	S/ST. EXTS.	24.6.96	Re-z
96/64377/F	"	"	28.11.96	C/A

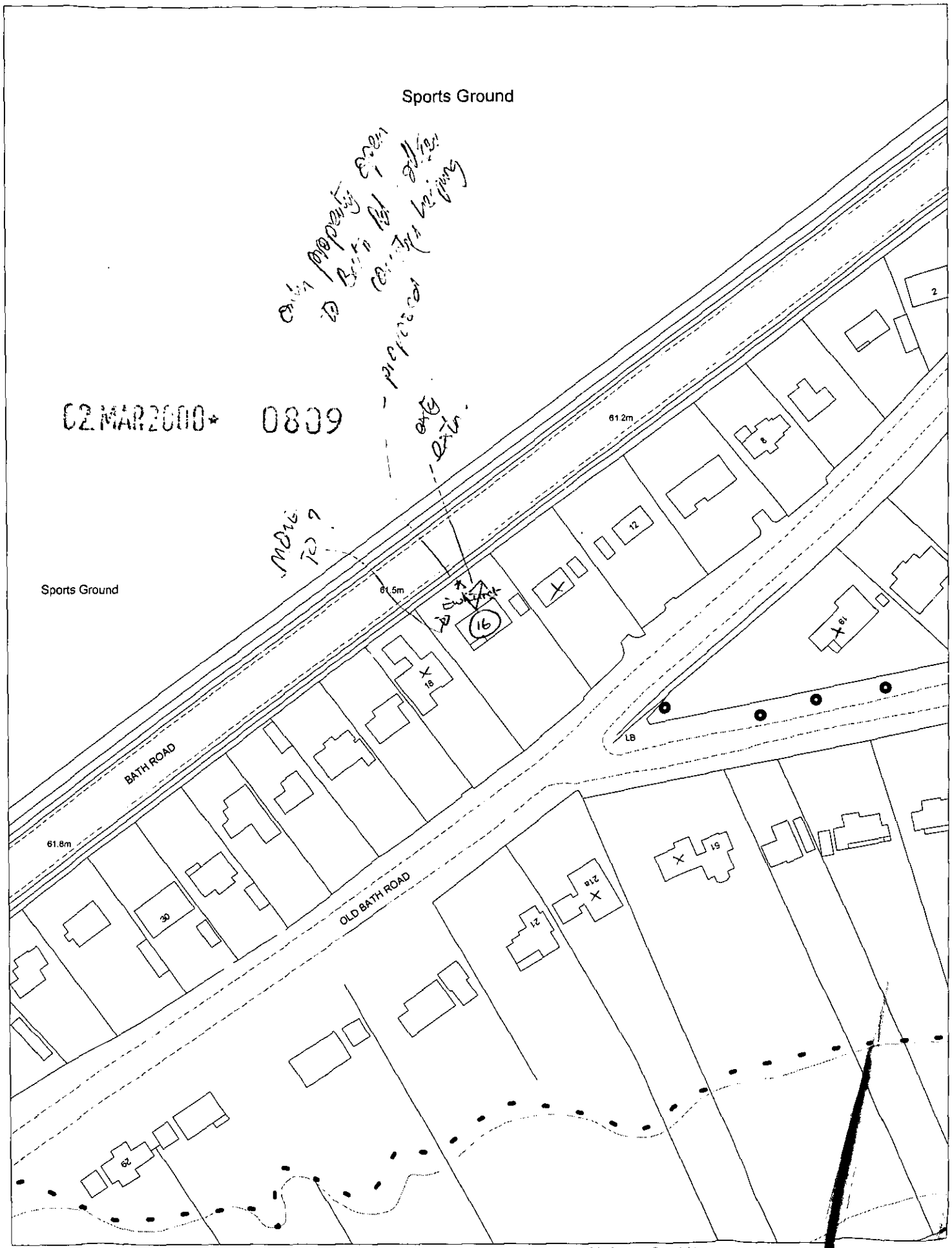
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

02.MAR2000* 0809



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Development Control Section, Environmental Services, Wokingham District Council.
8 March 2000

Scale: 1 : 125

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