APPLICATION NO:
F/2001/5260

LOCATION:
39 Little Glebe, Sonning Reading.

APPLICANT:
Mr & Mrs Anderson Michael Vaughton Associates

PROPOSAL:
Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

EARLIEST DATE FOR DECISION: **14/12/2001**

APPLICATION WILL HAVE EXPIRED ON: 11/01/2002

CASE OFFICER: **Andrew Thorley**

SNV SVL APPROVED

271
06

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Anderson
Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxon
OX33 1UL

Application Number: F/2001/5260

Parish: **SONNING**

Location: **39, Little Glebe, Sonning, Reading.**

Proposal: **Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Immediately following the implementation of this permission, 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

buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. 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 flank walls in the south west elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The roof lights in the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
9. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Condition
10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
11. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2 metres by 33 metres to the south in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
12. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
15. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

Condition
16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

Reason
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
9. To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings, or lower, in the interests of visual amenity.

Reason
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
11. In the interests of highway safety and convenience.

Reason
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of highway safety and convenience.

Reason
15. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
16. In the interests of visual amenity.

Reason
17. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised drawings numbers 0171/P01C and P02B submitted to the Local Planning Authority on 21st January 2002, showing the removal of double garages and the garden room and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
3. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
4. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
6. 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 Policies OS1, EN1 and LD3.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

Applicationo	Name & Address
F/2001/5260	Graham Swatridge 37 Little Glebe SONNING RG4 6XL
F/2001/5260	Sarah Swatridge 37 Little Glebe SONNING RG4 6XL
Application Approved	Letters sent 26.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5260

Applicant : Mr & Mrs Anderson Michael Vaughton Associates.

Location : 39, Little Glebe, Sonning, Reading.
Proposal : Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01

Date Registered : 16/11/2001

Earliest Date for Decision : 14/12/2001

Latest Consultation Date/Site Notice Expiry Date : 14/12/2001

This application will have expired on: 11/01/2002. 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 :
Neighbours: See 3 letters on file from immediate neighbour
Highways: Conditional Approval (Revised plans needed)
Landscape: Visual impact provide landscape scheme
Sonning PC: Objections see memo, revised plans submitted have addressed issues.
~~Neg~~ Environmental Health: No objections

Planning Issues : (identified settlement)

1) Neighbours WBC
2) Street scene
3) Landscape
4) Highways

Application Number: F/2001/5260

Appraisal :

This application is for a new detached two storey dwelling with parking provision for two cars and parking space for No.39, Little Glebe. The proposal also includes the part demolition of the existing outhouse belonging to No.39, Little Glebe. The site is located on the edge of the identified settlement with the Green Gap. It is proposed that the 2 storey detached house will be 5.6 metres wide by a maximum of 12 metres deep, it will have a pitch roof with an eaves height of 3.6 metres and a ridge height of 6.5 metres. The revised plans submitted on the 21st January 2002 show the removal of the "double garage" and the "garden room/sun room".

1) Impact on neighbouring properties

No. 39, Little Glebe, to the south west, semi-detached 2 storey house with a single storey (pitched roof) outhouse adjacent. The new dwelling would be sited 2 metres away from the footprint of this house and 4.2 metres away from the residential element. Main windows face front and rear gardens. Flank elevation consists of a secondary kitchen door/window and a first floor landing window. It is considered that due to the orientation and distance away any impact with regard to overlooking, overbearing or overshadowing issues would be minimized.

No. 37, Little Glebe, to the south west, semi-detached 2 storey house with a single storey rear extension. The new dwelling would be sited 11.2 metres away from the footprint of this house. Main windows face front and rear gardens. At first floor level there is a first floor secondary bedroom window on the flank elevation located 14 metres away minimum. It is considered that the revised plans now submitted have addressed the main issues raised by these neighbours with regards to overlooking and overshadowing. (See letters on file).

It is considered that in order to overcome any overlooking of the neighbouring properties mentioned above that the three proposed roof lights to be located in the roof slope on the south west elevation be conditioned to be of obscured glass.

2) Impact on street scene /visual impact.

The proposed dwelling would be situated on the edge of the identified settlement and the Green Gap it would be set back approximately a metre from the neighbouring houses in Little Glebe. Although the size of the proposal overall would be similar in footprint area it would be smaller and it's height would be lower than the surrounding dwellings. It is considered therefore that due to its design it would be out of keeping with the surrounding properties and as such would look out of character in this setting. However the proposed dwelling located adjacent to No.56 Little Glebe opposite, which is for a slightly larger property than the proposal was approved on the 21st August 2001. So therefore sets a precedent. Furthermore, the proposed dwelling has architectural interest in itself.

3) Landscape

No objections, however recommends a landscape scheme to be submitted showing substantial boundary planting (trees and shrubs) where appropriate to help soften the views of the proposed dwelling from the east.

4) Highways

Conditional approval.

District Councillor Rose was concerned that the "garages" or "sun room" could be slipped in later and thought it would not be unreasonable to withdraw Permitted Development Rights in order to prevent that eventuality. Have included condition withdrawing Permitted Development Rights.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2001/5260
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	Full permission 5 years
2.	C012	R012	External materials to be agreed
3.	C017	R017	Boundary treatment
4.	C040	R040	No Permitted Development – Extensions, Alterations, and Outbuildings to Dwellings
5.	C044	R044	No windows to be inserted "flank walls and above" in the "south west elevation" of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).
6.	C045	R045	Obscure glazing "roof lights" in the "south west elevation" hereby permitted shall not at any time be glazed other than with obscured glass.
7.	C070	R070	Hours of construction
8.	C100	R100	Site levels
9.	C101	R101	Relative building heights
10.	C122	R122	Parking and Turning area before occupation
11.	C125	R125	Construction of vehicular access Insert: " 2 metres by 33 metres to the south"
12.	C129	R129	Construction Vehicles
13.	C130	R130	No mud during construction
14.	C131	R131	Access before development
15.	C140	R140	Surfacing of access
16.	C150	R150	Landscaping details (amend if details submitted)
17.	C151	R151	Landscaping planting to be carried out
Informatives			
	NO2		Revised Plans
This permission relates to the application as amended with revised drawings nos. 0171/P01C & P02B submitted to the Local Planning Authority on 21st January 2002 showing the removal of double garages and the garden room and does not approve the proposals as originally submitted.			
	NO3		Demolition Notice
	NO4		Planning permission only (not BR approval)
	NO6		Within curtilage
	NO7		Access construction
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1/2, LTV1			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2/3, WBE1,			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1, LD3			
MINERALS LOCAL PLAN POLICIES:			

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

Date: 19/02/2002

RECORD OF SITE VISIT

SITE ADDRESS: 39 Little Glebe Sonning Reading.

APPLICATION NUMBER: F/2001/5260

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
On the edge of identified settlement and rural area green gap with open views across to channel lane.
farmland behind.

3. DESCRIPTION OF SITE/BUILDING
Adjacent to 2 storey 1920's style semi detached houses one of a group of 4 no pairs around open space at front.
Side garden of No 39 and rear garden of No 39.
bounded with a 1.8m high privet hedge

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 37 to the west 2 storey semi detached house of No 39 extended to rear with single storey ext lounge/kitchen.
No windows on flank elev of single storey ext, dec flank bed window at first floor, main windows face front + rear gardens

5. SITE CONSTRAINTS

TREES — Ash/Sycamore trees on rear boundary

ACCESS/PARKING — as existing, driveway to farm at side

LEVELS — N/change

BOUNDARY TREATMENT — Rear boundary open with trees

OTHERS — No 37 open wire fencing
— Side + front 1.8m privet hedge
width of plot as existing measures :- 6.3m wide.

NO proposal will overlook No 37 garden from first floor roof lights.

See application on site to south previously approved.

Speak to councillor Roze then the Agent in order to make the following changes :-

1) hip both sides of the detached garage so that it looks like a pyramid and lower the pitch angle to less than 45° preferably 35° but no more than 40°

2) find out how high the cill heights are above internal floor area regarding overlooking issues otherwise condition windows to be obscured glazed.

3) Garden room to be removed so to provide more garden — occupant could at later date have this added.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5260
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5260

Proposal:
Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Location:
39, Little Glebe, 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/2001/5260 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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.

Head Planning and Transportation

20 November 2001

Tel: 0118 974 6441

Date: 07/02/02

My ref: F/2001/5260

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

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

PLANNING SE
POL
DC
APP
CS
11 ... 2002
ACK:
FILE:

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

Dear Councillor

Application Number: F/2001/5260
39, Little Glebe, Sonning, Reading.
Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

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

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ HEIDI LYNCH on **0118 974 6441**.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18/02/02

Yours faithfully

Principal Development Control Officer

LISTING FORM HEIDI LYNCH
Case officer: ~~Andrew Thorley~~ Application Number: **F/2001/5260**
39, Little Glebe, Sonning, Reading.
Proposed erection of detached dwelling ~~with garage and additonal garage and~~ AND parking space for number 39. AS PER REVISED PLANS. P.D. RIGHTS WITHDRAWN

Transfer: Yes ☐ No ☑
Reason for Transfer: NO GARAGES NO SUN ROOM

Signed: Date: 11/2/02

Councillor N Rose

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

Tel: 0118 974 6441

Date: 07/02/02

My ref: F/2001/5260

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/5260
39, Little Glebe, Sonning, Reading.
Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18/02/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5260**
39, Little Glebe, Sonning, Reading.
Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

G. SWATRIDGE
37 LITTLE GLEBE
SONNING
BERKS
RG4 6XL

PLANNING SERVICES | HPT
POL | TLS
DC AT | ENF
APP
CS
04 FEB 2002
COPIES TO: | ACK: V6R
FILE:

RE: PLANNING APPLICATION
39 & 39A LITTLE GLEBE
Appl. No. F/2001/5260
Drawing nos. 0171/P01C & P02B

Dear Mr. Thorley,

Whilst I welcome the revision of the original planning application, I still have reservations. The site is still cluttered and not in keeping with existing properties. I'm sure I could probably 'live with it' now that the garages are not included, nor the summer house but cars/driveway will still be in the garden and are we always going to have to 'look over our shoulder' for future planning applications to build a garage? or to build an extension?

Graham Swatridge

PLANNING SERVICES	HPT
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DC AT	ENF
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CS	
0 4 FEB 2002	
COPIES TO:	ACK: ✓ 6/2
	FILE:

Sarah Swatridge,
37, Little Glebe,
Sonning,
Berkshire.
RG4 6XL

2nd February 2002

Andrew Thorley,
Development Control Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Dear Mr Thorley,

Revised Plans for 39 Little Glebe, Sonning F/2001/5260
Drawing nos 0171/PO1C & PO2B

Thank you for your letter of 25th January advising of the revised plans. I have now had a chance to view them at Woodley Library.

I still feel that there is not really sufficient room on this land for an additional house and garden. However, I can see that The Anderson's have revised their plans and taken into account our comments. This additional building and cars in the garden next door to our property will not be in keeping with the rest of the rural area.

I do have to admit that these revised plans are much more acceptable, my only concern is that it will only be a matter of time before planning is put in for erection of garages and an extension to the new house.

Thank you for giving me an opportunity to comment on these plans, it is much appreciated.

Yours sincerely,

S Swatridge

Sarah Swatridge (Mrs)

Date: 24 January 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5260

Location: 39, Little Glebe, Sonning, Reading.

Proposal: Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Applicant: Mr & Mrs Anderson Michael Vaughton Associates.

Case Officer: Andrew Thorley

The new plans show the following: The removal of the double garages and the garden room. Drawing nos: 0171/P01C & P02B.

Comments are required by 16/12/2001.

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

Comment.

Removal of C049 condition is required, otherwise as previous.

ADAM 24/01/02.

Andrew Thorley

From: Andrew Thorley
Sent: 18 January 2002 17:05
To: 'Nigel Rose'
Subject: RE: 39 Little Glebe, Sonning

Councillor Rose,

Thank you for your email and comments with regards to the above.

I have spoken to the agent Richard Anderson today and he will be submitting revised plans as discussed showing the removal of the "garages" and the "sun room".

I can confirm that the withdrawal of the Permitted Development Rights is not unreasonable and therefore I will include a condition to this effect.

Regards,

Andrew Thorley
Case Officer

-----Original Message-----
From: Nigel Rose [SMTP:Nigel.Rose@ukgateway.net]
Sent: 18 January 2002 14:16
To: andrew.thorley@wokingham.gov.uk
Cc: Nicola Lake; Mike Thorp; Lesley Bates
Subject: 39 Little Glebe, Sonning

Andrew,

Sorry we have not been able to touch base by phone - I was out longer than I had expected yesterday.

In the meantime, I have received copies of the revised plans in the post this morning from the agent, Richard Anderson. He indicates in his covering letter that he has also spoken to the Clerk to the Parish Council, Lesley Bates.

Although not quite to the design I had in mind when we talked the other day, nevertheless the revised layout seems to deal with the concerns of the neighbours, the Parish Council and myself.

My only remaining concern is that the "garages" or "sun room" could be slipped in later. In conversation with Nicky this afternoon, while you were away from your desk, she agreed with me that it would not be unreasonable to withdraw Permitted Development Rights in order to prevent that eventuality.

Provided that PD Rights are withdrawn, I see no reason then to ask for the revised proposal to be listed for Committee. I should be pleased if you could confirm this for me.

I was sorry to discover from the agent's letter that you are leaving WU. May I take this opportunity of wishing you every success in your future career. Your future employer's gain will be Wokingham's loss!

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

revised plans received 21/1/02.

Date: 25 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5260

Location: 39, Little Glebe, Sonning, Reading.

Proposal: Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Applicant: Mr & Mrs Anderson Michael Vaughton Associates.

Case Officer: Andrew Thorley

The new plans show the following: The removal of the double garages and the garden room. Drawing nos: 0171/P01C & P02B.

Comments are required by 04/02/2002.

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

(RING ONE)

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

App No. F/2001/5260 (Planaps) / (Ludhouse) Date Rec. 21/1/02

Location: Land adjoining 39, Little Glebe

Parish Sonning

Applicant: Mr + Mrs Anderson

Description of attached plans Revised plans showing the removal of the double garages and the garden room.

Drawing No's: 071/P01C and P02B

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: Yes / 37, Little Glebe, 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 24.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES	HPT 52129
POL	TLS
DC AT	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

REVISED PLAN
5260

Our ref: 0171/02a17WDC/RA

17 January 2002

BUILDING CONTROL
21 JAN 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr A Thorley

Dear Mr Thorley,

Re:New dwelling, Land adjoining 39 Little Glebe Sonning on Thames, Berks.

Further to my faxed letter of yesterday I now enclose 5 copies of our drawing no's 0171/P01C and P02B which show the following amendments;

The removal of the proposed garages but retention of car parking spaces;
The removal of the garden room on the ground floor.

I refer you to my comments made in yesterdays fax with the additional observation that by removing the garden room the impact on both the neighbour and the street is further reduced and the overall area of the proposed dwelling is now 107M2 which is considerably less than the approved dwelling adjacent to No56.

Should you have any queries regarding the enclosures please do not hesitate to contact me.

Yours sincerely

Richard Anderson RIBA
cc Sonning Parish Council
Mr N Rose

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES	HPT 57898
POL	TLS
DC AT	ENF
APP	
CS	
17 JAN 2002	
COPIES TO:	ACK:
	FILE

F/2001/5260

Our ref: 0171/02a16WDC/RA

16 January 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

URGENT BY FAX AND POST

FAO Mr A Thorley

Dear Mr Thorley,

Re: Land adjoining 39 Little Glebe Sonning on Thames, Berks.

Further to our conversation this afternoon I have now taken the opportunity to speak with the Chairman of the Parish Council regarding the application and the concerns that they have. I understand from her that there was some reservation on only one aspect and that was the impact on the neighbours of the garages.

As a consequence I am submitting tomorrow amended drawings which show the garages omitted from the proposal. In addition to reducing any impact on the neighbouring property this also reduces the overall foot print of the proposed development.

I would be grateful if you could arrange for this application, as amended, to be considered in lieu of the original submission.

I would again refer you to a similar proposal (reference no F/2001/3710) where the principal of such a development was established earlier this year. This proposal is in fact of a far more sensitive scale than the approved scheme and its relationship, in terms of the juxtaposition with the adjoining dwellings is more far appropriate. It is 1 metre lower than the approved scheme and has a floor area of 118M2 compared to 140M2 .

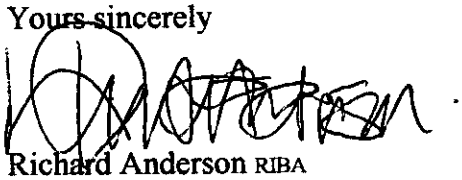
Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

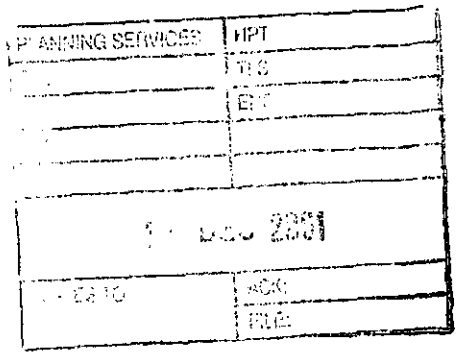
VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

I am aware that you are leaving the Council shortly and therefore I would be grateful if the case officer inheriting this application could liase with me in due course should there be any other issues of concern.

Yours sincerely



Richard Anderson RIBA



FAX MESSAGE

FAX TO: ANDREW THORLEY

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 14 DECEMBER 2001

Please find attached comments on application no. F/2001/5260

LESLEY BATES (CLERK TO THE COUNCIL).

PLANNING SERVICES | HPT
TLS
ENF
14 DEC 2001
RUB

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/5260

Officer ANDREW THORLEY

Parish SONNING.

Proposal ERECTION OF DETACHED DWELLING WITH GARAGE & ADDITIONAL GARAGE & PARKING SPACE FOR NUMBER 39.

Address 39 LITTLE GLEBE.

Applicant MR & MRS ANDERSON.

The Parish Council has considered this application and has the following comments.

1. Whilst having no objections to the development in principle the Council has concerns about the detached garage block, which is a substantial building with a large pitched roof.

2. The sighting of the garage block is unfortunate in that it will be very visible from the neighbouring property at 37 Little Glebe, which at present is surrounded by gardens. The garage will be very close to the boundary with 37 due to 37's garden widening at this point.

3. The impact on 37 is further increased by sighting the garage block so deeply into the existing garden of 39 Little Glebe and so far from Garde Road. The effect will be to dominate the skyline, which at present is completely open and in keeping with its rural location.

4. The Parish Council would be pleased to see revised plans, which address these concerns, but for the above reasons urge refusal of this application as it stands.

L. A. Bates (Clerk to the Council). 14 December 2001

01189692753
David Bates 01189692753 PAGE: 1
14-DEC-01 15:54

AT OBS

PLANNING SERVICES	RPT
PGL	
17 DEC 2001	
COPIES TO:	FILE

Sarah Swatridge,
37, Little Glebe,
Sonning,
Berkshire.
RG4 6XL

sswatridge@tinyworld.co.uk

12th December 2001

Andrew Thorley,
Development Control Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services, PO Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR

Dear Mr Thorley,

Re: Application number F/2001/5260 drawing nos 0171/PO1A & PO2A

Thank you for informing me of the proposal to build a new house and two garages in my next door neighbour's garden. I have now had a chance to see the original plans and the revised plans.

I do feel very strongly that this development will have a detrimental effect on this area. Currently there is a rural feel about the place and modern buildings will not enhance this.

I am particularly disturbed by the building of the two garages. This will block light, be unsightly, spoil my rural outlook and destroy the views from my lounge and the three bedrooms that are at the rear of the house. The proposed garden room will also block further light.

I am also concerned that such building work near the well-established horse-chestnuts will cause damage to these beautiful trees.

I am sure you will agree that a three bedroomed property may well attract a family and I am concerned that this new house will have very little garden. Unfortunately children have been discouraged from playing on the green at the front of the house.

I have lived at 37 Little Glebe for nearly ten years and have enjoyed the countryside environment. Stuarts estate agents valued our house recently in the light of Mr Anderson's application. In their opinion a development would probably decrease the value of our property by £10,000, but more than that it will make the area appear over-developed and urban.

I urge you to look carefully at this proposal, in particular at the two garages which are planned to be so close to my garden. If they were made of different materials to make them look more rural AND not so close to my boundary AND with a flat roof rather than pitched, this could be a compromise. Ideally I'd like this planning application to be refused.

Yours sincerely,

Sarah Swatridge

AT OBS

37 LITTLE GLEBE
SONNING
BERKS
RG4 6XL

PLANNING SERVICES	HIST
POL	S
DC	ENF
APP	
CS	

11 DEC 2001

COPIES TO: 1 ACK: ✓

Dear Mr. Thorley, just wanted to let you know that I am objecting to the proposed development at 39 Little Glebe, Sonning

Appl. No. F/2001/5260

I have already had to take time off work to see the plans at Woodley Library and go to Shute End, Wokingham. I will now have to do the same thing again and feel that the new deadline is too short considering the original one was 21 days.

In case something should happen and I can't get time off

I will highlight three points that I can object to on the original plans which will probably still apply.

① Cluttering – there just isn't room for a 3-bedroomed house and adequate garden. Assuming children in a 3-bed – no recognisable garden and the council at our next door neighbours behest (39) have already churned up the play area outside the house!

② The horse-chestnut trees and other trees have roots that would certainly stretch to the site of the garages and particularly the bird wildlife are prevalent there. The elder tree has a goldfinch population every year.

③ The garages are quite out

of context with everything else around. Besides blocking the view to Chanvil / Wargrave for many houses along Little Glebe it is a brick monstrosity where everything else has a rustic farm look about it. It will be obscene. Surely new dwellings are supposed to be in keeping with the present outlook.

My objections are many but I will save some until I have had a chance to see the revised plans.

Yours sincerely

Graham Swatridge

1/

AT obs

Graham Swatridge
37 Little Glebe
Sonning
Berks
RG4 6XL

THE CHIEF PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP.	
CS	

14 DEC 2001

	ACK ✓
	FILE:

12th DECEMBER 2001

F.A.O. Andrew Thorley – ~~Development Control~~ Officer.

RE: Application Number F/2001/5260

Dear Sir,

My family moved to Little Glebe nearly ten years ago. We have been in the area for nearly thirty years. For much of that time we have been fighting off development on the land adjacent to Little Glebe, as have the District Council and the Parish Council. On the day we received confirmation that the farm land is not to be built on, we were devastated to find an application to build a new dwelling and garages almost in touching distance from our garden. We object most strongly to the proposed development on the following grounds. (My wife is writing her own objections).

I believe the proposed development contravenes several of the policies as laid down in the local plan.

Policy WOS 1 (A) – does this development 'slow down the rate of development within the plan area'? – does it 'ensure that the best of the existing environment is considered'? I think not. It is in fact adding an unnecessary dwelling on a site that is ripe for a side extension – not a new property. It is cluttering a site that at present is right on the limits of a very established site.

Policy WOS 1 (D) – does this building of

a new dwelling and two garages 'minimise the need for travel by private car'? The current owner has no car and doesn't drive. One can only assume that in the future at least two more cars will be going in and out of Garde Road where the entrance to the farm is.

Policy WOS2(E) states 'that new development makes a positive contribution to the character, environment landscape, heritage within the plan area'. How can this be when brick walls will mask the view of fields and the rustic look of all the gardens in the road will be spoiled with two large garages? The whole project is quite simply contrary to the existing character and certainly does nothing for the environment landscape.

Policy WOS3 (A) The proposal certainly contravenes this section, for all the reasons already listed. All the gardens in the area have substantial plots also - this new one has little to no garden. This hardly is in 'character with the area'.

Policy WOS3 (C) Surely if this policy was intended, then alternatives to the car would be encouraged if no garages were built!

Policy WOS3 (D) The area from the highway entrance (Garde Road - not as you say Little Glebe but that is another matter) to the end of Little Glebe is and always has been an entrance to the farm. Children play there safely and have done for years, particularly so since the Council decimated the green in the centre of Little Glebe at the original behest of the owner of 39 Little Glebe. This will now become another no-go area I presume. The garages are

also situated right next to several trees which are a breeding area for Goldfinch and Blue Tits particularly, each year. This is surely a traffic related environmental problem, as is the fact that the tree roots are more than likely to reach to the footings of the garages. The trees belong to the Parish Council, not the occupiers.

Policy WOS 3 (F) This dwelling certainly may be high quality design but certainly doesn't respect the local context. No buildings are currently at right angles to the existing and original dwelling - they were set out that way for a purpose, surely. Massing? two dwellings on a site built for one? Texture is contravened by the brick appearance and bulk. Everything is brown and green!

Policy WH 1 (a) I feel it is important to protect the area from future development in the open gap that exists. The recent turning down of building on farm land was fought for by everybody in the area. This narrow road right by the farm entrance should be protected otherwise in future years, more dwellings and a bigger road could be leading right into the farm. It is too close for comfort and quite inappropriate under the circumstances.

Policy WH1 (e) As mentioned before about the birds, which along with birds of prey & foxes which are prevalent there.

I have mentioned many points here and I do realise that some are stronger than others but

If there are policies they must be adhered to otherwise it makes a mockery of the system. I can fully understand the intention of 'selling up and making money quickly on a plot of land but despite some sympathetic aspects to the proposed dwelling and garages it is contrary to the character and intention of this rural plot and local area. A three bedroomed house suggests to me - children. I have no problem with that but how does a postage stamp back yard fit in with the generous plots that others have. Surely the two buildings being so close will be to the detriment of the road and general outlook.

I understand that the Parish Council is very concerned at this 'cluttering' and quite rightly so.

I look forward to the outcome of this application and sincerely hope that common sense prevails.

Yours faithfully

Graham Swatridge

Andrew Thorley

From: Mike Thorp
Sent: 10 December 2001 12:52
To: Andrew Thorley (E-mail)
Subject: FW: F2001-5260: 39 Little Glebe Sonning

Andrew

Comments on one of your applications, listing it for committee if recommended for approval.

Mike Thorp

-----Original Message-----
From: **Nigel Rose [SMTP:Nigel.Rose@ukgateway.net] <mailto:[SMTP:Nigel.Rose@ukgateway.net]>**
Sent: 08 December 2001 09:53
To: Mike Thorp
Cc: Nicola Lake; Lesley Bates
Subject: F2001-5260: 39 Little Glebe Sonning

Mike,

I am afraid that I do not have the name of the case officer for this application to hand. Could you please pass this e-mail across to whoever it is.

I am concerned about this application and do not believe that it should be approved, merely because it follows a similar "mirror image" principle to the one on the other side of Little Glebe, which was approved earlier this year.

The new application abuts the housing site (Land at Sonning Farm,Garde Road) which the Part 2 Inspector rejected in his District Plan report and which supported WDC's position.

The Inspector reiterated that the Sonning Farm/Garde Road site is within the defined gap between Sonning and Charvil.

The proposed house goes back beyond the rear "building line" of the adjoining properties towards the land that the inspector refused. In addition two very dominant garages are proposed right at the rear boundary, adjoining the refused site. Although still within the settlement, nevertheless, they would visually be breaking the "boundaries" of the gap. This is very different to the situation with the previously approved additional house on the south side of Little Glebe - there the house and new garage is very much in the middle of the visual settlement.

Finally, there must be concern about the impact on No 37. As stated above, the new house goes back beyond the "rear building line". The remaining garden of No 39 would be quite narrow and so 39A would overlook the garden of No 37 rather too easily,particularly from the garden room. The two garages would be very dominant and block the vista towards the farm.

For all these reasons, if the case officer is minded to approve I must ask for the proposal to go to DC Committee. Of course, in the meantime, it may be possible to redesign the overall layout to remove or reduce the impact on No 37 and the visual impact on the gap.

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 28 November 2001

Location:	39 Little Glebe, Sonning, Reading
Proposal:	Proposed erection of detached dwelling with garage and additional garage and parking space for number 39.
Application Number:	F/2001/5260

In response to your consultation dated 20 November 2001 for the above application, the landscape comments are as follows:

The site is located on the edge of an identified settlement with open, but oblique views towards the site from the A4 across countryside which is designated as a green gap. The proposed dwelling faces towards the open countryside to the north east and includes the double garage structure, thereby intensifying the visual impact of the existing settlement edge as there is limited existing vegetation along this boundary with the farmland.

It is unlikely that the majority of the existing hedge could be retained during the construction period, as it is only a maximum of 1m from the proposed dwelling. This leaves very little space for replacement planting to help soften views from the countryside.

If the proposed dwelling is considered acceptable in planning terms then the applicant will need to submit a landscape scheme showing substantial boundary planting (trees and shrubs) where appropriate to help soften the views of the proposed dwelling from the west. ? maybe it should read east.?

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 06 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5260

Location: 39, Little Glebe, Sonning, Reading.

Proposal: Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Applicant: Mr & Mrs Anderson Michael Vaughton Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking & garage layout. Drawing nos 0171/P01A & P02A.

Comments are required by 16/12/2001.

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

CONDITIONAL APPROVAL.

(DRG NO. 0171-P01/B)

1/ ~~C049, R049~~

2, C122, R122

3, C125 (INSERT: 2 metres by 33 metres to the south), R125

4, C131, R131

~~5/~~

6, C140 (INSERT: 8 metres), R140.

NOT

AC 7/12/01

Date: 06 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5260

Location: 39, Little Glebe, Sonning, Reading.

Proposal: Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Applicant: Mr & Mrs Anderson Michael Vaughton Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking & garage layout. Drawing nos 0171/P01A & P02A.

Comments are required by 16/12/2001.

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

(RING ONE)

1970

REVISED PLANS

F/2001/5260

ADDITIONAL PLANS

MINOR AMENDMENTS

ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / (Ludhouse) Date Rec. 30/11/01

Location: 39, Little Glebe

Parish Jonning

Applicant: Mr + Mrs Anderson

Description of attached plans Parking + garage layout

Drawing No's: 0171/P01A + P02A

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: Yes

_____ 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 06.12.PS

Yellow - Part One Copy
Green - Officer's Copy

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES	APP 50492
POL	TLS
DC	ENF
AFF	
CS	
30 NOV 2001	
COPIES TO:	ACK:
	FILE:

Our ref: 0171/01k29WDC/RA

29 November 2001

ADDITIONAL PLAN

5260

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr A Thorley

Dear Mr Thorley,

Re: Proposed erection of single dwelling with separate garage at land adjoining 39 Little Glebe Sonning on Thames, Berks.

Further to your letter dated 23 November pleased find enclosed 4 copies of our amended drawing no's 0171/P01B and P02A which show the size of the garage increased as requested as well as the distance between the garages and the highway.

Should you have any further queries please do not hesitate to call.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: *info@michaelvaughton.com*

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5260
From:	Tom Payne Environmental Heath	My Ref:	20015468
		Date.	28 November 2001

PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE AND ADDITIONAL GARAGE AND PARKING SPACE FOR NUMBER 39.

39 LITTLE GLEBE, SONNING

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Tel. 0118 974 6441(Direct Line)
E-mail:
Date. 23 November, 2001
My ref. AJT/F/2001/5260
Your ref.

Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxfordshire
OX33 1UL

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 Sir or Madam,

RE: PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE – 39, LITTLE GLEBE, SONNING.

I refer to your planning application received on the 16th November 2001.

Our Highway section, require a revised plan that shows the internal dimensions of the proposed garages increased to 2.5 metres by 5 metres. In addition to this there needs to be a minimum of 5.5 metres between the garage doors and the highway boundary.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number or Mr. Coggins (Highways Division) on ext. 6330.

Yours sincerely,

ANDREW THORLEY
Case Officer

File: 39, Little Glebe,Sonning,Parking

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 20 November 2001

Application Number: F/2001/5260

Proposal: Proposed erection of detached dwelling with garage and additonal garage and parking space for number 39.

Parish: SONNING PARISH

Site Address:
39, Little Glebe, Sonning, Reading.

Applicant:
Mr & Mrs Anderson Michael Vaughton 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).

Comment.

Highways request a revised plan that shows the internal dimensions of the proposed garages increased to 2.5m by 5.0m.
In addition to this there needs to be a minimum of 5.5metres between the garage doors and the highway boundary.

Signed: _____ **Print name:** AC 22/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~06 NOV 2001~~ 16/11/01	Map No. 33 Site 0.06
Officer: AT | Application No. F/2001/5260	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE AND ADDITIONAL GARAGE & PARKING SPACE FOR 39

Location: 39 LITTLE GLEBE

Parish: SONNING Ward: Sonning

20.11.01 B.

Applicant: MR/MRS ANDERSON

Fee (4) Received 190-00 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	for parking - see letter		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	window missing from east elevation	phoned 16/11	✓ received 16/11
6	Floor plans		to follow	
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 : 20.1.01.B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

..... S/N + see map .....
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.....
.....

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES | HPT
POL | TLS
DC 16 NOV 2001 | ENF 5260
APP
CS
19 NOV 2001
COPIES TO: | ACK
FILE

Our ref: 0171/01k16WDC/RA

16 November 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mrs Hurst

Dear Mrs Hurst,

Re: Proposed erection of single dwelling with separate garage at land adjoining 39 Little Glebe Sonning on Thames, Berks.

Pleased find enclosed 4 copies of our amended drawing no 0171/P01A as discussed earlier today.

Should you have any further queries please do not hesitate to call.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

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16.NOV.2001 * 5260

Our ref: 0171/01k05WDC/RA

5 November 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam,

Re: Proposed erection of single dwelling with separate garage at land adjoining 39 Little Glebe Sonning on Thames, Berks.

Pleased find enclosed 5 copies of our drawing no's 0171/L01, P01 and P02 together with forms, particular's and a cheque to the sum of £190.00 all as required to complete a full planning application.

The application proposes the erection of a one and a half storey dwelling on land currently within the curtilage of No 39 Little Glebe. The proposed dwelling and detached garage have been sited in order to minimise any loss of amenity to the neighbouring properties and to a scale which is appropriate to its setting. The design and layout of the house allows for rooflights only on the first floor of the west elevation thereby ensuring that there will be no overlooking of the rear gardens, particularly No's 39 and 37 and therefore no loss of privacy.

Currently there is no off street parking serving No 39 and therefore as part of this application it is proposed to provide a garage and single car parking space to both No39 and the proposed new dwelling as indicated on the drawings.

When considering the merit of this application I would refer you to a similar proposal (reference no F/2001/3710) where the principal of such a development was established earlier this year. It is my opinion that our proposal is in fact of a far more sensitive scale than the approved scheme and its relationship, in terms of the juxtaposition with the adjoining dwellings, is visually pleasing. It's size and bulk is more appropriate and will have a much less dramatic impact on the visual amenity of Little Glebe.

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

In conclusion I feel that the scheme is, in design terms, a positive application and that with the implementation of good quality materials, particularly the face brickwork and clay roof tile, this dwelling will be an attractive and integral part of the built form.

I would be grateful if you could keep me informed of the applications progress in due course but in the meantime should you have any queries please do not hesitate to call.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

01865875275

16.NOV.2001* 5260

FAX

Date 16/11/01

Number of pages including cover sheet 2

TO: Mrs Hurst

Company:

Fax: 0118 9746484

FROM: Richard Anderson

RE: 39, Little Glebe, Sonning

Michael Vaughton Associates.
Rectory Mews
Wheatley
Oxford OX33 1UL

Phone: *01865 873936*
Fax: *01865 875275*
Web: *www.michaelvaughton.com*
E-mail: *info@michaelvaughton.com*

REMARKS: ☐ *Urgent* ☐ *For your review* ☐ *Reply ASAP* ☐ *Please Comment*

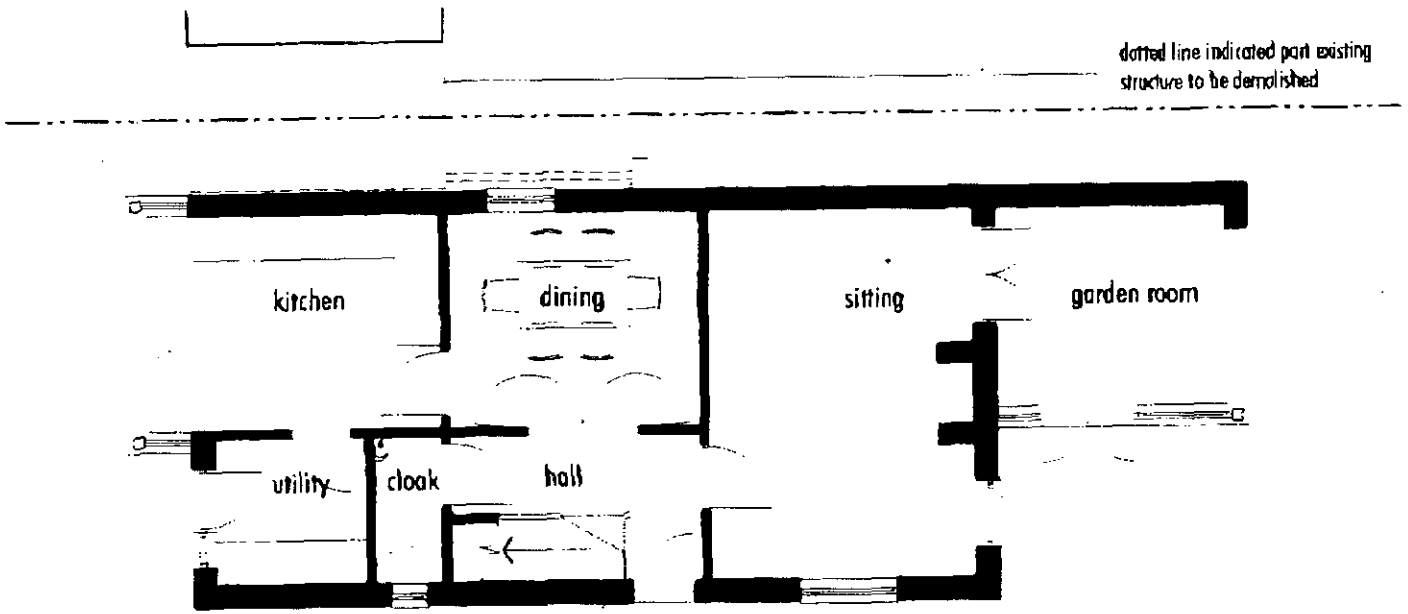
Following our conversation earlier today I attach a faxed copy of the ground floor plan as amended to show the window to the Utility Room omitted in line with the elevation.

I will send in 4 copies of the drawing in the post this evening but if you have any further queries please do call.

Yours sincerely,

Richard Anderson

16/11/2001 14:17 01865875275 01865875275 PAGE 02



GROUND FLOOR PLAN

1789/a

SECTION 66 CERTIFICATE

Application No.

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 unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

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 be not 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) of 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.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued 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 application were owners (a) of any part of the land to which the application relates.

Owner's(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) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/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 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● 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 an 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 H D Anderson

On behalf of MR & MRS J. ANDERSON

Date 5.11.01

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

033

DDRESS 39 LITTLE GLEBE PARISH SONNING

LOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning

INISTRY DECISION:

ECIAL ORDERS:

1509/ab

16.NOV.2001* 5260

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS J.G. ANDERSON
	ADDRESS	39 LITTLE GLEBE
		SONNING ON THAMES
	POST CODE	RG4 0XL Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MICHAEL VAUGHTON ASSOCIATES
	ADDRESS	RECTORY MEWS CROWN ROAD
		WHEATLEY OXON
	POST CODE	OX33 1UL Tel No.
3. *On the plans outline the whole site in RED.* Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	39 LITTLE GLEBE
		SONNING ON THAMES
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	PART DEMOLITION OF EXISTING OUTHOUSE
		ERECTION OF SINGLE DWELLING AND
		DETATCHED GARAGE
6. *What is your interest in the application* site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	☑	1:100 Floor Plan	☑
1:500 Block Plan	☐	Other	
1:100 Elevations	☑		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☑
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. *Go to Question 11.*
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be *relaxed. Go to Question 11.*

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

DOMESTIC GARDEN

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK TO LA APPROVAL
STAINED BOARDING TO LA APPROVAL
CLAY PLAIN TILE TO LA APPROVAL

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	ONE
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £196.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS J. ANDERSON DATE 5.11.01

Before submitting this application check that you have answered all the relevant questions 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.

16.NOV.2001 * 5260



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Development Control Section, Environmental Services, Wokingham District Council.
14 November 2001

Scale: 1 : 1250

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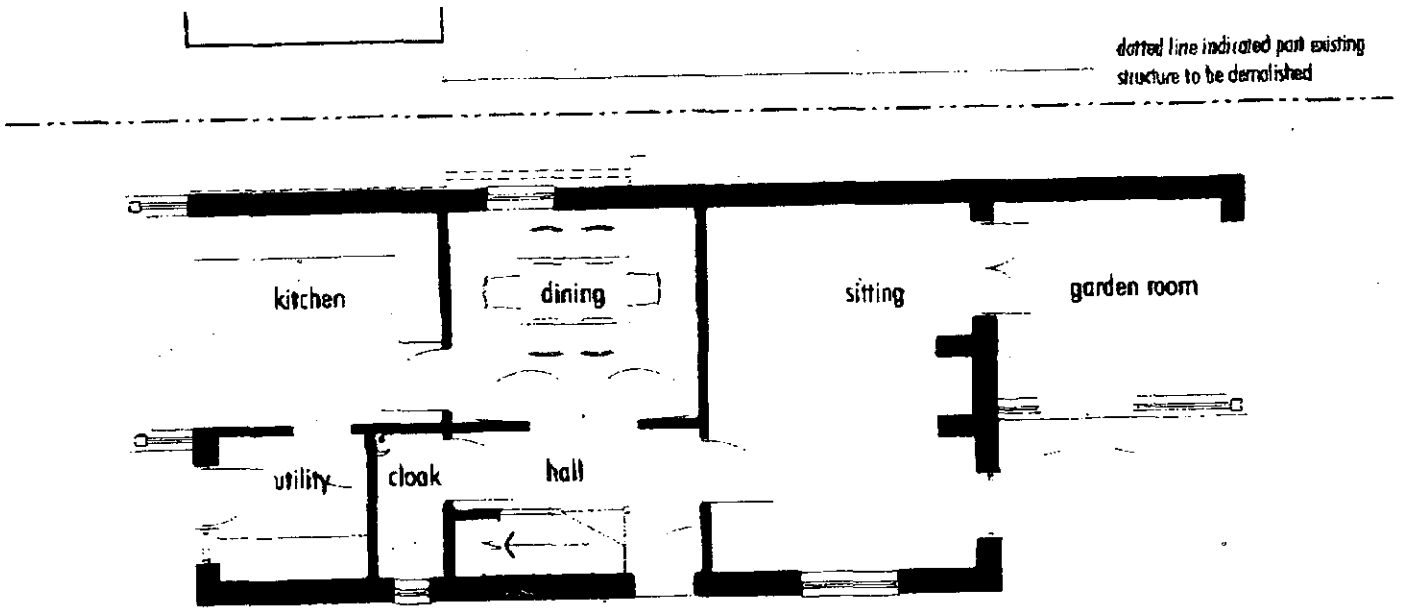
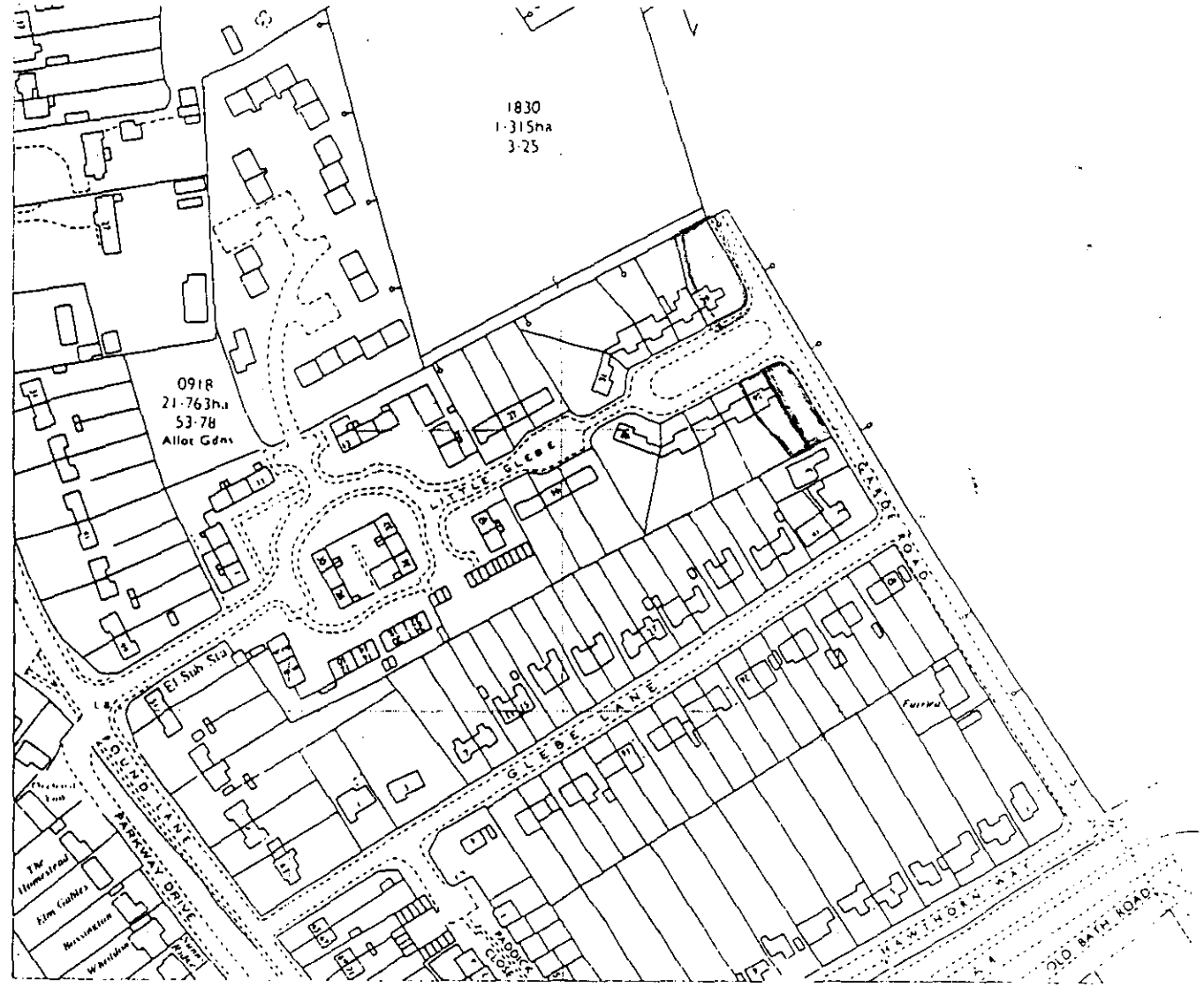
16/11/2001 14:17 01865875275 01865875275 PAGE 02



GROUND FLOOR PLAN

Revised Plan

16 NOV 2001 5260



Michael Vaughton Associates

Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT

39, LITTLE GLEBE, SONNING ON THAMES.

scale 1:2500	client ANDERSON
date	drawing LOCATION PLAN
drawn	
job 0171	no. 0171-L01 rev