THE
ANDERSON ORR
PARTNERSHIP

CHARTERED
ARCHITECTS

DETAILS TO MEET CONDITIONS

Our ref: 0171/07a26wdc/ra

26 January 2007

Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WH

PLANNING
960623
DC: ADMIN:
29 JAN 2007
ENF: APP:
COPIES: ACK:

Dear Sir or Madam

PROPOSED ERECTION OF SINGLE DWELLING AND CREATION OF VEHICULAR PARKING AREA TO LAND ADJOINING 39 LITTLE GLEBE SONNING ON THAMES - PLANNING PERMISSION F/2001/5260

Further to the issue of planning permission for the above the applicant will shortly be commencing development and therefore I am seeking the discharge of the conditions precedent as necessary.

Condition 2;	The proposed brick will be an Ibstock Ivanhoe Red Mix; The proposed roof tile will be a Redland Rosemary 'Red' plain clay tile; The 200mm deep feather edged timber boarding is to be stained dark brown;
Condition 3;	Please find enclosed 2 copies of our drawing no 0171/P01D showing the proposed boundary treatments for your approval;
Condition 8;	Please find enclosed 2 copies of our drawing no 0171/P02C showing the slab level of the existing house (no.39 and the proposed new dwelling;
Condition 12;	I would confirm that the newly created parking spaces serving both the proposed dwelling and the existing house will in the first instance be formed and laid out in order to accommodate delivery vehicles and the loading and unloading thereof. Turning provision within the site will be accommodated.
Condition 13;	During the construction period there will be the provision of an 'off street' skip which will be sited in a protected location. The site will be secured through the use of temporary fencing and this will serve to contain any 'blown' builders debris which will be diligently placed in the skip. In addition it is proposed that the adjacent highway be thoroughly hosed down and cleaned twice weekly and more frequently during periods of adverse weather as necessary.
Condition 16;	The enclosed drawing no 0171/P01D shows the proposed landscaping details for your approval.

I trust this is all order but should you have any queries or require further information please

DETAILS TO MEET CONDITIONS

--5760

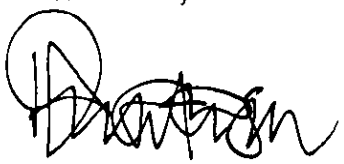
Directors:
Richard G. Anderson
BA Dip Arch RIBA

J. Michael Orr
BSc BArch RIBA

The Studio, 70 Church Road, Wheatley, Oxford. OX33 1LZ
01865 873936 01865 875275 info@andersonorr.com www.andersonorr.com

come back to me. In the meantime I look forward to receiving confirmation that the above conditions can be discharged as necessary.

Yours sincerely



Richard Anderson RIBA

Encs

DETAILS TO MEET CONDITIONS

--5260





THE
ANDERSON ORR
PARTNERSHIP

CHARTERED
ARCHITECTS

Our ref: 0171/07d10wdc/ra

10 April 2007

Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WH

PLANNING
9766.2
DC: HW ADMIN:
11 APR 2007
ENF: APP:
COPIES: ACK:

--5260

DETAILS TO MEET CONDITIONS

FAO Mrs J Jackson

Dear Mrs Jackson

PROPOSED ERECTION OF SINGLE DWELLING AND CREATION OF VEHICULAR PARKING AREA TO LAND ADJOINING 39 LITTLE GLEBE SONNING ON THAMES - PLANNING PERMISSION F/2001/5260

Further to your letter dated 6 March I am pleased to enclose 2 copies of our drawing no 0171/P01E which have been amended to show additional/amended landscape details which I am hopeful will allow you to discharge conditions 3 and 16.

Should you have any queries or require further information please do contact me.

Yours sincerely

Richard Anderson RIBA
Encs

Directors:
Richard G. Anderson
BA Dip Arch RIBA

J. Michael Orr
BSc BArch RIBA

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The Anderson Orr Partnership Limited
Registered in England and Wales
5615767

Tel: (0118) 974 6389 (Direct Line)
Fax: (0118) 974 6484
Date: 4th May 2007
My ref: HW
Your ref: F/2001/5260
File ref:

DETAILS TO MEET CONDITIONS

-5260

WOKINGHAM DISTRICT COUNCIL

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Mr Anderson,
The Studio,
70 Church Road,
Wheatley,
Oxford.
OX33 1LZ.

Dear Mr Anderson,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS 3 AND 16
PLANNING PERMISSION F/2001/5260
39 LITTLE GLEBE, SONNING ON THAMES

I refer to the revised drawing no. 0171-PO1 Rev E supplied in relation to conditions 3 and 16. The information relating to the drive construction and treatment of the existing hedge is considered to be satisfactory.

The mixed shrub planting proposed along the northern boundary of the site is also acceptable but the Landscape Officer has requested that additional details be submitted in relation to this:

- Species to be used,
- Size at the time of planting and
- Planting densities.

Native plants such as hawthorn, blackthorn, field maple, hazel and holly are recommended in this location and it is suggested that they are planted at 600 – 900 mm in height and at 3 plants per square metre.

If you have any queries regarding this advice, please contact Hannah Wilson on the above direct dial number.

Yours sincerely,

Clare Lawrence
Development Control Team Leader - Northern Parishes Area

TO: **DEVELOPMENT CONTROL**
Hannah Wilson

FROM: Environmental Design

DATE: 30 April 2007

Location:	39 Little Glebe, Sonning
Proposal:	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 13 April 2007 for the above application, the landscape comments are as follows:

The information provided on Dwg. No. 0171-PO1 Rev. E relating to the drive construction and treatment of the existing hedge is acceptable.
The use of mixed shrub planting along the northern boundary is also welcome but please would the applicant supply details of the species to be used, size at time of planting and planting densities. Native plants such as hawthorn, blackthorn, field maple, hazel and holly would be suitable in this location and it is suggested they are planted at 600 – 900 mm height and at 3 plants per square metre.

L Howard

E-5260

DETAILS TO MEET CONDITIONS

Lynne Howard
Landscape Officer

THE
ANDERSON ORR
PARTNERSHIP

CHARTERED
ARCHITECTS

DC: HW 98248

11 MAY

ENF:

COPIES:

Our ref: 0171/07e09wdc/ra

9 May 2007

Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WH

-5260

DETAILS TO MEET CONDITION

FAO Ms H Wilson

Dear Ms Wilson

PROPOSED ERECTION OF SINGLE DWELLING AND CREATION OF VEHICULAR PARKING AREA TO LAND ADJOINING 39 LITTLE GLEBE SONNING ON THAMES - PLANNING PERMISSION F/2001/5260

Further to a letter received from Clare Lawrence dated 4 May I am pleased to enclose 2 copies of our drawing no 0171/P01F which has been amended to include the specific species, size and density of mixed shrub planting along the northern boundary which I trust will allow you to discharge the outstanding condition no 16.

Should you have any queries or require further information please do contact me.

Yours sincerely

Richard Anderson RIBA
Encs

Directors:
Richard G. Anderson
BA Dip Arch RIBA

J. Michael Orr
BSc BArch RIBA

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Tel: (0118) 974 6389 (Direct Line)
Fax: (0118) 974 6484
Date: 24th May 2007
My ref: HW
Your ref: F/2001/5260

WOKINGHAM BOROUGH COUNCIL

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Mr Anderson,
The Studio,
70 Church Road,
Wheatley,
Oxford.
OX33 1LZ.

Dear Mr Anderson,

E-520 E-5260
DETAILS TO MEET CONDITIONS

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 16
PLANNING PERMISSION F/2001/5260
39 LITTLE GLEBE, SONNING ON THAMES

I refer to your letter received by this office on the 11th May and the revised drawing no. 0171-PO1 Rev F supplied in relation to condition 16. The Landscape Officer is satisfied with the supplied details and condition 16 can therefore be considered to be discharged. The development must be carried out in accordance with the approved details unless otherwise agreed by the Council.

If you have any queries regarding this advice, please contact Hannah Wilson on the above direct dial number.

Yours sincerely,

Clare Lawrence
Development Control Team Leader - Northern Parishes Area

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 2		Ibstock Ivanhoe Brick and Rosemary Red Tile sample	Materials - Brick and tile acceptable
Condition No 3	0171-PO1 D, E		Boundaries – Details are acceptable
Condition No 8	0171-PO2 C		Slab Levels - Details are acceptable
Condition No 11	0171-PO1 D	Photographs of vehicle access	Vis. Splays – Details are acceptable
Condition No 12	0171-PO1 D	Accompanying letter	Parking - Details are acceptable
Condition No 13	0171-PO1 D	Accompanying letter	Debris - Details are acceptable
Condition No 16	0171-PO1 D, E, F		Landscaping – Details are acceptable

5260

DETAILS TO MEET CONDITIONS

TO: **DEVELOPMENT CONTROL**
Hannah Wilson

FROM: Environmental Design

DATE: 22 May 2007

Location:	39 Little Glebe, Sonning
Proposal:	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 14 May 2007 for the above application, the landscape comments are as follows:

The details shown on Dwg. No. 0171-PO1F are acceptable. I am happy for Condition 16 to be discharged.

Lynne Howard
Landscape Officer

F/5260

DETAILS TO MEET CONDITIONS