Tel: (0118) 974 6389 (Direct Line)
Fax: (0118) 974 6484
Date: 6th March 2007
My ref: HW
Your ref: F/2001/5260
File ref:

Records to be scanned

Thanks!

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

WOKINGHAM DISTRICT 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

Dear Mr Anderson,

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

I refer to your letter received by the Council on 29th January 2007 and to the information submitted in relation to the specified conditions. A schedule of conditions that require submission and approval of details is enclosed. In summary:

Acceptable details have been submitted in relation to conditions 2, 8, 11, 12 and 13. These conditions can now be considered to have been discharged. The development must be carried out in accordance with the submitted details unless otherwise agreed by the Council.

Revised details are required in relation to conditions 3 and 16. The site is surrounded by countryside on two sides and the planting shown on the plans is currently insufficient to integrate the development into its surroundings. Below is a summary of the Landscape Officer's comments:

- Views into the site from the north will be of car parking and no attempt has been made to screen this area. Shrub planting between the parking area and the boundary would help do this.
- Care should be taken not to damage or interrupt the supply of air and water to the roots of the horse chestnut trees in the neighbouring field. It is advised that the excavation to create the car parking surface should not exceed 100 mm and a porous surfacing should be used. The area occupied by the roots is likely to extend approximately 5 metres from the trunks.
- It may not be possible to retain all of the existing hedge during the construction period. The drawing should be annotated to the effect that the existing hedge should be reinforced where necessary.

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

Yours sincerely,



Mrs J Jackson
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		Boundaries – Details are not sufficient
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		Landscaping – Details are not sufficient

Date: 21 February 2007

To: Highways

We have received details to meet with conditions for the following planning application:

Application Number: F/2001/5260

Location: 39, Little Glebe, Sonning.

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: Hannah Wilson

The new details are as follows: Details to comply with condition 11 - Visibility splays
Drawing No: 0171-P01 D and Photograph

Comments are required by 06/03/2002.

Should you have any queries regarding this application please contact the case officer Hannah Wilson on 0118 974 6389.

Details acceptable.

AC 28/2/07

THE
ANDERSON ORR
PARTNERSHIP

CHARTERED
ARCHITECTS

Our ref: 0171/07b07wdc/ra

7 February 2007

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

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 my letter dated 26 January and our subsequent telephone conversation please find herewith samples of the proposed brick (Ibstock Ivanhoe Red Mix) and roof tile (Redland Rosemary 'Red' plain clay tile)

Finally, I enclose a photograph showing the formation of the vehicular access and vision splays as required under Condition 11 and which comprises the first part of the development.

I trust this is all order but 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
5245767

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01865 873936 01865 875275 info@andersonorr.com www.andersonorr.com

TO: **DEVELOPMENT CONTROL**
Hannah Wilson

FROM: Environmental Design

DATE: 22 February 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

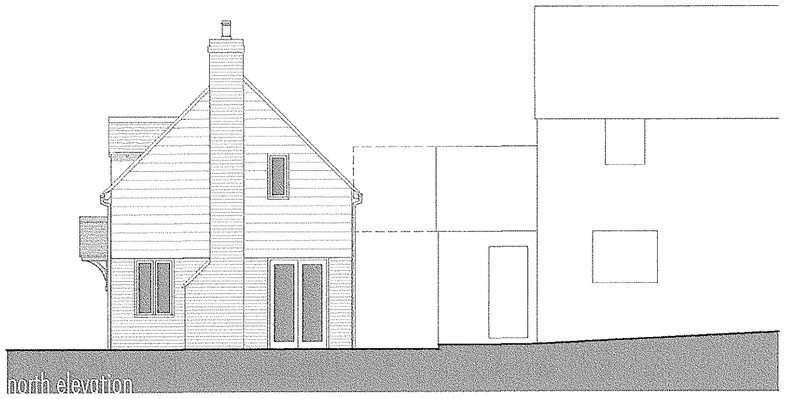
In response to your consultation dated 5 February 2007 for the above application, the landscape comments are as follows:

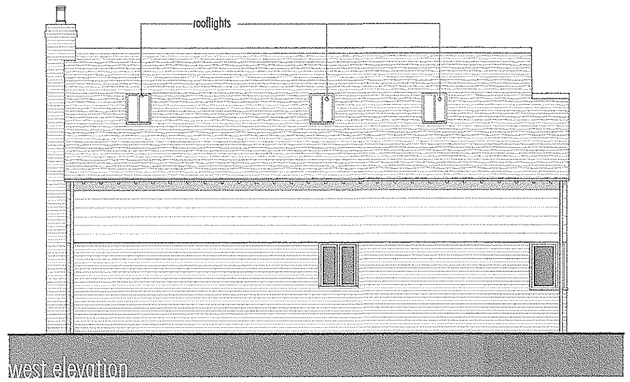
The site is surrounded by Countryside on two sides and currently insufficient planting is shown which will help integrate the development into its surroundings.

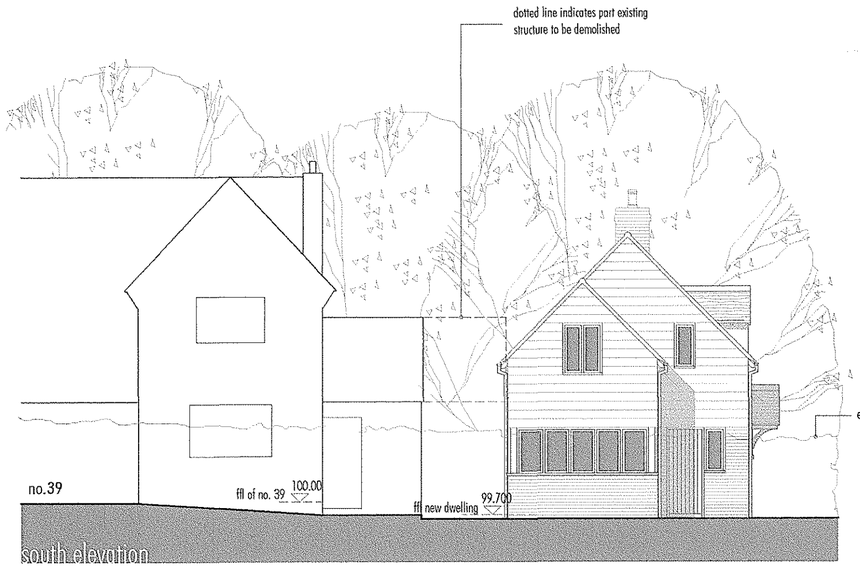
- Views into the site from the north will be of car parking and no attempt has been made to screen this area. Shrub planting between the parking area and the boundary would help do this.
- Along this boundary will be found the roots of the horse chestnut trees in the neighbouring field and care should be taken not to damage these roots or interrupt the supply of air and water to them. No details are provided of the car parking surface but it is advised that excavation should not exceed 100 mm and a porous surfacing should be used. The area occupied by the roots is likely to extend approximately 5 metres from the trunks.
- As noted in our earlier comments it may not be possible to retain all of the hedge during the construction period. The drawing should be annotated to the effect that the existing hedge should be reinforced where necessary.

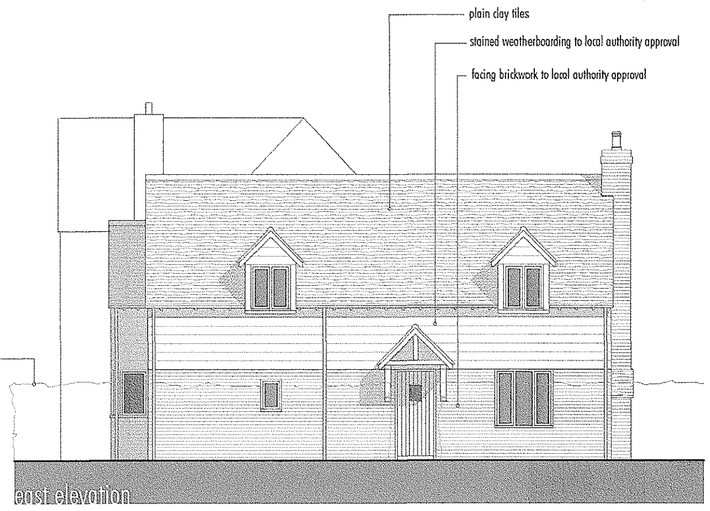
Lynne Howard

Lynne Howard
Landscape Officer









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DO NOT SCALE

ORIGINAL SIZE OF DRAWING A2

PLANNING
DEC. ADMIN.
29 JAN 2007
ENG. APP.
COPIES: ACK.

DETAILS TO MEET CONDITIONS

Rev. C 17.01.07 slab levels added
Rev. B 17.01.02 garages and garden room omitted
Rev. A 29.11.01 garage increased in size

The ANDERSON ORR Partnership The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936	scale 1:100	client ANDERSON	
	date NOV 2001	drawing ELEVATIONS	
PROJECT NEW DWELLING 39 LITTLE GLEBE SONNING ON THAMES	drawn KVL		
	job 0171	no. 0171-P02	rev C

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