APPLICATION NO:
F/2002/6169

LOCATION:
5 The Mews High Street, Sonning Reading.

APPLICANT:
Mr C L Pollock

PROPOSAL:
Proposed erection of wooden garden shed.

EARLIEST DATE FOR DECISION: **12/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

121
DO

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C L Pollock
5 The Mews
High Street
Sonning
Berks
RG4 6UP

Application Number: F/2002/6169

Parish: **SONNING**

Location: **5 The Mews, High Street, Sonning, Reading.**

Proposal: **Proposed erection of wooden garden shed.**

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 condition, the reason for which is specified hereunder.

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

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Informative
1. 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 EN1 and EN3.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

2170

Tel: 0118 974 6229

Date: 16 January 2002

My Ref: RK/MLT/Sonning/PD

C.L. Pollock
5 The Mews
High Street
Sonning
Reading
Berks
RG4 0UP

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 Mr Pollock

5 The Mews, High Street, Sonning
Proposed erection of corner shed and pergola

I refer to my letter of 22 November 2001 concerning the above. Please accept my apologies for the delay in replying.

Thank you for the accurate location of your house. I can now confirm that planning permission is required for the development described above, owing to the fact that the site is within a conservation area and the proposed structure would exceed 10 cubic metres in volume. In addition to this, the permission for your house (F/1999/0070) contained a condition revoking the permitted development rights for development within the curtilage of dwelling house.

I enclose a set of application forms for your assistance. Due to the fact that your permitted development rights have been removed, there would be no fee due for this application. If you have any questions please do not hesitate to contact Richard Kelly on 0118 974 6229 (Wednesdays to Fridays only).

Yours sincerely

MLT

M L Thorp
Principal Development Control Officer

Richard

Tel: 0118 974 6229

Date: **22 November 2001**

My Ref: RK/MLT/Sonning/PD

C.L. Pollock
5 The Mews
High Street
Sonning
Reading
Berks
RG4 0UP

Plots

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 Mr Pollock

5 The Mews, High Street, Sonning
Proposed erection of corner shed and pergola

Further to your letter of 6 November 2001, I write to confirm that planning permission is probably required for the development described above, owing to the fact that the site is within a conservation area and the proposed structure would exceed 10 cubic metres.

The reason I am unable to say conclusively whether planning permission is required is that I have been unable to establish which property is '5 The Mews, High Street, Sonning'. If you could provide me with a 1:1250 Ordnance Survey extract showing the exact location of your property, I will be able to provide a definite answer.

If you have any questions please do not hesitate to contact Richard Kelly on 0118 974 6229 (Wednesdays to Fridays only).

Yours sincerely

M L Thorp
Principal Development Control Officer

PLAN REF SU7575

1-2500

12.50 AGENTS. (BLACKWELLS BOOKSHOP READING)

Richard Mr. Pollock called 11/12/01 see attached plans he will be writing in.



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Development Control Section, Environmental Services, Wokingham District Council.

11 December 2001

Scale: 1 : 500

Applicationo	Name & Address
F/2002/6169	Mr M J Dorward Cleaver Cottage High Street SONNING Berkshire
Committee letters	Sent 15.05.02 sv
APPLICATION APPROVED	LETTERS SENT 27.05.02 Transferred to MKA

WOKINGHAM UNITARY
Aiming for Excellence

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

20. APPLICATION NO: 2002/6169, PROPOSED ERECTION OF WOODEN GARDEN SHED, 5 THE MEWS HIGH STREET SONNING, FOR: MR C L POLLOCK

The Committee considered a report about this application set out on Agenda pages 309 to 315.

RESOLVED: That Application No: 2002/6169 be approved subject to the condition set out on Agenda pages 310 to 311.

Development Control Ref No:	Received	Listed by	Parish
F/2002/6169	15/02/2002	Cllr Rose	Sonning

Applicant: Mr C. L. Pollock
Location: 5 The Mews, High Street, Sonning
Proposal: Proposed erection of wooden garden shed

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Richard Kelly

SUMMARY:

1. **Planning History** – The property is located within the Identified Settlement of Sonning. The house is part of the former H & C Motors site and had its permitted development rights with regard to outbuildings removed as part of the permission for the house (F/1999/0070), therefore the erection of a shed needs planning permission. The property is within the Sonning Conservation Area.

2. **Proposal** – The proposal is the erection of a garden shed.

   The application has been placed before the Development Control Committee at the request of Cllr Rose, owing to concerns about overbearing on adjoining properties.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

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

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Informative

1. You are advised, in compliance with *The Town & 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:

Policies EN1 and EN3 of the Berkshire Structure Plan
WBE1 and WOS3 of the Wokingham District Local Plan
LBE1 of the Loddon Area Local Plan

15.FEB.2002* 6159

LR

TITLE NUMBER

N

ORDNANCE SURVEY MAP REFERENCE: SU7575NE

SCALE 1:500 Enlarged from 1/2500

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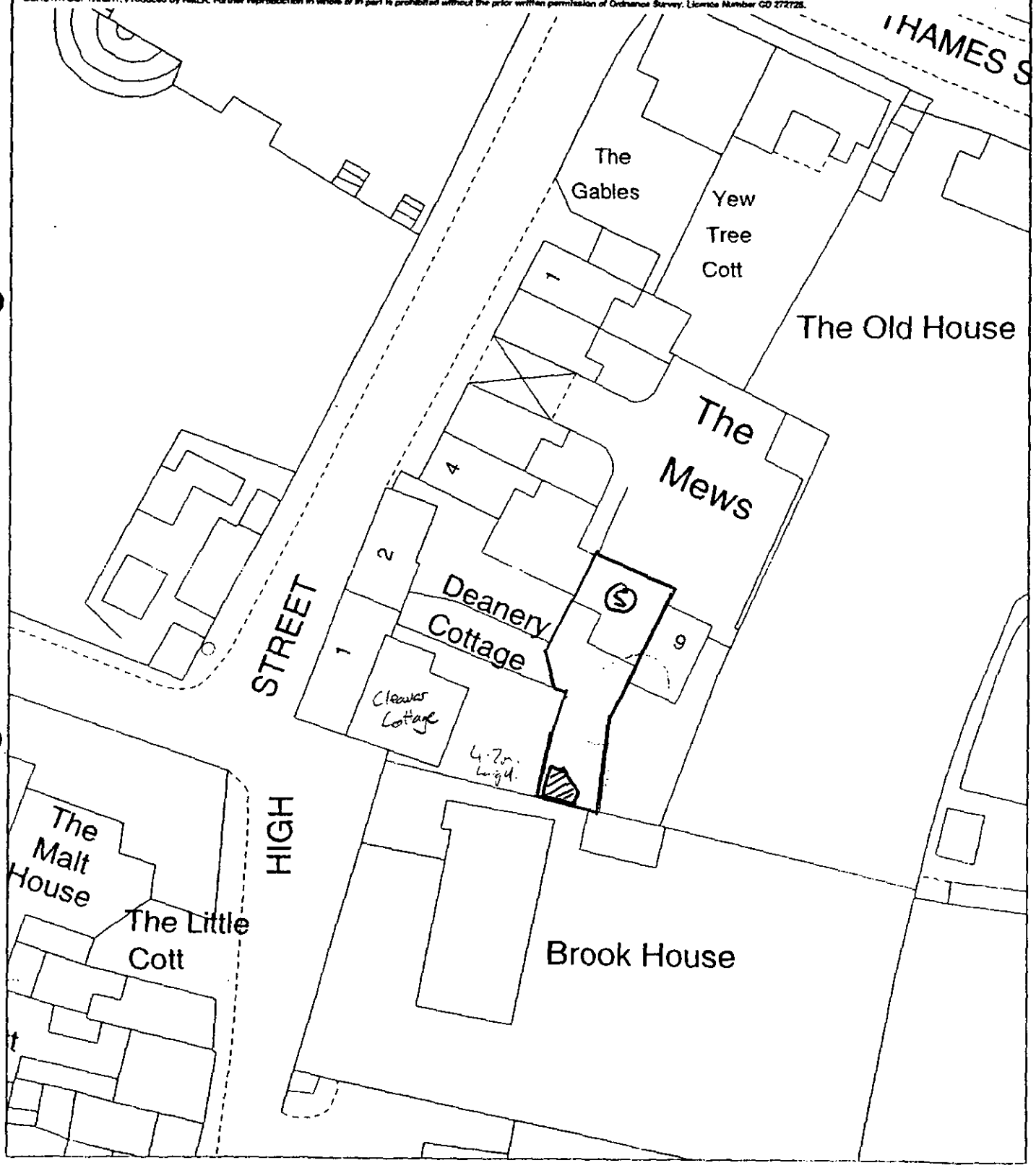
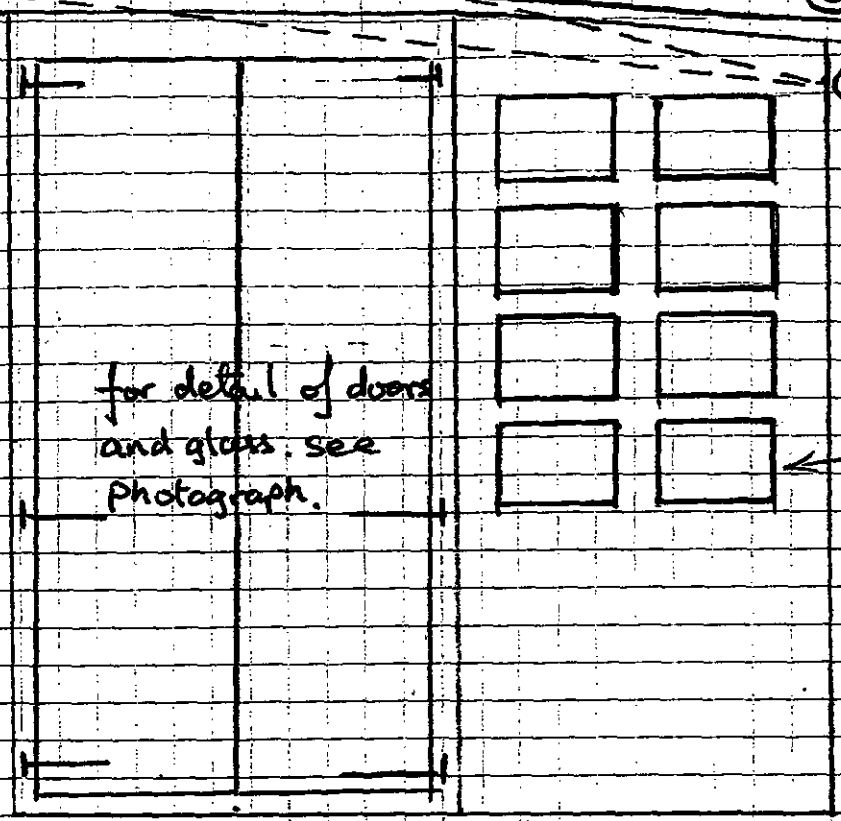


height at (A)
2·185m

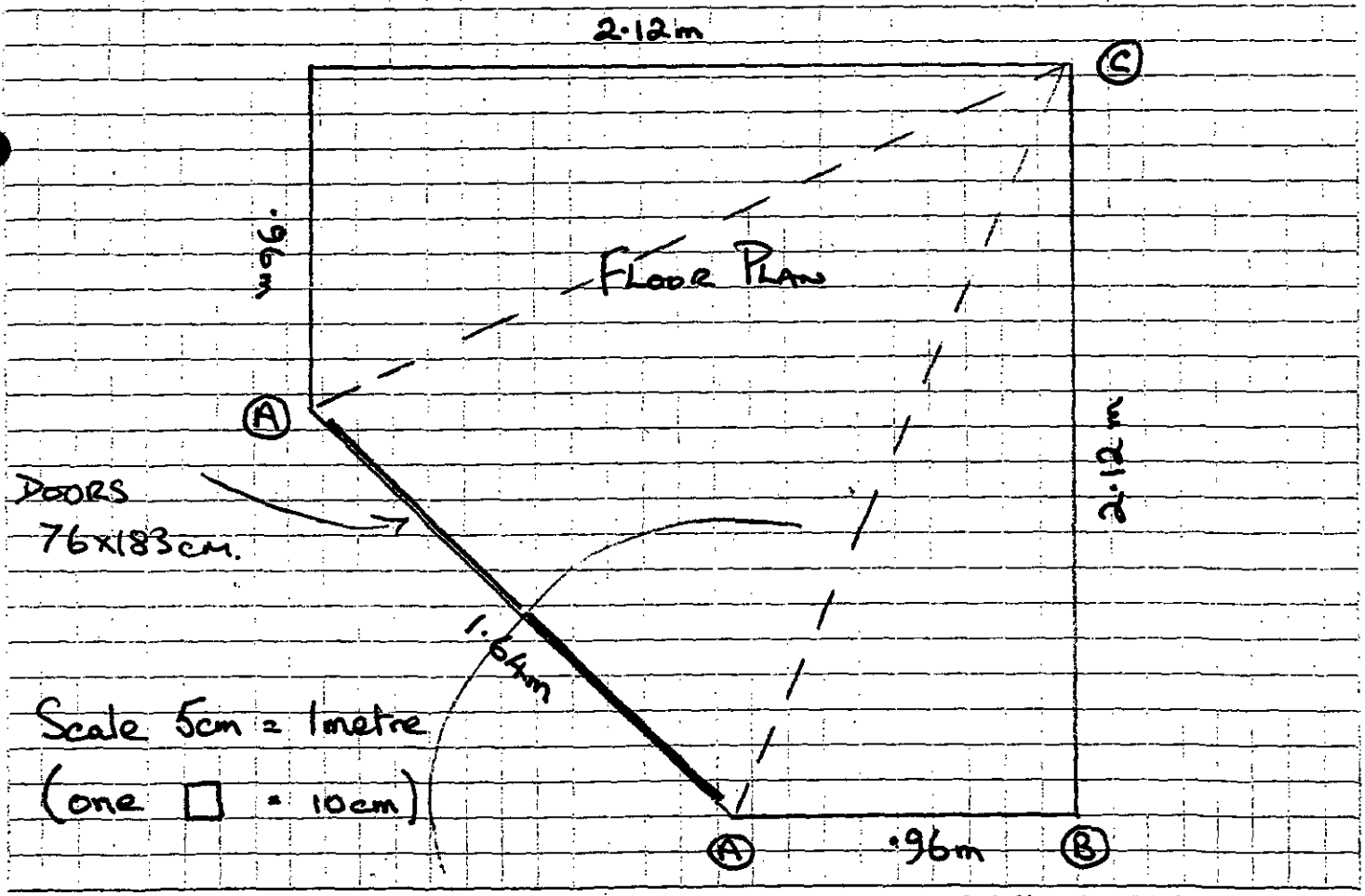
height at (B)
(by extrapolation)
2·10m

roof overhang
10cm

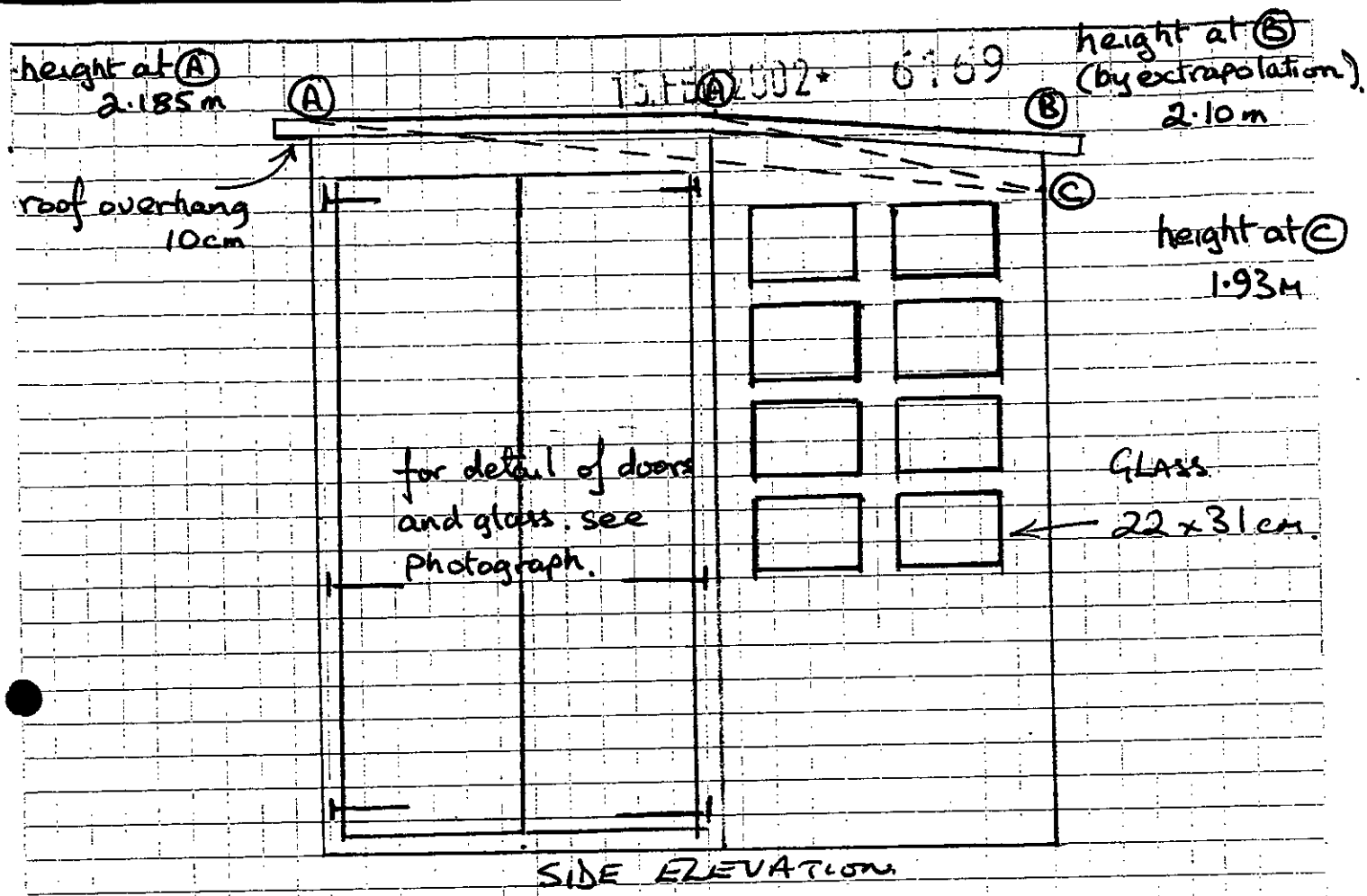
height at (C)
1·93m

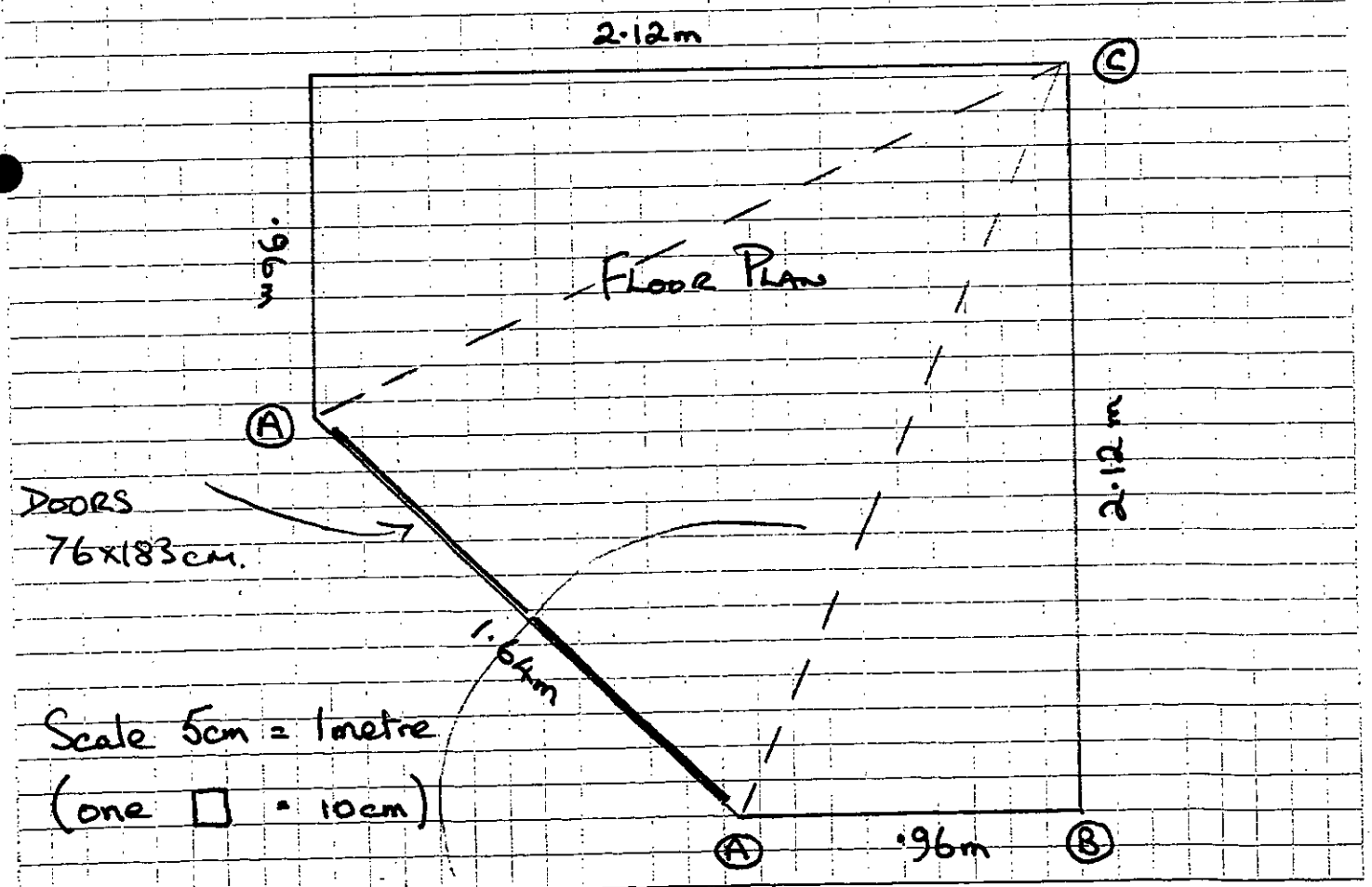


SIDE ELEVATION



Southfield Stationers, Scotland.





Southfield Stationers. Scotland.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6169

Applicant : Mr C L Pollock .

Location : 5 The Mews, High Street, Sonning, Reading.
Proposal : Proposed erection of wooden garden shed.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/02/2002

Earliest Date for Decision : 12/04/2002

Latest Consultation Date/Site Notice Expiry Date : 12/04/2002

This application will have expired on: 12/04/2002. 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 :

Heritage: no objection in principle, but some concerns regarding height as viewed from neighbours
Cleaves Cottage: Boundary in wrong place, loss of light, rainwater discharge.
Sonning P.C.: object - overbearing on Cleaves Cottage
Cllr. Rose: list if for approval.

Planning Issues :

Application Number: F/2002/6169

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6169
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	

RECORD OF SITE VISIT

SITE ADDRESS: 5 The Mews High Street Sonning Reading.

APPLICATION NUMBER: F/2002/6169

OFFICER: Richard Kelly

DATE OF SITE VISIT: 5/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS In - fill mews development behind High Street.

3. DESCRIPTION OF SITE/BUILDING Semi detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi with No. 6 The Mews. In courtyard - Nos. 1-4 face High Street.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING unaffected.

LEVELS Property to W. is 0.5m lower. +S.

BOUNDARY TREATMENT 0.5m fence to E with 0.3 trellis on top. 1.8m trellis to W with 1.5m fence behind 2m trellis above 1.3m wall to rear.

OTHERS White property with one small downstairs fanlight + completely opaque door to rear.

OB

RK

21 MAY 2002

COPIES TO | ACK: ✓ | FILE:

5, The Mews,
Sonning.

21 May 2002.

Ref: F/2002/6169

Dear Mr Kelly,

For your information I enclose a copy of a letter I sent to Cllr. Rose. Cllr. Rose visited 5, The Mews on 20th May to see the site for himself.

Your sincerely.

C. L. Pollock.

Tel. - 0118 944 9866

5, The Mews,
High Street,
Sonning.

14 May 2002.

Ref: Planning Application F/2002/6169

Dear Mr Rose,

As the Sonning Parish Councillor I understand that you have asked for this application to be listed for debate by the Planning Committee. Since my P.D. rights have been revoked I hope you will allow me to point out some inaccuracies in the statements of those who have commented on and objected to the application. (There are sheds of various shapes and sizes in most of gardens ajoining his property.)

The Parish Council.

1. If the Parish Council have any evidence that the boundary fence is not correct I hope they will let me or the Land Registry know. All legal opinion that I have confirms that boundary is not in dispute. The application is on land that is all in the applicant's ownership.

2/3. The applicants property is not 1 metre higher than the ground level of the adjoining property, Brook House. The difference is .5 metre — 4 courses of bricks!
It may be of interest to know that in August 2001 the owner of Brook House erected a solid wooden fence on top of the existing boundary wall to a total hight

of 2·8 metres. This was to ensure privacy. (I assume). As planning permission had not been sought the fence had to be taken down. In its place the developers sought and received permisson to erect a trellis fence to a hight of 2·3 metres. The maximum hight of the proposed shed is 2·185 metres and will cover an area of approximately 20% of the area of solid wooden fence that owner of Brook House found perfectly acceptable. Hardly an overbearing impact on Brook House.

The owner of Cleaver Cottage.

1. Mr Dorward, to my knowledge has not proved or attempted to prove that the boundary has been moved. It is my view that the boundary fence is correct.

2. Mr Dorward has added wooden trellis to the boundary fence. Some of this Trellis has been removed but sections remain to a hight of at least 2·3 metre.
   - The proposed shed is located ·3 metre from the legal boundary and not on the fence line.
   - If rainwater discharge is a genuine concern it can be alleviated by guttering on the boundary side but I suspect that this may objected to as unsightly.

3 - The masciman hight of shed is 2·185m. This high point is furthest from the boundary. It is hard to see how a flat roofed shed (to the east of his property) will take away his light.

In conclusion thank you for reading this letter. All that is requested is a level playing field – in so far that that is possible in local politics. If you require any further information or wish to view the matter "from the N°5 side of the fence" please let me know.

Yours Sincerely,

Colin Pollock

P.S. In case you are unable to attend the planning meeting (holidays ect.) I will send a copy of this letter to the committee chairman.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2002/6169

Officer RICHARD KELLY

Parish SONNING.

Proposal ERECTION OF WOODEN GARDEN SHED.

Address 5 THE MEWS HIGH STREET.

Applicant MR CL POLLOCK.

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

1. The Council has been made aware that there is some dispute over the position of the boundary fence between 5 The Mews and Cleaver Cottage, indicating that part of the application is on land not in the applicant's ownership.

2. Although the proposed shed is only 1.93 metres at the rear, rising to 2.185 metres at the front, the ground level of the applicants property is 1 metre higher than the ground level of the adjoining property, Brook House.

3. The difference in levels will result in an overbearing impact on Brook House.

4. The Council believe that this impact could be greatly lessened if the width of the shed were reduced by 0.3 metres on the western boundary, which runs parallel with the boundary to Brook House.

5. The Council are against the proposal as it stands but if the above problems could be overcome the Council would withdraw their objections.

L. A. Bates (Clerk to the Council). 12 April 2002

OBS

RK

11 APR 2002

Mr M.J.R.Dorward Cleaver Cottage High St Sonning Berks

Ref F/2002/6169

8th April 2002

Dear Sir

With reference to the planning application for a shed in the garden of No 5 The Mews High St., Sonning

I object to the planned erection of a shed on the following grounds

1) Part of the land my neighbor proposes to place the shed on belongs to me. The fence was illegally moved to the present location by the developer. I have photographic evidence showing the fence was illegally moved, I also have the evidence from my neighbor Mrs. Blum at Brooke House in the High St who will verify that the end of my fence was originally placed on the brick pier located on her wall.
2) As the building is higher than my fence and is located on the fence line rainwater will discharge straight over my wall and over the fence
3) The shed stands higher than the fence and will take away light the height I have been told that I can erect a fence is 2m and no higher.

Yours Sincerely

M.J.Dorward

Date: 15 May 2002

Your Ref:

My Ref: **Richard Kelly - F/2002/6169**

Mr C L Pollock

5 The Mews
High Street
Sonning
Berks
RG4 6UP

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

Dear Sir/Madam

Application Number: F/2002/6169

Site Address: 5 The Mews, High Street, Sonning, Reading.

Proposal: Proposed erection of wooden garden shed..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Addres
F/2002/6169	Mr M J Dorward Cleaver Cottage High Street SONNING Berkshire
Committee letters	Sent 15.05.02 sv

WOKINGHAM UNITARY
Aiming for Excellence

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - M
E PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESS

1327

To: Richard

Mr / Mrs / Miss

Of: Tel No:

☑ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☑ Will call again ☐ URGENT

Message:

neighbour to F/2002/6169 5 The Mews, High St, Sonning.

Concerned that the part of the land to be developed on 'co' his' - this was not declared on Section 66 (Should be Cert B).

Message taken by: Jason Time: 16/5 11.40

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966 Email: reprographics@wokingham.gov.uk

=== COVER PAGE ===

TO: _____

FAX: 9746484

FROM: N D ROSE, SONNING,UK

FAX: +44-118-969-3195

TEL: 0118-969-3195

COMMENT: PLEASE TELEPHONE IF NOT OK

Tel: (0118) 974 6229

Date: 19 March 2002

My ref: F/2002/6169

PLAN:	APT
POL	TLS
DC RK	EMF
APP	
CS	
10 APR 2002	
COPIES TO	ACK:
	FILE:

WOKINGHAM UNITARY
Aiming for Excellence

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33508 – Wokingham

Dear Councillor

Application Number: F/2002/6169
5 The Mews, High Street, Sonning, Reading.
Proposed erection of wooden garden shed.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/6169**
5 The Mews, High Street, Sonning, Reading.
Proposed erection of wooden garden shed.

I wish this application to be listed should the officers recommendation be for: GRANT/[redacted]L
and my reasons are:
IMPACT ON NEIGHBOURING PROPERTIES – THE "SHED" IS TOO LARGE AND EFFECT IS EXACERBATED BY RELATIVE GROUND LEVELS.
Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: [signature] Date: 10/4/02

Councillor N Rose

PLANNING
POL
DC RK
APP
CS
11 APR 2002
COPIES TO
ACK:
FILE:

FAX MESSAGE

FAX TO: RICHARD KELLY

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 12 APRIL 2002

Please find attached comments on application no. F/2002/6169

LESLEY BATES (CLERK TO THE COUNCIL).

01189697753
11-APR-02 01:58 David Bates 01189697753 PAGE: 1

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2002/6169/02

Officer RICHARD KELLY

Parish SONNING.

Proposal ERECTION OF WOODEN GARDEN SHED.

Address 5 THE MEWS HIGH STREET.

Applicant MR CL POLLOCK.

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

1. The Council has been made aware that there is some dispute over the position of the boundary fence between 5 The Mews and Cleaver Cottage, indicating that part of the application is on land not in the applicant's ownership.

2. Although the proposed shed is only 1.93 metres at the rear, rising to 2.185 metres at the front, the ground level of the applicants property is 1 metre higher than the ground level of the adjoining property, Brook House.

3. The difference in levels will result in an overbearing impact on Brook House.

4. The Council believe that this impact could be greatly lessened if the width of the shed were reduced by 0.3 metres on the western boundary, which runs parallel with the boundary to Brook House.

5. The Council are against the proposal as it stands but if the above problems could be overcome the Council would withdraw their objections.

L. A. Bates (Clerk to the Council). 12 April 2002

01189697753
11-APR-02 01:59 David Bates 01189697753 PAGE: 2

OBS

PLAN
POL
DC RK
APP
CS
11 APR 2002
ACK
FILE

Mr M.J.R.Dorward Cleaver Cottage High St Sonning Berks

Ref F/2002/6169

8th April 2002

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2) As the building is higher than my fence and is located on the fence line rainwater will discharge straight over my wall and over the fence
3) The shed stands higher than the fence and will take away light the height I have been told that I can erect a fence is 2m and no higher.

Yours Sincerely

M.J.Dorward

To:
Harold Sanders
Urban Design And Conservation Officer

From: Richard Kelly

Date: 19 March 2002

20 MAR 2002

Application Number: F/2002/6169

Proposal: Proposed erection of wooden garden shed..

Site Address:
5 The Mews, High Street, Sonning, Reading.

Applicant:
Mr C L Pollock .

Your observations are required in respect of this application within **7 days** of the above date.

THIS APPEARS TO BE A MODEST STRUCTURE AND THE PRINCIPLE OF ADDING A BUILDING OF THIS FORM AND CONSTRUCTION, INCLUDING THE FELTED ROOF, IS ACCEPTABLE TO ME.

MY ONLY CONCERN WOULD BE THE HEIGHT, WHEN CONSIDERED IN RELATION TO THE ADJOINING FENCING.

IT WOULD BE HELPFUL, TO OVERCOME ANY PROBLEMS OR CONCERNS FROM ADJOINING OWNERS, IF THE STRUCTURE COULD BE ILLUSTRATED WITH THE ADJOINING FENCES SHOWN, SO THAT THE IMPACT AND RELATIONSHIP CAN BE DETERMINED NOW.

Harold Sanders

04-03.02.

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

Tel: (0118) 974 6229

Date: 19 March 2002

My ref: F/2002/6169

WOKINGHAM UNITARY
Aiming for Excellence

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

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

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5 The Mews, High Street, Sonning, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6169**
5 The Mews, High Street, Sonning, Reading.
Proposed erection of wooden garden shed.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor N Rose
**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6169
CASE OFFICER: Richard Kelly

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

Organisation_Name	Building_Name	address1	Postcode
	1 DEANERY COTTAGE	1 DEANERY COTTAGEHIGH STREETREADING	RG4 6UP
	2 DEANERY COTTAGE	2 DEANERY COTTAGEHIGH STREETREADING	RG4 6UP
	BROOK HOUSE	BROOK HOUSEHIGH STREETREADING	RG4 6UP
	CLEAVER COTTAGE	CLEAVER COTTAGEHIGH STREETREADING	RG4 6UP
4	THE MEWS	THE MEWSHIGH STREETSONNING	
3	THE MEWS	THE MEWSHIGH STREETSONNING	
6	THE MEWS	HIGH STREET SONNING	

neighbour consultation list

F/ 2002/6169

Received by Wokingham District Council

Application No: F/2002/6169

Proposal:
Proposed erection of wooden garden shed.

Location:
5 The Mews, High Street, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6169 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

19 March 2002

15 FEB 2002 6169

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA

To: Richard

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

● Please Phone ☐ Will call again ☐ URGENT

Message:

I have only just found this application. I don't know where it has been. We have sent out the consultations. If you need any additional elevations maybe you can ask the applicant directly. There may be enough there for you to determine it.

Message taken by: Carl. Time: 19/3.

THE REPROGRAPHICS UNIT, Unit 13 Waller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9739844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/6169	Map No : 31
Case Officer : RK	Site Area : 0.02
Valid Date : 15/02/02	Received Date: 15/02/2002

Level : Delegated Application

Description : Proposed erection of wooden garden shed.

Location : 5 The Mews, High Street, Sonning, Reading.

Parish : SO Ward : SON

Applicant : Mr C L Pollock .

Fee Required: £0 Fee Received: £0 NOT required

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	We only have one of the four elevations required.	Note to officer	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Sonning

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No In Conservation Area

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INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

1. Pasture re Newts.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

Archaeological Site - no Consultation required for garden shed

.....

.....

NEIGHBOURS

.....

S/N + see map

(incl 6 The Mews – no address point on GIS)

Pre-app

Rec'd 2.50pm 15.FEB.2002* 6169 15/2/02

08 FEBRUARY 2002

YOUR REF: RK/MLT/SONNING/PD.

FOR THE ATTENTION OF: RICHARD KELLY.

11/02 ✓
12/02 ✓
15/02 ✓

1933

ADDRESS 5 THE MEWS PARISH SONNING

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
42640		Mallard Rec Dev.	Dem all ex Bldgs	4.7.94		R
42641 (CAC)		"	Erect 6 dwellings	7.6.00		RE
E/1999/0070		Oakwood U.K. Ltd	"	7.6.00		C/
CA/2000/2048		"	Within Conservation Area Demo Gar + Walls	12.9.00		A

MINISTRY DECISION: PD Enq - Corner Shed & Pergola - 16/1/02 - (4)

SPECIAL ORDERS: PD Enq - Corner shed + Pergola - CLPO1oct. 22.11.01 P.P req.

Environmental Services

For office use only.
Application number: 15.FEB.2002 6169

Householder planning application form

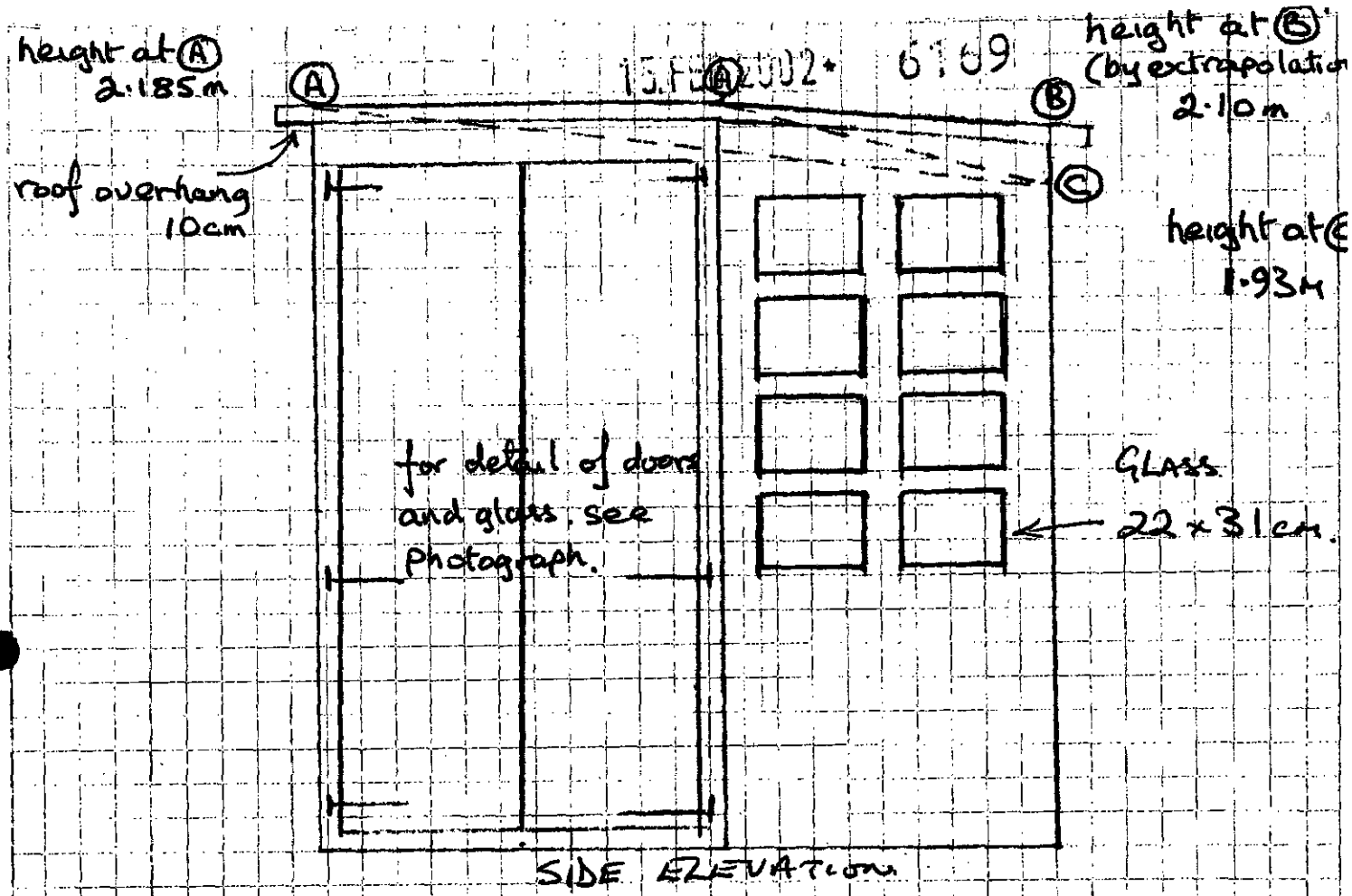
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please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

WOKINGHAM UNITARY
Aiming for Excellence

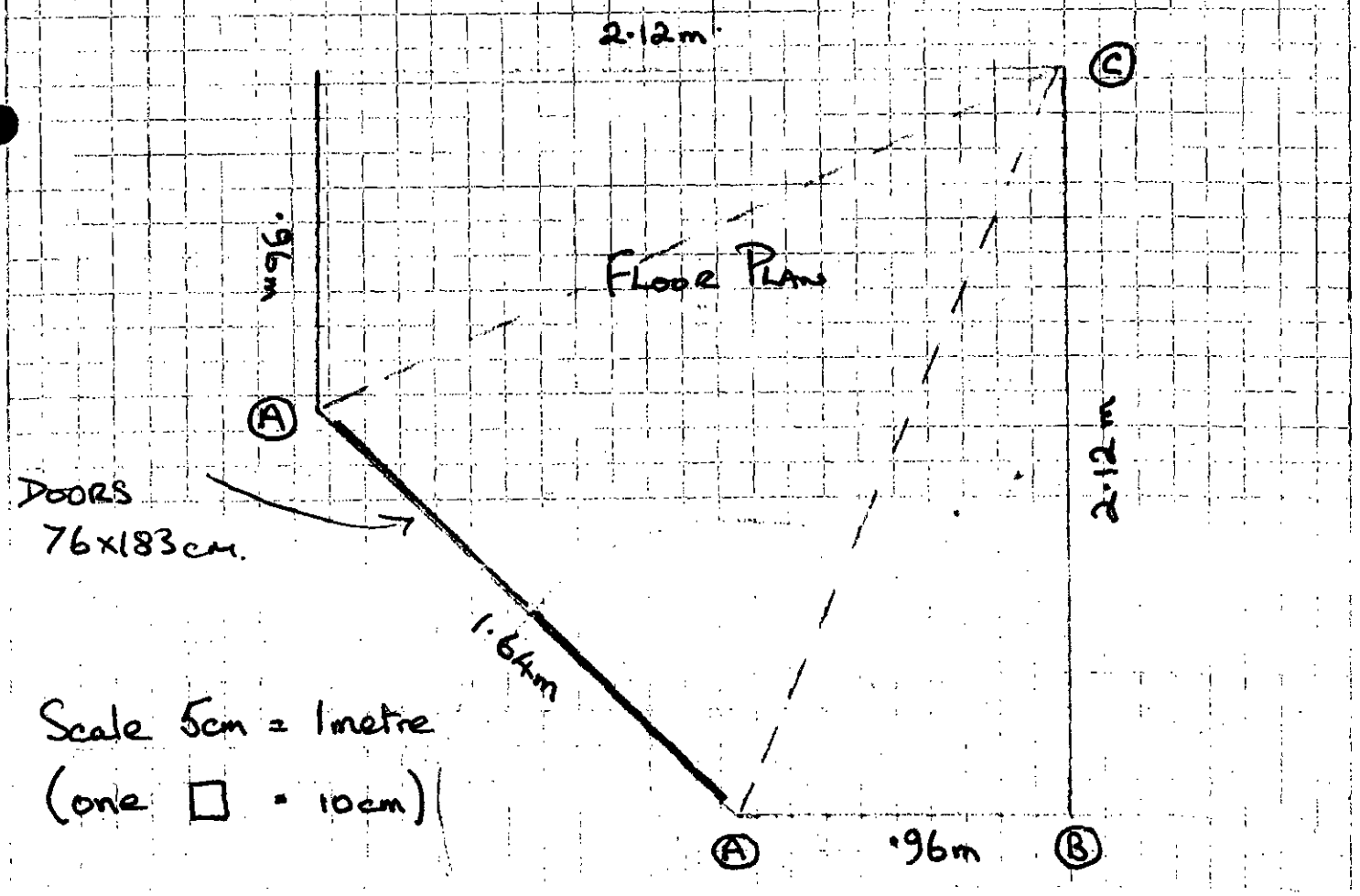
1	Your name Address and postcode Phone number	COLIN L. POLLOCK 5, THE MEWS HIGH STREET SONNING RG4 6UP 0118 9449866
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	ABOVE ADDRESS.
4	Give brief details of the proposal for example, two storey side extension. About the application	FLAT ROOFED CORNER GARDEN SHED
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TARRED FELT ROOF LIGHT COLOURED WOOD STAIN.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

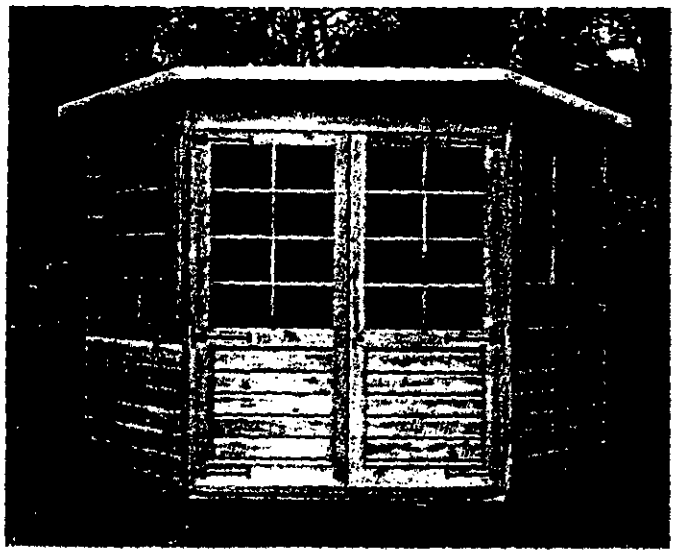
3544 Crystal Mark
Clarity approved by Plain English Campaign

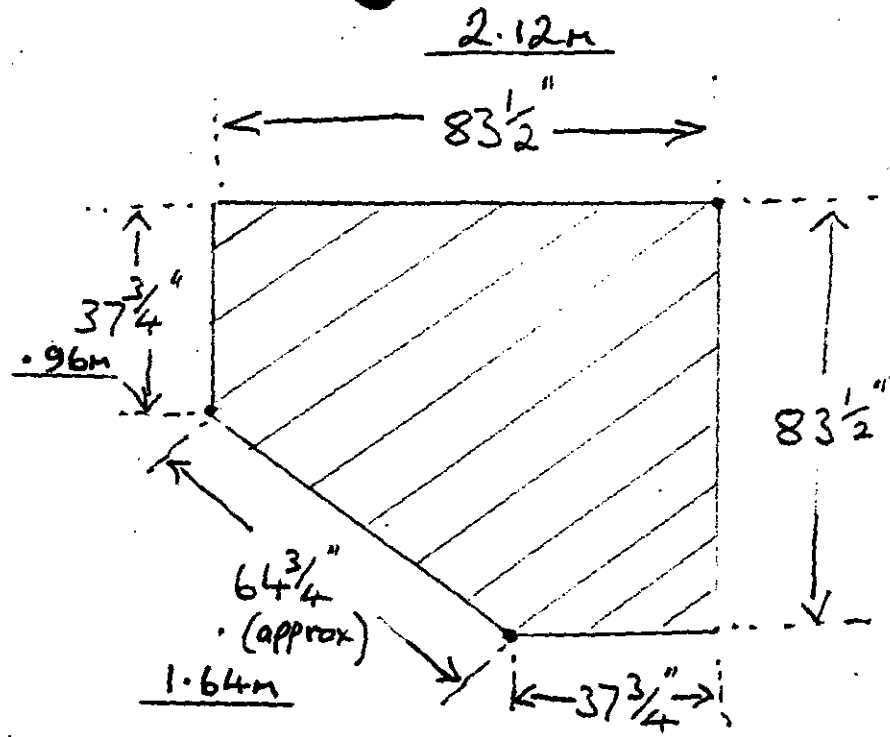
Please turn over


height at Ⓐ
2.185m
Ⓐ
15 FEB 2002 6169
Ⓐ
Ⓑ
height at Ⓑ
(by extrapolation
2.10m
roof overhang
10cm
Ⓒ
height at Ⓒ
1.93m
for detail of doors
and glass, see
photograph.
GLASS
22 x 31cm.
SIDE ELEVATION

APPROVED


2.12m
Ⓒ
.96m
FLOOR PLAN
Ⓐ
DOORS
76x183cm.
2.12m
1.64m
Scale 5cm = 1metre
(one □ = 10cm)
Ⓐ
.96m
Ⓑ





Height at front *(external including floor and roof)*	7'2"	2·185M
Height at rear *(external including floor and roof)*	6'4"	1·93M

DOORS 76 × 183cm

GLASS (×32) 22 × 31 cm.

Volume 7.8 cu. metres

APPROVED

15 FEB 2002

9169

15.FEB.2002

TITLE NUMBER

N

ORDNANCE SURVEY MAP REFERENCE: SU7575NE

SCALE 1:500 Enlarged from 1/2500

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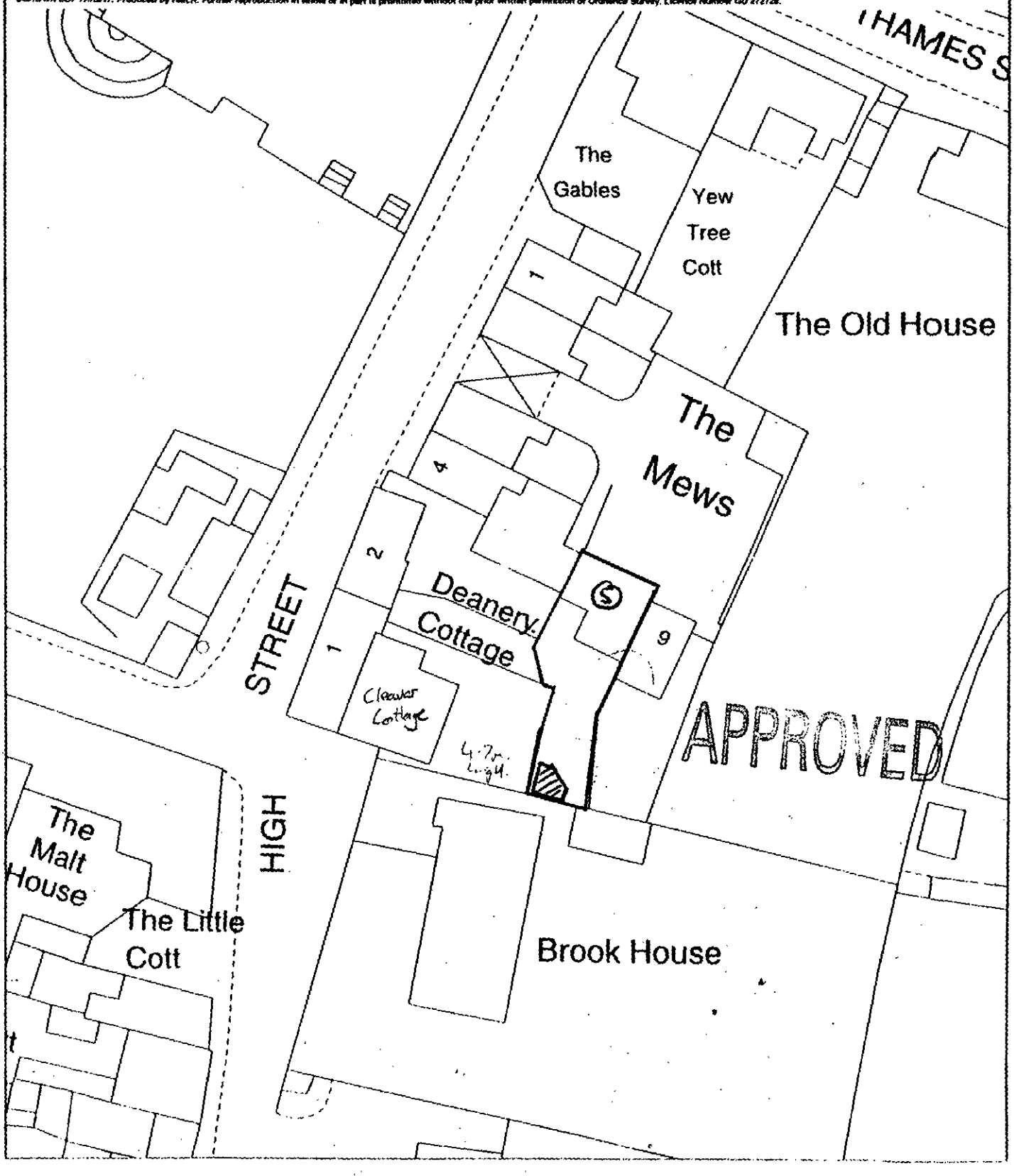

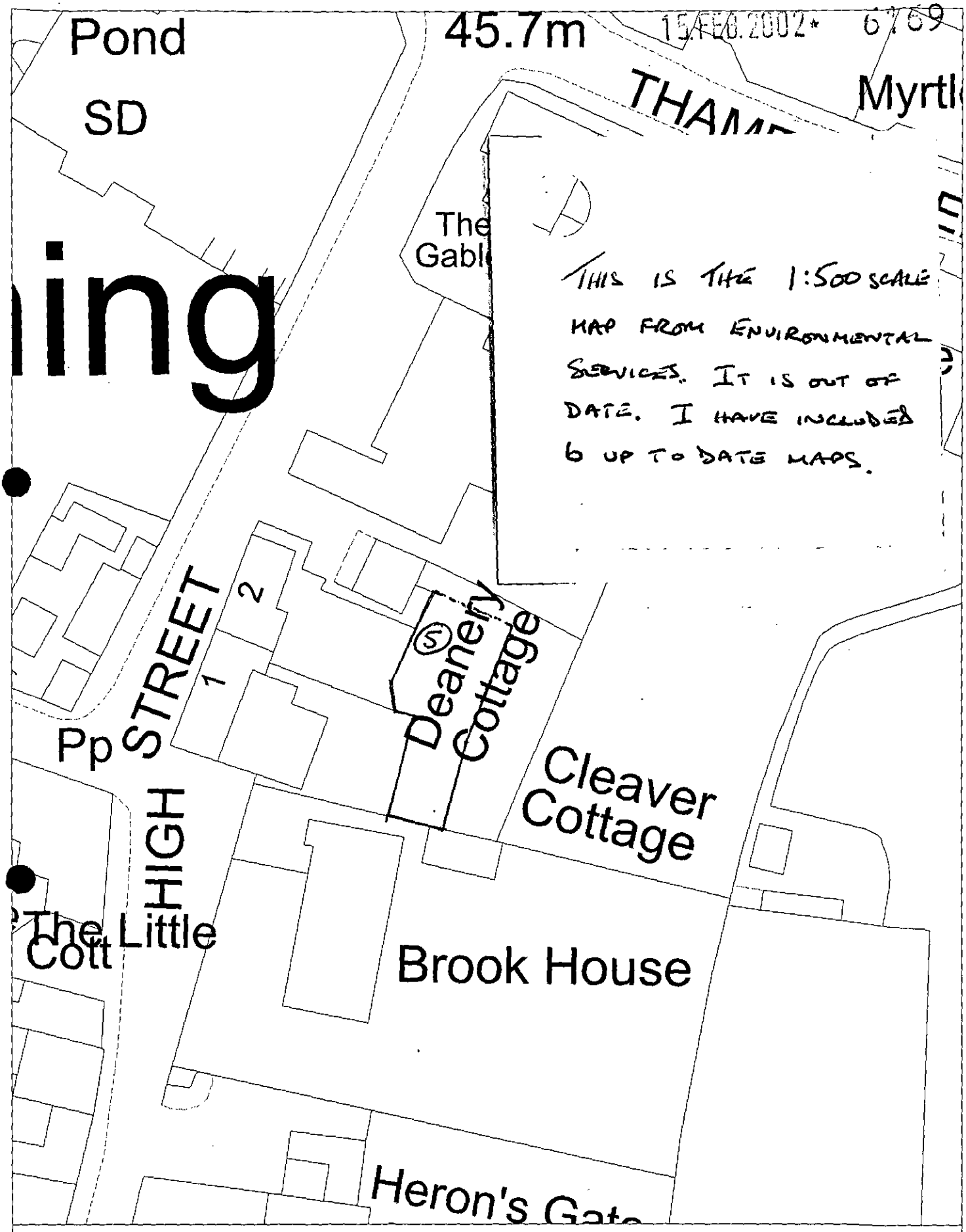

Site Plan, Scale: 1 to 500

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Date: 7 February 2002

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15.FEB.2002* 6169



Site Plan, Scale: 1 to 2500

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Date: 7 February 2002

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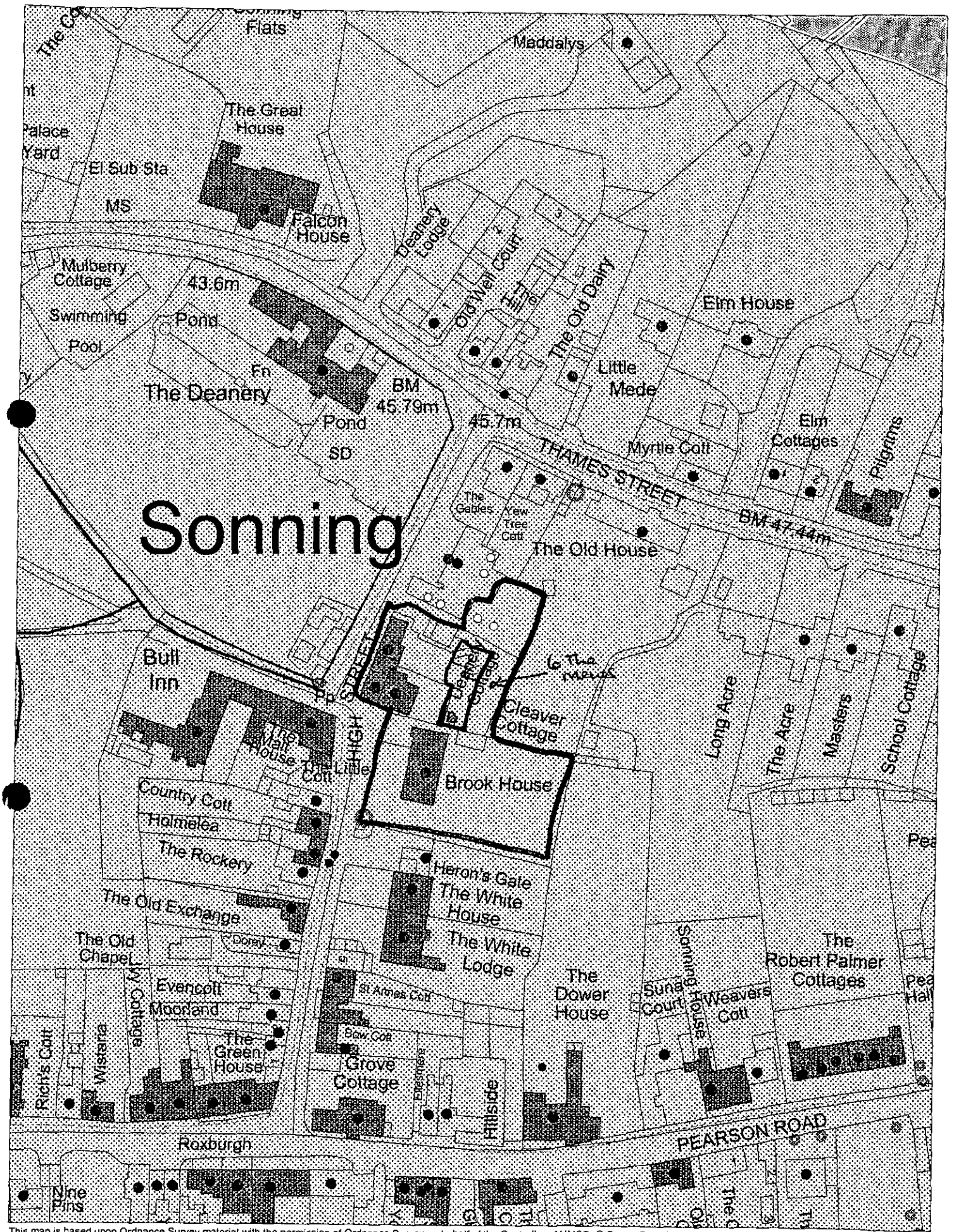
15.FEB.2002 6169



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Development Control Section, Environmental Services, Wokingham District Council.
19 March 2002

Scale: 1 : 1250

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