APPLICATION NO:
F/2000/0890

LOCATION:
26 Glebe Lane, Sonning Reading.

APPLICANT:
Miss L Clegg & Mr P Garthside C/O D P Bates

PROPOSAL:
Proposed rear dormer window (Amendment to consent 99/70223/F).

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **04/05/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

EASIFILE FD2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss L Clegg & Mr P Garthside
C/O D P Bates
The Gatehouse
Sonning Lane
Sonning
Berkshire
RG4 6ST

Application Number: F/2000/0890

Parish: **SONNING**

Location: **26, Glebe Lane, Sonning, Reading.**

Proposal: **Proposed rear dormer window (Amendment to consent 99/70223/F).**

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. All new external matching work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 23 May 2000

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

Received by Wokingham District Council

Application No: F/2000/0890

Proposal:
Proposed rear dormer window (Amendment to consent 99/70223/F).

Location:
26, Glebe Lane, Sonning, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0890

Applicant : Miss L Clegg & Mr P Garthside C/O D P Bates.

Location : 26, Glebe Lane, Sonning, Reading.
Proposal : Proposed rear dormer window (Amendment to consent 99/70223/F).

Site Notice Displayed ? :	YES	NO	DATE
			12/5.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 04/05/2000

Consultation Responses : letter : 1 not objecting

Planning Issues : Additional impact on neighbouring property.

Application Number: F/2000/0890

Appraisal :

The extension already has consent under 99/70223/F. During building, applicant found small dormer window for which he had consent (on rear of property) could not practically be constructed, and dormer needed to be widened by one pane each side. Also full gable required (not hipped as approved). Adjacent property has approval for a similar extension. It is not considered that there would be any detriment as a result of this proposal; no adverse impact on neighbouring property.

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

Application Number F/2000/0890
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SCS3	SR12	(matching work)

22/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 26 Glebe Lane
Sonning Reading.

APPLICATION NUMBER: F/2000/0890

OFFICER: Lynette Baker

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING already built

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6447

Date: **20 March 2000**

My ref: F/2000/0890

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
03 APR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/0890
26, Glebe Lane, Sonning, Reading.
Proposed rear dormer window (Amendment to consent 99/70223/F).

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

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/0890**
26, Glebe Lane, Sonning, Reading.
Proposed rear dormer window (Amendment to consent 99/70223/F).

I wish this application to be listed should the officers recommendation be for approval
and my reason(s) are concern by next door neighbours.

Cancel in view of comments

Signed: _____ Date: 31/3/00.
Councillor Rose

2/4/00.

5 Hawthorn Way
Sonning
RG4 6TG

PLANNING 27608
LEB
27 [illegible] 2000
COPIES TO: ACK:
FILE:

23 March, 2000

Chris Wood
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

cc. The Owner
26 Glebe Lane
Sonning

Your ref: Lynnette Baker F/2000/0890

Dear Sir or Madam:

Application number: F/2000/0890

Site address: 26 Glebe Lane, Sonning

Proposal: Proposed rear dormer window (Amendment to consent 99/70223/f)

In response to your letter dated 20th March 2000 regarding the above development, we have no objections to this proposal.

Yours faithfully

Jon Bishop

Marjan Kuyken

* PRE-APPS ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 MAR 2000
Officer: LEB	Application No. F|2000|0890

Map No. 32.. Site 0:04.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED REAR DORMER WINDOW
(AMENDMENT TO CONSENT 99|70223|F)

Location: 26 GLEBE LANE

Parish: SONNING Ward: Sonning 20.3.2000

Applicant: MISS CLEGG & MR CARTHSIDE re-submission

Fee Received 95-00 Required 00-00 Additional ..... Refund 95-00

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

PRE-APPS ATTACHED.

NEIGHBOURS:

S/N + 24, 28, 29, 31 + 33 GLEBE LANE
6 + 5 HAWTHORN WAY

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

09.MAR2000* 0890
09 MAR 2000

Mrs. Lynette Baker,
Planning Dept.,
Wokingham D.C.,
P.O.Box 157,
Shute End,
Wokingham,
Berks.

29/2/2000

Dear Mrs. Baker,

Revised / Enlarged Rear Dormer Window to 26 Glebe Lane Sonning, Approval 99/70223/F

Further to our recent discussions regarding the above, I enclose a full Planning Application & fee. If you have any queries please contact me at the above number.

Yours sincerely,

D.P.Bates (Agent)

1959/a

HOUSEHOLDER PLANNING APPLICATION

09. MAR 2006 * 08/30

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MISS L CLEGG & MR. P. GARTHSIDE
	ADDRESS	26 GLEBE LANE
		SONNING
		READING
	POST CODE	RG4 Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D.P. BATES
	ADDRESS	THE GATEHOUSE,
		SONNING LANE
		SONNING READING
	POST CODE	RG4 6ST Tel. No. 01189 697753
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	AS ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	REVISED, ENLARGED REAR DORMER WINDOW

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — MATCHING BROWN PLAIN TILES

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. 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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95.00 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

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 (a) of any part of the land to which the application relates.
- None of the land forms part of an agricultural holding.

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

- None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MISS L CLEGG & MR P GARTHSIDE

DATE 29 / 2 / 2000

ADDRESS 26 GLEBE LANE

PARISH Smip.

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1051/72	Mr. M. L. Pyke	Alters.	6.7.72	— App
PD814/72	Mr C Price	Extens.	21.12.72	App N/A
BR 1874	Mr. RR Falkiner Nuttall	Erection of Garage	25 1 75	App N/A
12719	Mr. R. Taylor	2/storey ext, garage, storey	13.3.80	N/A C/A
BR 12907	" "	1st floor ext Bedroom Garage Bathroom	14.3.80	app N/A
14243	Mr R. Taylor	" "	23.10.80	N/A CA
99/70223/F	Miss L. Clegg & Mr P. Garthside	f/gl/side extn + pitched roof over existing rear extension.	15/9/99.	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 26 GLEBE LANE PARISH Smirp.

PLOT No. ORD. SHEET No.

BUILDER

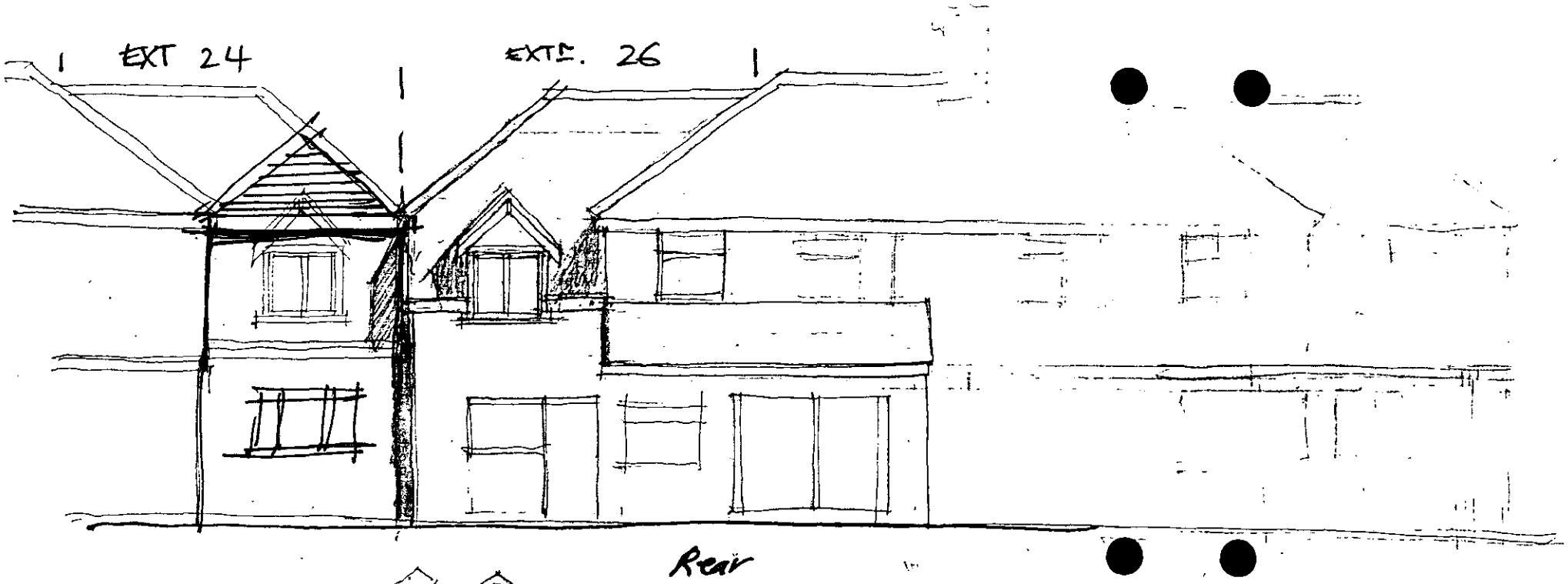
Plan No.	Applicant	Description of Development	Date of Decision	Decision
1051/72	Mr. M. L. Pyke	Alters.	6.7.72	– App
PD814/72	Mr. C. Price	Extens.	21.12.72	App N/A
BR 1874	Mr. RR Falkiner Nuttall	Erection of Garage	25 1 75	App N/A
12719	Mr. R. Taylor	2/storey ext garage & storey	13.3.80	N/A C/A
BR 12907	" "	1st floor ext Bedroom Garage Bathroom	14.3.80	app N/A
14243	Mr R. Taylor	" "	23.10.80	N/A CA
99/70223/F	Miss L. Clegg & Mr P. Garthside	f/gl/side extn + pitched roof over existing rear extension.	15/9/99.	C

DATE OF COMPLETION

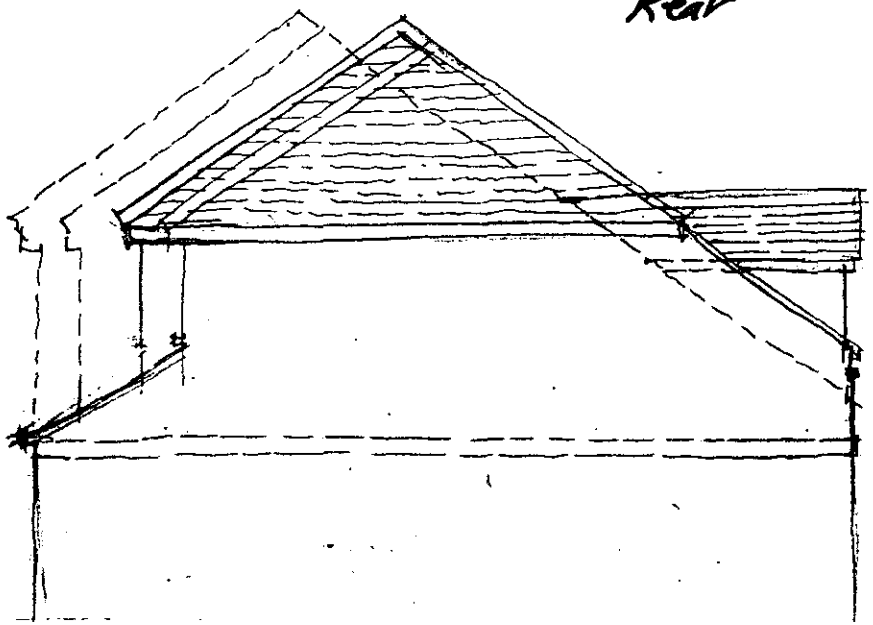
MINISTRY DECISION

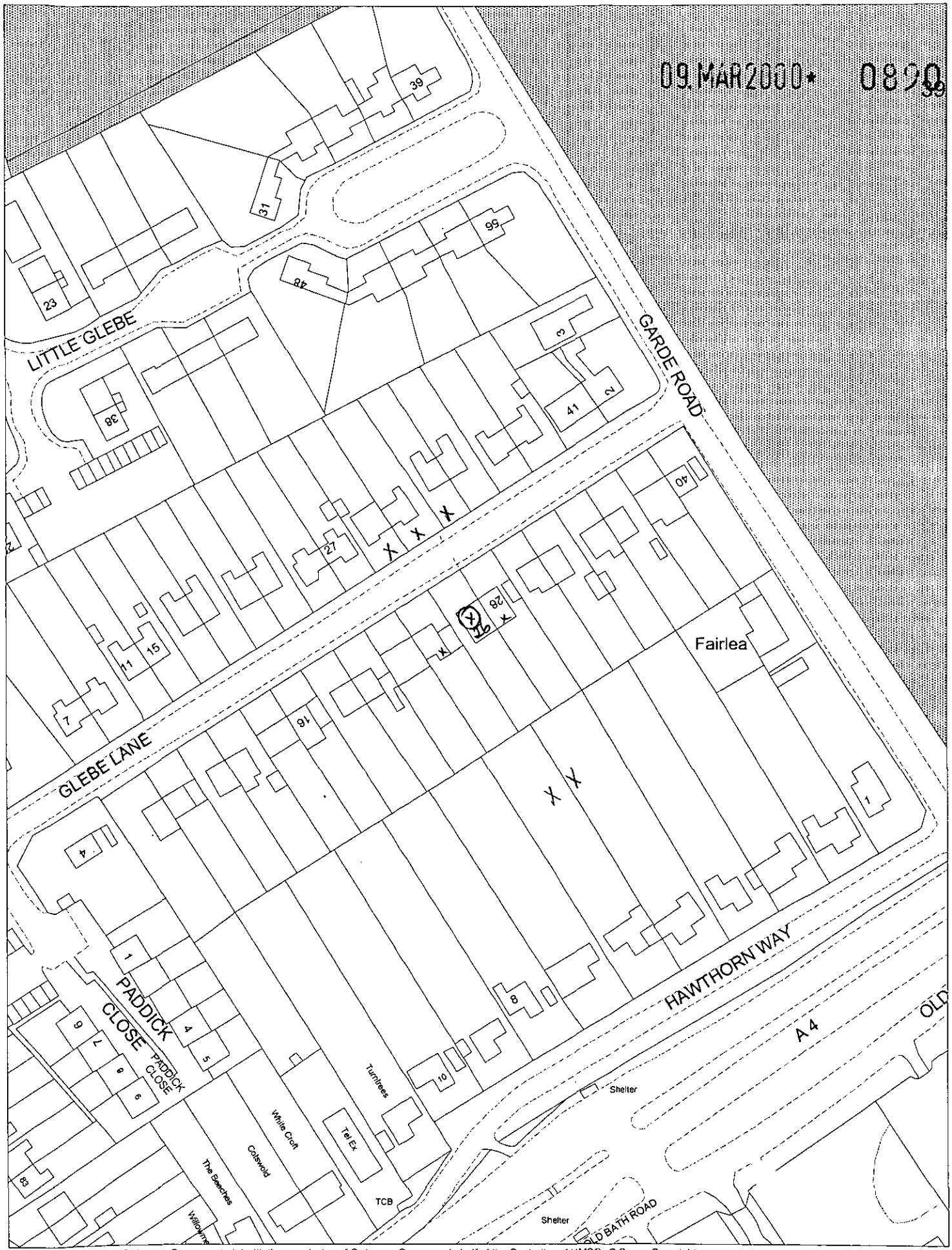
SPECIAL ORDERS

DRAINAGE



Rear





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

16 March 2000

Scale: 1 : 1250

N W E S