42

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1601

LOCATION:
Land Adjacent To 3 Glebe Lane, Sonning Reading.

APPLICANT:
Clyfield Construction Ltd C/O Greenshadows Design

PROPOSAL:
Proposed erection of detached dwelling with integral garage.

EARLIEST DATE FOR DECISION: **01/07/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Clyfield Construction Ltd
C/O Greenshadows Design
Greenshadows
9 Waterloo Road
Crowthorne
Berks
RG45 7PB

Application Number: F/2000/1601

Parish: **SONNING**

Location: **Land Adjacent To 3 Glebe Lane, Sonning, Reading.**

Proposal: **Proposed erection of detached dwelling with integral garage.**

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 building hereby permitted shall not be commenced until boundary fencing has been provided on the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. 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 elevation at first floor level of the proposed dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The bathroom window in the flank elevation (facing No.3) of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
6. 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
7. 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
8. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
9. No other development shall be commenced until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the highway. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
10. 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
11. 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.

Condition
12. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling. The landscape management plan shall be carried out as approved.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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

Reason
8. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. In order to ensure that the approved landscaping is satisfactorily maintained.

Informative;
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, LD5, T6 and T7
Loddon Area Local Plan Policies LTV1, LH1, LBE1, LBE2, LT6 and LT7
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WH1, WT6 and WT7

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

1601

File

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 6 November, 2000
My ref. HPM/P/2000/1601
Your ref.

Mr. J. R. Brown,
Greenshadows Architectural Services,
9 Waterloo Road,
Crowthornw,
Berks.
RG45 7PB.

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 Mr. Brown,

DETAILS IN COMPLIANCE WITH CONDITION RE MATERIALS
LAND ADJACENT TO 3 GLEBE LANE, SONNING

I refer to your letter dated 10 October 2000, with material samples, regarding the above.

There is no objection to the brick sample, being a Dorchester Red Facing Brick. However, the proposed roof tile is considered to be inappropriate. The houses in the vicinity of the application site in the main have red/brown plain clay ties. The size of the proposed tiles is such that they would jar with the surrounding environment, to its detriment.

Whilst on the site visit I noted that No5 has recently completed a two storey side extension. The tiles used on this scheme are considered to be in keeping, and a revised tile along these lines would be more acceptable.

I look forward to receipt of a revised tile sample in the near future.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

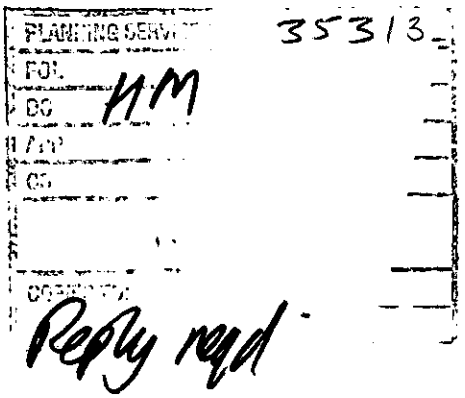
Byhand 12.10.00.
(copy to Post Clerk)

GREENSHADOWS
Architectural Services



10th October 2000

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN



For the attention of Heather Morgan

Dear Ms Morgan

RE: LAND ADJ. 3 GLEBE LANE SONNING APPL.F/2000/1601

Further to the recent planning permission being granted to the above site, I attach samples of the proposed external materials in compliance with the conditions attached to the permission.

They are as follows:

Facing brick: Dorchester Red Facing Brick.

Roof Tile: Redland Mini Stonewold Breckland Brown.

I trust these are satisfactory and look forward to your response.

Yours Sincerely

J R BROWN

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 26 October, 2000
My ref. BC/DC/2000/1601
Your ref.

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

NHBC Building Control Services
South West Region
6/7 Clevedon Triangle Centre
Clevedon
Somerset, BS21 6HX

Dear Sirs

PLANNING PERMISSION 2000/1601
SITE: LAND ADJACENT TO 3 GLEBE LANE, SONNING, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1601 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NLake.

NICOLA LAKE
Senior Planning Officer

(955)

Tel. 0118 974 6463 (Direct Line)

Date. 3 March, 2000

My ref. JM/MT/PREAPP/SONNING

Your ref.

Mr A Day
Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

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
E-mail:

Dear Mr Day,

RE: PROPOSED ERECTION OF A FOUR BEDROOM DWELLING ADJACENT TO 3 GLEBE LANE, SONNING

Thankyou for your letter which was received on 14 February 2000.

I can inform you that, providing the application is for a similar dwelling to that approved in the past, the erection of a detached dwelling would be considered acceptable in principle.

I hope this information is of use to you. However, it is given without prejudice to the determination of any application received.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 23 March 2001
My ref. Development Control/MLT/F/2000/1601
Your ref.

Mr J E Fielding
Clyfield Construction Ltd
Weir Bank
Bray-on-Thames
MAIDENHEAD
Berks, SL6 2ED

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

Dear Mr Fielding

PLANNING APPLICATION NO. F/2000/1601 – CONDITION (2) - APPROVAL OF FACING MATERIALS
LAND ADJACENT TO 3, GLEBE LANE SONNINGROPOSED REMOVAL OF TWO TREES

I refer to your letter of 16 February 2001, concerning the above.

I am writing to formally approve the use of SANDTOFT 20/20 CLAY TILES IN FLANDERS RED for the roofing material in respect of the above development.

Yours sincerely

JOHN R MITCHELL
Development Control Manager

CLYFIELD CONSTRUCTION LTD

Weir Bank
Bray-on-Thames
Maidenhead Berkshire SL6 2ED

Phone/Fax 01628 672741
E-mail: JEF-CLY@fsmail.net

Our Ref:GL/045/jef

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1BN

16th February 2001

For the attention of Mr M.Thorpe.

Dear Sir,

RE:- PLANNING APPLICATION No. F/2000/1601, LAND ADJACENT TO 3, GLEBE LANE, SONNING. CONDITION 2.

Please find attached the proposed materials for use in relation to the above planning application, they are as follows:-

ROOF: SANDTOFT 20/20 CLAY TILE IN FLANDERS RED.

Could you please confirm your acceptance to these materials.

Yours faithfully

J E Fielding
Director

Confirmation that the sample delivered to the office today is acceptable and discharges this aspect of the 'materials' condition.

Harold Sanders CONSERVATION + DESIGN.
16.02.01

CLYFIELD CONSTRUCTION LTD

Weir Bank
Bray-on-Thames
Maidenhead Berkshire SL6 2ED

Phone/Fax 01628 672741
E-mail: JEF-CLY@fsmail.net

Our Ref:GL/045/jef

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1BN

16th February 2001

For the attention of Mr M.Thorpe.

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Please find attached the proposed materials for use in relation to the above planning application, they are as follows:-

ROOF: SANDTOFT 20/20 CLAY TILE IN FLANDERS RED.

Could you please confirm your acceptance to these materials.

Yours faithfully

J E Fielding
Director

1970

(RING ONE)

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

App No. 17/2000/1601 (Planaps) / (Ludhouse) Date Rec. 6.8.2000

Location: LAND ADJACENT TO 2 GLEER LANE.

Parish [illegible]

Applicant: CLIFFIELD CONSTRUCTION LTD c/o GREENHOUSE DESIGN

Description of attached plans REMOVAL OF FIRST FLOOR ELEMENT ABOVE GARAGE.

Drawing No's: 01 A

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: 1+ 3,4,6+7 GLEER LANE, 57 FOUND LANE, 10,12,14 +16 LITTLE GLEER

Date for Responses ~~14 DAYS~~ Replies req by 30/8/2000

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER LE

Consultations Sent by Admin. on 21/8/2000

Yellow - Part One Copy
Green - Officer's Copy

Recd 1·30pm 8·8·00

GREENSHADOWS
Architectural Services



7th August 00

Mrs L Baker
Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

Dear Mrs Baker

RE: PLANNING APPL: F/2000/1601 LAND ADJACENT 3 GLEBE LANE

Further to our recent meeting and yesterday's telephone conversation, I enclose 5 copies of my revised drawing No.01A. The amendments indicate the removal of the side roof element above the garage to accord with your suggestions.

I am sure you will agree that the proposed front elevation with the main hipped pitch roof is an improvement over the original approved gable design and trust that you will support this application.

Should you require any further information, please contact me.

Yours Sincerely

J R BROWN

Cc Clyfield Construction

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

Please file

By hand 12.10.00.
(copy to Post Clerk)

GREENSHADOWS
Architectural Services



10th October 2000

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

For the attention of Heather Morgan

Dear Ms Morgan

RE: LAND ADJ. 3 GLEBE LANE SONNING APPL F/2000/1601

Further to the recent planning permission being granted to the above site, I attach samples of the proposed external materials in compliance with the conditions attached to the permission.

They are as follows:

Facing brick: Dorchester Red Facing Brick. ✓

Roof Tile: Redland Mini Stonewold Breckland Brown. X Tile similar to extension at No 5 in colour and size.

I trust these are satisfactory and look forward to your response.

All small bits along the road Phoned and advised. w/c 6/11/00 JEPM

Yours Sincerely

J R BROWN

PTO

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

No 3

Brown clay tiles on tiled roof. Tile hanging to 1st floor.

Red / Brown solid colour brick.

No 5

Brown clay tiled roof to extension.
Red / brown brick to extension
Main house Pebbledash (grey).

Remainder of road

Small brown plain clay tiles. No concrete large tiles in this area

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

Application Number 1601
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C018	R018	delete 'use' and insert 'building' and insert 'boundary
			fencing'.
4	C044	RO44	insert 'flank elevation at first floor level'
5	C045	R045	insert 'bathroom' 'flank elevation facing No. 3'
6	C070	R070	
7	C100	R100	
8	C049	R049	
9	C127	R127	insert '2.4m by 2.4m' 'the intersection of the driveway
			and the highway'.
10	C150	R150	
11	C151	R151	
12	C152	R153	
			INFORMATIVE
1	N16		BSP policies – EN1, LD5, T6, T7
			LALP policies – LTV1, LH1, LBE1, LBE2, LT6, LT7
			WDLPDD policies – WOS3, WBE1, WH1, WT6, WT7

RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

OFFICER:

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1601

Applicant : Clyfield Construction Ltd

Location : Land adjacent to 3 Glebe Lane, Sonning

Proposal : Proposed erection of detached dwelling with integral garage

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 07/06/00

Date of Site Visit : ?

Date Registered : 17/05/00

Earliest Date for Decision : 01/07/00

Latest Consultation Date/Site Notice Expiry Date : 01/07/00

Application Expiry Date: 12/07/00

Consultation Responses :
Highways: Recommend approval subject to conditions SC23, SC24.
Trees and Landscape: Application is acceptable. Applicant should be advised to take care not to harm roots during construction works.
Sonning Parish Council: (original) The property is set on a narrowing site which will exaggerate the bulk. Building protrudes beyond the building line of adjoining properties. Overly large for a narrow site. Urge refusal. (revised) still recommend refusal for above reasons.
Letters of objection: 2 to the original proposals, on basis of overdevelopment, increase in parking, 2 car spaces inadequate, no reference to extension at No 7, new building would be out of character. 2 to revised proposals raising the same concerns.

Planning History :
342/71 – Approval for a detached house. 15/04/71.
29758 – Approval for detached house 4 beds (full). 10/06/88.
40520 – Renewal of 29758 (full). 12/02/93. Not implemented. Time expired.
This was for a gable sided 2 storey house with attached single Garage with pitched roof.

Planning Issues :
Impact on the streetscene.
Impact on residential amenity.
Concerns of residents and Sonning Parish Council

Appraisal :

Impact on the streetscene.

No 7 adjacent has recently had planning permission granted for a 2 storey side extension which is immediately adjacent to the boundary with the application site. This obviously needs to be taken into account when determining the application, along with the previous planning history. The application site consists of the side garden of No.3, a large detached house. The rest of the houses in Glebe Lane are semi-detached in plots of considerably smaller frontage widths. This part comprises a different character from that of the first part of the road.

The application site relates to the more spacious character. No 7 's extension reduces the gap from 3.5m to 1m, the gap on the other side being 2.5m. The scheme has been revised to reduce the bulk of the proposal. The roof of the dwelling has been revised from the earlier consent and now comprises a fully hipped roof, as opposed to 2 gable ends. In addition, the height of attached garage roof has been reduced from 6.1m where it abuts the main roof down to 4.2m. The garage roof arrangement is now no higher than that previously approved and is considerably less visually intrusive. On this basis, it is considered the proposal would provide a visual gap commensurate with the surrounding area. Its bulk has been reduced sufficiently to ensure that it would unacceptably close the visual gap and would not represent an overdevelopment of the site.

Impact on residential amenity

No first floor windows are proposed other than obscurely glazed ones which removes the potential for any overlooking. No.3 has a garage adjacent to the application boundary so there would be no material loss of light. The proposed dwelling is located to the south of No.7 but there are no habitable room windows in the flank elevation of the extension to this house, and it is not considered their rear garden area would be adversely affected. The proposal would not be overbearing on either adjacent property.

Concerns of residents and Sonning Parish Council

The extension at No.7 has been taken into account in the determination of this application. One garage and one outside car space have been provided for this 4 bed house. Whilst the Councils standards require a maximum of 3 spaces for a 4 bed dwelling, no objection has been raised to the number of spaces by the Highways Department. This is also broadly in line with Government Guidance on reducing reliance on the private car. Whilst the site tapers towards the rear, an adequate gap is considered to exist between properties either side. Taking into account the substantial nature of the site it is not considered an argument could be put for overdevelopment. Whilst the garage does project froward of the main building line this is as previously approved. In addition, the minor set forward is not deemed to be detrimental to the visual amenity of the streetscene.

Applicationo	Name & Address
F/2000/1601	Mrs P Rawlings 14 Little Glebe Sonning Reading Berkshire
F/2000/1601	Mr C Sawyer 7 Glebe Lane Sonning Berks
F/2000/1601	Mr & Mrs Kirkham Longways 4 Glebe Lane Sonning Reading Berkshire RG4 6XH
F/2000/1601	Mrs D Leyton 1 Glebe Lane Sonning RG4 6XH

App. approved
Letter sent 28/09/00

Received by Wokingham District Council

Application No: F/2000/1601

Proposal:
Proposed erection of detached dwelling with integral garage.

Location:
Land Adjacent To 3, 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 notice 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 01/07/2000. 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

07 June 2000

Tel: (0118) 974 6447

Date: 18/9/00

My ref: F/2000/1601

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/2000/1601
Land Adjacent To 3, Glebe Lane, Sonning, Reading.
Proposed erection of detached dwelling with integral garage.

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25/9/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM HM

Case officer: ~~Lynette Baker~~ Application Number: **F/2000/1601**
~~Land Adjacent To 3, Glebe Lane, Sonning, Reading.~~
Proposed erection of detached dwelling with integral garage.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 26/9/00

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.

PLANNING SERVICES
POL | HPT
DC | TLS
APP | ENF
CS
27 SEP 2000

Tel: (0118) 974 6447

Date: 18/9/00

My ref: F/2000/1601

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

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John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1601**
Land Adjacent To 3, Glebe Lane, Sonning, Reading.
Proposed erection of detached dwelling with integral garage.

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.

PLANNING SERVICES | HPT 34233
POL | TLS
DC | ENF
APP |
CS | HM
14 SEP 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1601
Revised plan No. 01A

Officer LYNETTE BAKER

Parish SONNING

Proposal ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE

Address LAND ADJACENT TO 3 GLEBE LANE

Applicant CLYFIELD CONSTRUCTION Ltd C/O GREENSHADOWS DESIGN

The Parish Council has the following comments.

1. The revised plans, although reduced in area, are still overly large for such a narrow plot.

2. The revisions do not address the Council's concerns regarding the protrusion of the building beyond the building line of adjoining properties or their concern that the proposal will be visually intrusive.

3. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 13 SEPTEMBER 2000

Agent
~~End of~~ July / Beginning of August.

- → Re amends to the garage roof - to overcome the CWs concerns.
  LB - forward projection no objection
- Same size & template
  Issue - garage ridge as low as possible.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 18/9 Time 09.40

WHILE YOU WERE OUT

Name Claire

Of Helpdesk

Phone No. Ext. 6689

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Is your outlook running ok now?

Signed Helen

To:
Landscape

08 JUN 2000

From: Lynette Baker

Date: 07 June 2000

Application Number: F/2000/1601

SPARE

Proposal: Proposed erection of detached dwelling with integral garage..

Site Address:
Land Adjacent To 3, Glebe Lane, Sonning, Reading.

Applicant:
Clyfield Construction Ltd C/O Greenshadows Design.

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

12/9/00

Left message for Clerk to SPC to ring me re comments on revised plans.

JCM

No TPO

R 21/6

F
FW

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL,

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR P J HOLLAND
3 GLEBE LANE
SONNING
BERKS
RG4 0XH

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.40520 (F)

Proposal:
RENEWAL OF PLANNING CONSENT NO. 29758 FOR ERECTION OF 1
HOUSE
3 GLEBE LANE SONNING

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

02 REASON To ensure that the materials harmonise with the surroundings.(10R)

03 That notwithstanding the provisions of the Town and Country Planning General Development Order 1988 and any amending order, no further windows or doors of any kind shall be inserted in the flank elevations at first floor level of the development hereby approved, unless otherwise agreed in writing by the District Planning Authority.(194G)

03 REASON To safeguard the privacy of the occupiers of adjoining properties.(88R)

04 The bathroom window shall be obscure glazed and retained as such in

continued/-

perpetuity.

04 REASON In order to prevent overlooking and any loss of privacy of the occupiers of the adjacent property.

05 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

05 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

06 The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300 mm without the prior written permission of the District Planning Authority.(129)

06 REASON Changes in levels may materially affect the proposed development or adjoining property.(139R)

07 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(131)

07 REASON Changes in site levels may materially affect the proposed development or adjoining property.(132R)

08 No development shall take place until there has been submitted to and approved 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.

08 REASON In the interests of visual amenity.

09 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 development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

09 REASON In the interests of visual amenity.

10 The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(64)

continued/-

Application 40520 continued

10 REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.(64R)

11 Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (235)

11 REASON In the interests of visual amenity.(13R)

12 The hedge on the highway boundary shall be retained unless otherwise agreed in writing by the District Planning Authority.

12 REASON In the interests of the visual amenities of the locality.

On plans for current application

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

No public surface water sewer available.(703)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151.(708)

Date 12 FEB 1993

R. F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

Amended from 27.1.93

Application No. 40520	Received 4.1.93	SONNING North Team	Listed by Cllr C Pierce

Applicant : MR P J HOLLAND
Location : 5 GLEBE LANE, SONNING
Proposal : RENEWAL OF CONSENT NO. 29758 FOR ERECTION OF ONE HOUSE

Introduction and Planning History - Listed at request of Councillor C Pierce because concerned of narrowness of the plot and possible changed circumstances since the original approval. The application site has a width of some 40 feet and is on the north side of Glebe Lane. It currently is part of the garden area to No. 3 Glebe Lane. Originally consent granted for a house during 1971 (ref. 342/71). More recently consent granted for a detached house (ref. 29758) which expires on 26 April.

The Proposal - is to renew the existing consent for a detached house for a further five years.

Consultations - Engineer : No objection.
Highway Engineer : No objections subject to conditions relating to parking/access (as previously).
Sonning Parish Council : Concerned that scheme is cramped having regard to current standards.
1 letter of objection : Volume of traffic in lane a problem; loss of privacy to residents of adjoining properties.

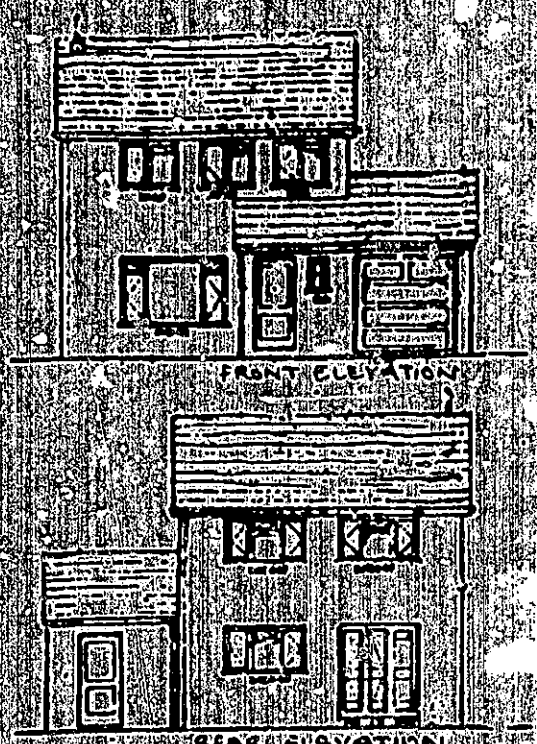
Appraisal - The proposal needs to be assessed against current planning policies. Policy H3 of the Structure Plan allows for infilling within built up areas such as along a road frontage subject to the plot being of a similar size to others in the road and no visual detriment caused. Similarly the Policy LH1 (Housing Development on Unidentified Sites) of the LALPDD allows for infilling subject to similar criteria.

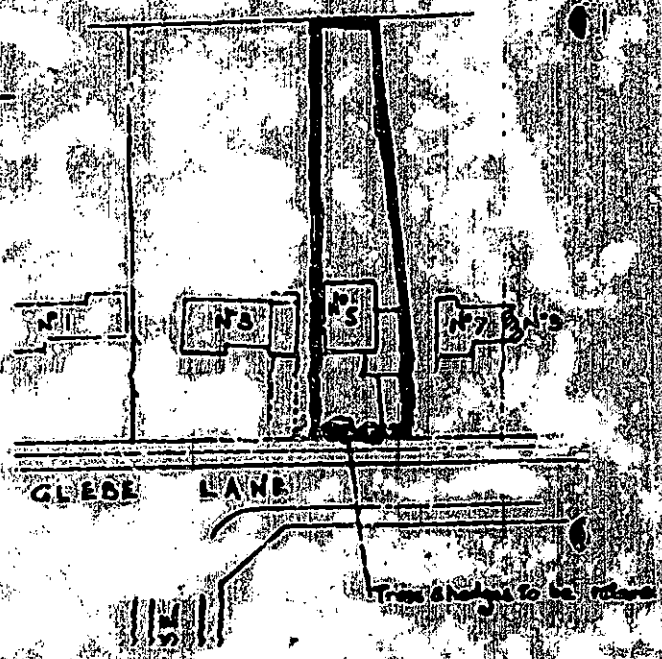
Since consideration of the previous application, although the planning policies are now more formalised the circumstances have not changed. Development of the site will not have an adverse impact on the character of Glebe Lane as the plot is of similar size to many others in the road nor will there be any loss of privacy to adjoining occupiers. The Highway Authority do not consider that the additional vehicle movements will materially affect the volume of traffic using Glebe Lane.

Recommendation - GRANT planning permission subject to conditions including materials, landscaping, no additional windows at first floor level in the side elevations, obscure glazing to the first floor window in the western elevation, hours of construction, no change in site levels, details of means of enclosure.

HFW/SB
1.2.93

40520


FRONT ELEVATION
REAR ELEVATION


No 1
No 3
No 5
No 7
GLEBE LANE


Site

Tel. (0118) 974 6447

Date: 21 August 2000

Your Ref:

My Ref: Lynette Baker / **F/2000/1601**

The Owner/Occupier
1 Glebe Lane
Sonning
Berks

PLANNING SERVICES	HPT
POL	TLS
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CB OBS	HM
01 SEP 2000	
COPIES TO:	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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1601

Site Address: Land Adjacent To 3, Glebe Lane, Sonning, Reading.

Proposal: Proposed erection of detached dwelling with integral garage..

Revised/additional plans show: Removal of first floor element above garage. (Revised plan No. 01A)

We have received the above revised/additional plans and would be grateful to receive your observation no later than **30/08/2000**. Any comments received after this date will not be taken into account in determining the application.

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, or at: 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)

Please quote reference number **F/2000/1601** in all communications and any response should be addressed to **Lynette Baker** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

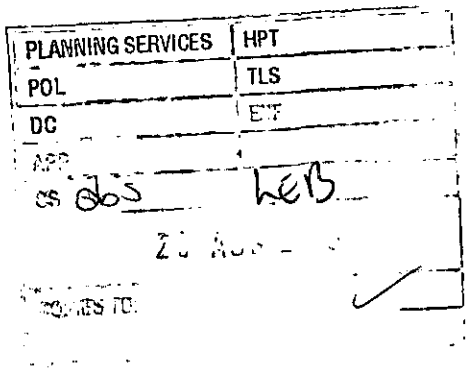
In spite of objections I'm no doubt planning permission will be given

Dear Sirs

I have already replied to the original application and the same applies re traffic made cars congestion and pollution. Every spare piece of grass in Glebe Lane is being built on. The noise & disruption with builders lorries cranes etc has been going on for 1 year now in Glebe Lane and the road is becoming more dangerous. Pavements are impassable (I am a disabled wheelchair user) and forced to go onto the road as builders block the pavement.

D E Layton

24 August 2000



Robert J & Sheila A Kirkham
Longways
4 Glebe Lane
Sonning, Reading
Berkshire
RG4 6XH

Tel. 0118 969 1825

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Re: Planning Application No F/2000/1601

Further to your letter dated 21st August 2000, and the issue of the revised plans, we wish to formally lodge our objections as follows.

1) The proposal is an increase in development, which would result in additional cars, and parking in a road, which is already very congested.

2) The plans only detail car parking for two vehicles, which is inadequate for a four bed roomed house. This would result in un-necessary parking on the road, which would make access to our driveway difficult.

3) The application drawing makes no reference to the current extension being constructed at 7 Glebe Lane. This gives the impression that the dwelling is further from No7.

These objections are a repeat of our previous letter, as the revised plans do not change our comments made in June.

Yours faithfully

Your Ref:

Our Ref: JG/NRW/17923

Date: 13 July 2000

PLANNING SERVICES	HPT 31790
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CS	
14 JUL 2000	
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Ref's Rep

Mrs Lynette Baker
Planning Officer
Wokingham District Council
Council Offices
Shute End
WOKINGHAM RG40 1BN

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1018
Mobile Telephone: 07879 600062
Direct Email: jg@haslams-surveyors.co.uk

Dear Mrs Baker

RE: PLANNING APPLICATION NO: F/2000/1601 – GLEBE LANE SONNING

With reference to the above planning application, I would be delighted to meet with Councillor Rose and yourself, along with the applicant and current owner to discuss this application positively.

Mr Holland, the current owner of the property, has always dealt with any applications in the past in person and therefore has thorough knowledge of the history of the property.

Mr Holland has recently been widowed and it was his intention to sell the property at the earliest possible opportunity to enable him to move.

We had anticipated that this matter would be dealt with particularly under delegated powers in view of the planning history and current national policy on housing density.

I should emphasise that I am very happy to discuss this application, but Mr Holland's personal circumstances are such that we would not wish this matter to drag on unnecessarily.

If this matter does not progress quickly the only practical advice I can give to my client, and the prospective purchaser, is to take a deemed refusal on the current application and appeal. It would be the purchaser's intention to submit a second application for processing by your Council.

I trust this matter can be resolved by discussion. I feel this is a matter which, if pursued to appeal, would be granted, and in the circumstances I would not hesitate to recommend the applicant to apply for costs.

Associate
Christopher D Moore FRICS
David A Thompson Dip Surv ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker FRICS MCIArb
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Design
Managing Agents & Arbitrators

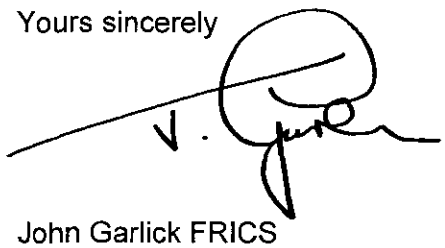
Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

I look forward to receiving confirmation of an early meeting date.

Yours sincerely



John Garlick FRICS
HASLAMS

cc P J Holland Esq., 3 Glebe Lane, Sonning
J E Fielding Esq., Clyfield Construction Ltd

01189 697753

PLANNING SERVICES PT 3/358
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FS LGB
04 JUL 2000
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WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1601

Officer LYNETTE BAKER

Parish SONNING

Proposal ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE

Address LAND ADJACENT TO 3 GLEBE LANE

Applicant CLYFIELD CONSTRUCTION Ltd C/O GREENSHADOWS DESIGN

The Parish Council has the following comments.

1. The proposed property is set on a narrowing site, which will exaggerate its bulk. The proposal therefore represents over development of the width of the plot.

2. The building protrudes beyond the building line of adjoining properties and will be visually intrusive.

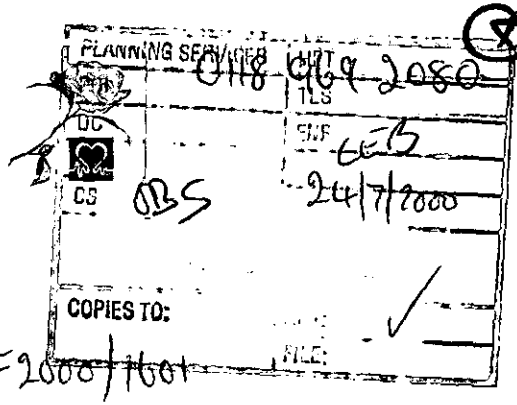
3. The proposal is overly large for the constraints of such a narrow site.

4. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 3 JULY 2000

(0118) 969 2293

Mrs D E Leyton
1 Glebe Lane
Sonning
Reading
Berkshire
RG4 6XH



PLANNING SERVICES 0118 969 2080
HPT
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ENF EEB
DC
CS OBS 24/7/2000
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FILE:

Attn of Mr L Baker
Env: Serv: Dept
Wrighen Dist Council
P.O. 157 Shute End
Wokingham.

Ref. F2000/1601

I refer to my conversation this morning re the proposed building of a 4 bedroomed house next door to me (No 3 Glebe Lane - Occupier Peter Holland). I really think there has been enough disruption and disturbance in Glebe Lane since August 1999. No's 7 and 9 have had lorries, builders lorries and cranes with enormous girders. The noise dust and banging over months has been dreadful not to mention builders radios blaring out from all hours and lately filthy bonfires belching smoke into open windows. Now No 3 is about to do the same with no doubt similar problems. I am wheelchair bound and it is impossible to move on the pavement towards the farm and garde Rd because of lorries/cars etc parked on the pavement. The police have already been to No. 7/9 to ask them to leave the pavement free - there were piles of bricks out there on one instance. The traffic along Glebe Lane is of high density as it is.

PTO

more cars / heavy vehicles etc will only exacerbate the problem. It's bad enough having to close windows early AM's because of car/petrol and diesel fumes and exhaust from cars queuing up to get into Pound Lane. We also had reversing vehicles into my front drive and opposite in Paddick Close and the smell from there where vans have been parked and the reversing exhaust fumes is very bad. Another 4 bedroomed house (probably NOS new) will bring more cars and people. There are so many boys on bikes peering over into properties I begin to wonder if the recent spate of burglaries is not connected - another development will again mean more of this.

2 enc: another letter re the development of No 4 F. 2000/1992

All the above will apply re additional building / lorries etc

Yours faithfully

D.E. Leyton

1. Glebe Lane
Sonning
RG4 6XH

0 118 909 2080

24/7/2000

Att.
Miss J. Miller. F.2000/1992

Please see att'd letter regarding development in No 3 Glebe Lane. The same problems will again be repeated.

Yours faithfully

DZ Leyton

TO: DEVELOPMENT CONTROL
Lynette Baker

FROM: Environmental Design

DATE: 29th June 2000

Location: Land Adjacent to 3 Glebe Lane, Sonning.

Proposal: Proposed erection of detached dwelling with integral garage.

Application Number: F/2000/1601

In response to your consultation dated 7th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed development fits in with adjacent buildings and will be partly screened by existing privet hedge and trees along the boundaries of the property. The applicant should be advised to take care not to harm the roots or branches of the mature birch and other trees on the site during the construction of the works.

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 07 June 2000

Application Number: F/2000/1601

Proposal: Proposed erection of detached dwelling with integral garage.

Parish: SONNING PARISH

Site Address:
Land Adjacent To 3, Glebe Lane, Sonning, Reading.

Applicant:
Clyfield Construction Ltd C/O Greenshadows Design.

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).

✓ SC23 (parking & garaging)
SR 14.

✓ SC32 (PEDVS) R 24/7

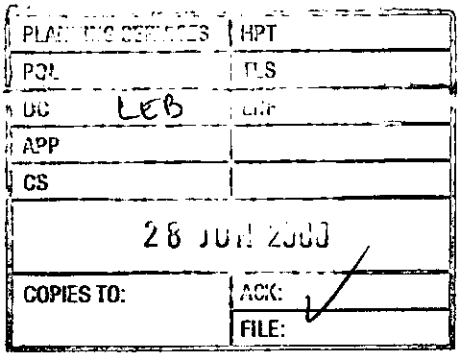
Signed: A. Linnell **Print name:** A. LINNELL

26 June 2000

Robert J & Sheila A Kirkham
Longways
4 Glebe Lane
Sonning, Reading
Berkshire
RG4 6XH

Tel. 0118 969 1825

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sir

Re: Planning Application No F/2000/1601

Further to your letter dated 7th June 2000, we wish to formally lodge our objections as follows.

1) The proposal is an increase in development, which would result in additional cars, and parking in a road, which is already very congested.

2) The plans only detail car parking for two vehicles, which is inadequate for a four bed roomed house. This would result in un-necessary parking on the road, which would make access to our driveway difficult.

3) The application drawing makes no reference to the current extension being constructed at 7 Glebe Lane. This gives the impression that the dwelling is further from No7.

Yours faithfully

Mrs P Rawlings
14. Little Glebe
Sonning
Reading
Berks.

11.6.00

PLANNING SERVICES DEPT
POL
DC
APP

Ref F/2000/1601

Dear Sir/Madam.

I would like to Reject the idea of this Application Glebe Lane is changing with People doing Extensions and the amount of Cars that are on the Road Now. Another New building would Look Completey out of Charachter in the Road.

We Love our Village Please Keep it As it is it is the Reason No.one wants to Move. Many Thanks P.Rawlings

(2)

Tel. (0118) 974 6447

Date: 07 June 2000

Your Ref:

My Ref: Lynette Baker
F/2000/1601

The Owner/Occupier
14
Little Glebe
Sonning
Reading
Berks

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/2000/1601

Site Address: Land Adjacent To 3, Glebe Lane, Sonning Reading.

Proposal: Proposed erection of detached dwelling with integral garage..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1601** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Lynette Baker**, on **(0118) 974 6447**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

(1)

C. Sawyer.
7 Glebe Lane
Sonning.

PLANNING SERVICES	HPT
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CS	
16 JUN 2000	
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June 15, 2000

Wokingham District
Council
Shute end
Wokingham.

Ref: Application for Dwelling in Glebe Lane Sonning (Application No F 2000 1601)

Dear Mrs. Baker.

Further to your letter regarding Building Plot at 3 Glebe lane I have no objection to the building On the grounds that the Building Contractor carries out the Accommodation works as per the sale Agreement wrote by Haslams.

Yours faithfully

Colin Sawyer

PS the Fence that has been erected at preset is on tempory and will be coming down.

POWER FAILURE REPORT

TIME : 27/05/2000 12:04

THE ELECTRICITY FAILED.
THE FOLLOWING DATA WAS LOST
TRANSMISSION MEMORY

DESCRIPTION

The proposed building plot forms part of the existing garden of 3 Glebe Lane. It has a frontage to Glebe Lane of 40' (12.19m), the depth is 140' (42.67m), the rear width is 14' (4.27m). The plot is generally level, laid to lawn and includes a number of trees. The summerhouse on site is included in the sale but may require relocation by the Purchaser.

TOWN & COUNTRY PLANNING

In April 1988, planning permission was granted for the erection of one detached house. (Application No 29758). This permission was renewed in 1993 (Application No. 40520) and became time expired on 12 February 1998.

The original consent was for a 4 bedroomed detached house with attached single garage. The gross external area (excluding the garage) being 1,175 sq ft (109.16m²).

Prospective purchasers should make their own enquiries of the Planning Authority, Wokingham District Council, P O Box 151, Shute End, Wokingham RG40 1BN.

SERVICES

We understand that gas, water, electricity and drainage are available in Glebe Lane. **Prospective purchasers should make their own enquiries of the utilities regarding availability and cost of connection.**

ACCOMMODATION WORKS

The successful purchaser will be required to carry out the following works:-

1. The re-routing of the foul drainage from number 3 Glebe Lane which currently discharges to a manhole in the south eastern corner of the site. This will then become a shared drain between number 3 and number 5 and the vendor will retain an appropriate easement in relation to the use of the drain.

2. The purchaser will construct a 1m high brick wall between points A and B on the plan or an agreed alternative and a 1.8m high close boarded fence between points B and C on the plan. The vendor reserves the right to approve proposals for the treatment of the boundary and the purchaser will be under an obligation to consult the vendor prior to agreeing such details with the planning Authority.

METHOD OF SALE

The site is offered for sale by private treaty with the vendor reserving the right not to accept the highest or any offer, and also reserving the right to withdraw the property from sale, or to vary the method of sale at any time without notice.

Written offers are invited before 5.00pm on Thursday 24 February 2000.

Offers should be expressed as being conditional to obtaining detailed planning consent for a single 4 bedroomed detached house.

(*) PRE-APP (*)
ATTACHED

WORINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 MAY 2000	
Officer: LEB	Application No. F/2000/1601

Map No. ..... Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE

Location: ~~5 GLEBE LANE~~ Land adj No 3 Glebe Lane

Parish: SONNING Ward: Sonning 7/6

Applicant: CLYFIELD CONSTRUCTION LTD

Fee Received 195-00 Required 190-00 Additional ..... Refund 5-00
(8)
Cheque returned for amendment 2/6

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	Parking - 3 vehicles (only looks enough for 2 in plane)	requested 2/6	
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 : 7.6..... 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-app attached .....

NEIGHBOURS:

S/N + 3, 4, 6 & 7 Glebe Lane

57 Pound Lane

10, 12, 14, 16 Little Glebe

ADDRESS 5 GLEBE LANE. PARISH Sonning

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
342/71	Mr P. J. Holland.	Det. house	15. 4. 71	App C/A
29758		"	10-6-88	C/A
ARA 4279	"	" AT	16-2-88	Ref ~~Ref~~
ARA 4794	"	"	16-4-88	App
40520	"	"	12-2-93	C/A
		RENEWAL 29758	~~11-2-93~~	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

mobile

0378 001173

phoned

1/6. to check address

left message.

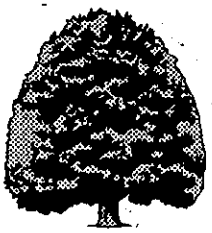
Denise,

this is set up

now

Ing.

GREENSHADOWS
Architectural Services



12th May 2000

Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir

RE: PROPOSED DWELLING AT 5 GLEBE LANE SONNING

Please find enclosed the documents listed below which constitutes my planning application for the above project.

Please confirm receipt of these documents.

Should you require any further information, please contact me.

Yours Faithfully

J R BROWN

6 copies of completed application forms
6 copies of drawing No. 01
1 copy of certificate.
1 cheque for the sum of £190.00

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

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

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
MR HOLLAND	3 GLEBE LANE SONNING	15 May 2000

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

  .....

(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).

- 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 . . . . . .

On behalf of CLYFIELD CONSTRUCTION LTD

Date 15 May 2000

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	CLYFIELD CONSTRUCTION LTD
	ADDRESS	WIER BANK BRAY ON THAMES MAIDENHEAD
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	GREENSHADOWS DESIGN
	ADDRESS	GREENSHADOWS 9 WATERLOO ROAD CROWTHORNE BERKS
	POST CODE	RG45 7PB PHONE 01344773775
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	~~5 GLEBE LANE~~ Land adj NO3 SUNNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		1 DETACHED DWELLING WITH INTEGRAL GARAGE RESIDENTIAL
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·040 hectares.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	01

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTIAL GARDEN

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
INTERLOCKING CONC TILE TO LA APPROVAL
FACING BRICKWORK TO LA APPROVAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
SEE DRAWING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
NONE
NEW 3.5m WIDE VEHICULE / PEDESTRIAN ACCESS

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1	6	—
BUNGALOW	—	—	—
FLAT/MAISONETTE	—	—	—
OTHER	—	—	—

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

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? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF GLYFIELD CONSTRUCTION DATE 15/May/2000

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

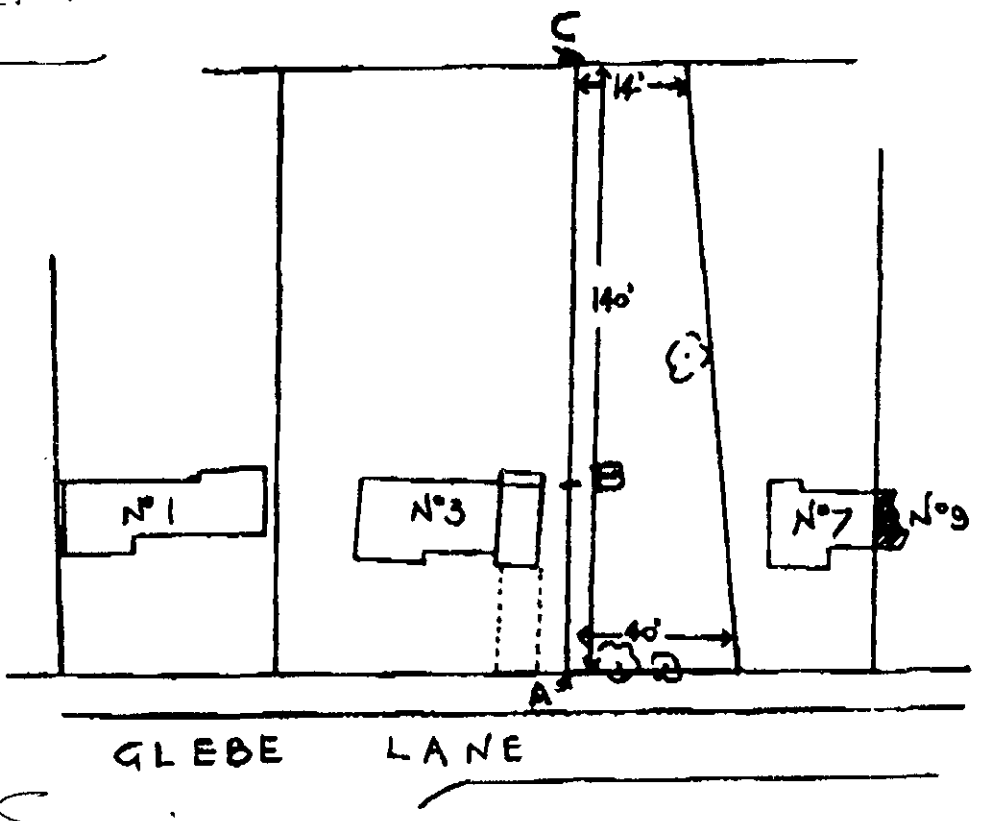
SONNING

JOS MILLER.
01189-746484
2 PAGES.

POTENTIAL BUILDING PLOT

FOR ONE FOUR BEDROOMED DETACHED HOUSE

URGENT



Preapp Sonning

Not to scale

FROM TONY DAY FAX:- 01344 · 750971

LOCATION

The property is located on the north western side of Glebe Lane, a short distance from its junction with Pound Lane. The property is more particularly shown with a heavy black surround on the 1:1250 Ordnance Survey sheet extract on the details cover.

HASLAMS
0118 960 1010
15[illegible] Street Reading Berkshire RG1 1HH Facsimile 0118 960 1022 Email info@haslams-surveyors.co.uk
Whilst every effort has been made to ensure the accuracy of these particulars, they are for guidance only and do not form any part of the contract

conservation area
then & now.
how many
bedrooms?

DESCRIPTION

The proposed building plot forms part of the existing garden of 3 Glebe Lane. It has a frontage to Glebe Lane of 40' (12.19m), the depth is 140' (42.67m), the rear width is 14' (4.27m). The plot is generally level, laid to lawn and includes a number of trees. The summerhouse on site is included in the sale but may require relocation by the Purchaser.

TOWN & COUNTRY PLANNING

In April 1988, planning permission was granted for the erection of one detached house (Application No 29758). This permission was renewed in 1993 (Application No 40520) and became time expired on 12 February 1998.

The original consent was for a 4 bedroomed detached house with attached single garage. The gross external area (excluding the garage) being 1,175 sq ft (109.16m²).

Prospective purchasers should make their own enquiries of the Planning Authority, Wokingham District Council, P O Box 151, Shute End, Wokingham RG40 1BN.

SERVICES

We understand that gas, water, electricity and drainage are available in Glebe Lane. **Prospective purchasers should make their own enquiries of the utilities regarding availability and cost of connection.**

ACCOMMODATION WORKS

The successful purchaser will be required to carry out the following works:

1. The re-routing of the foul drainage from number 3 Glebe Lane which currently discharges to a manhole in the south eastern corner of the site. This will then become a shared drain between number 3 and number 5 and the vendor will retain an appropriate easement in relation to the use of the drain.

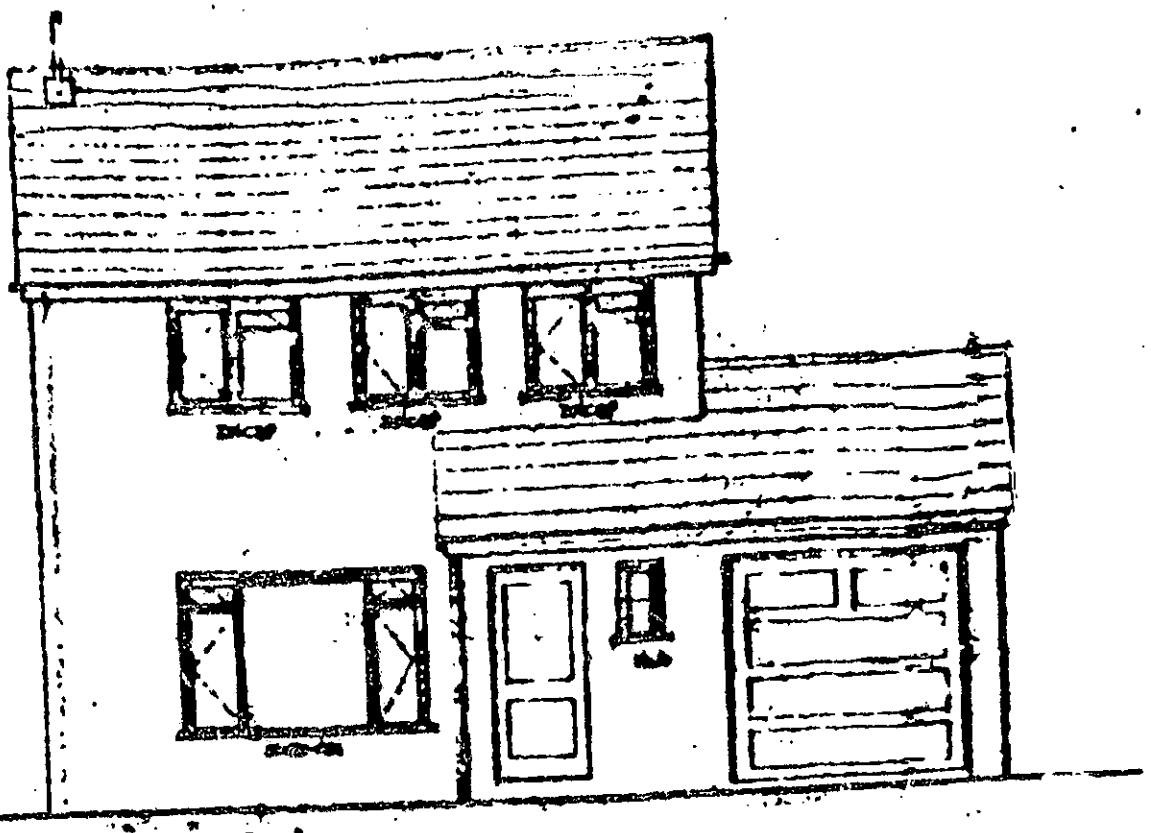
2. The purchaser will construct a 1m high brick wall between points A and B on the plan or an agreed alternative and a 1.8m high close boarded fence between points B and C on the plan. The vendor reserves the right to approve proposals for the treatment of the boundary and the purchaser will be under an obligation to consult the vendor prior to agreeing such details with the planning Authority.

METHOD OF SALE

The site is offered for sale by private treaty with the vendor reserving the right not to accept the highest or any offer, and also reserving the right to withdraw the property from sale, or to vary the method of sale at any time without notice.

Written offers are invited before 5.00pm on Thursday 24 February 2000.

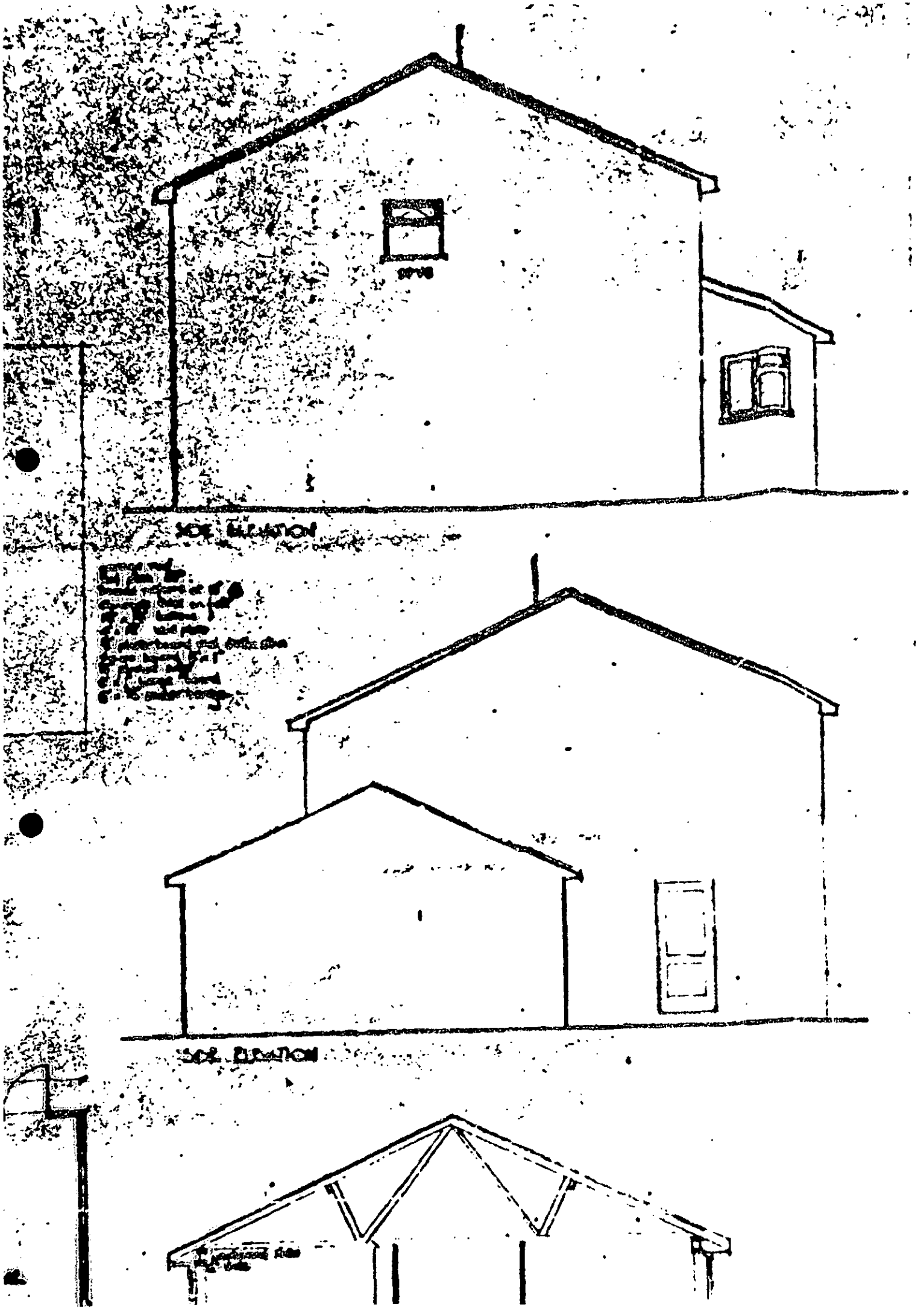
Offers should be expressed as being conditional to obtaining detailed planning consent for a single 4 bedroomed detached house.

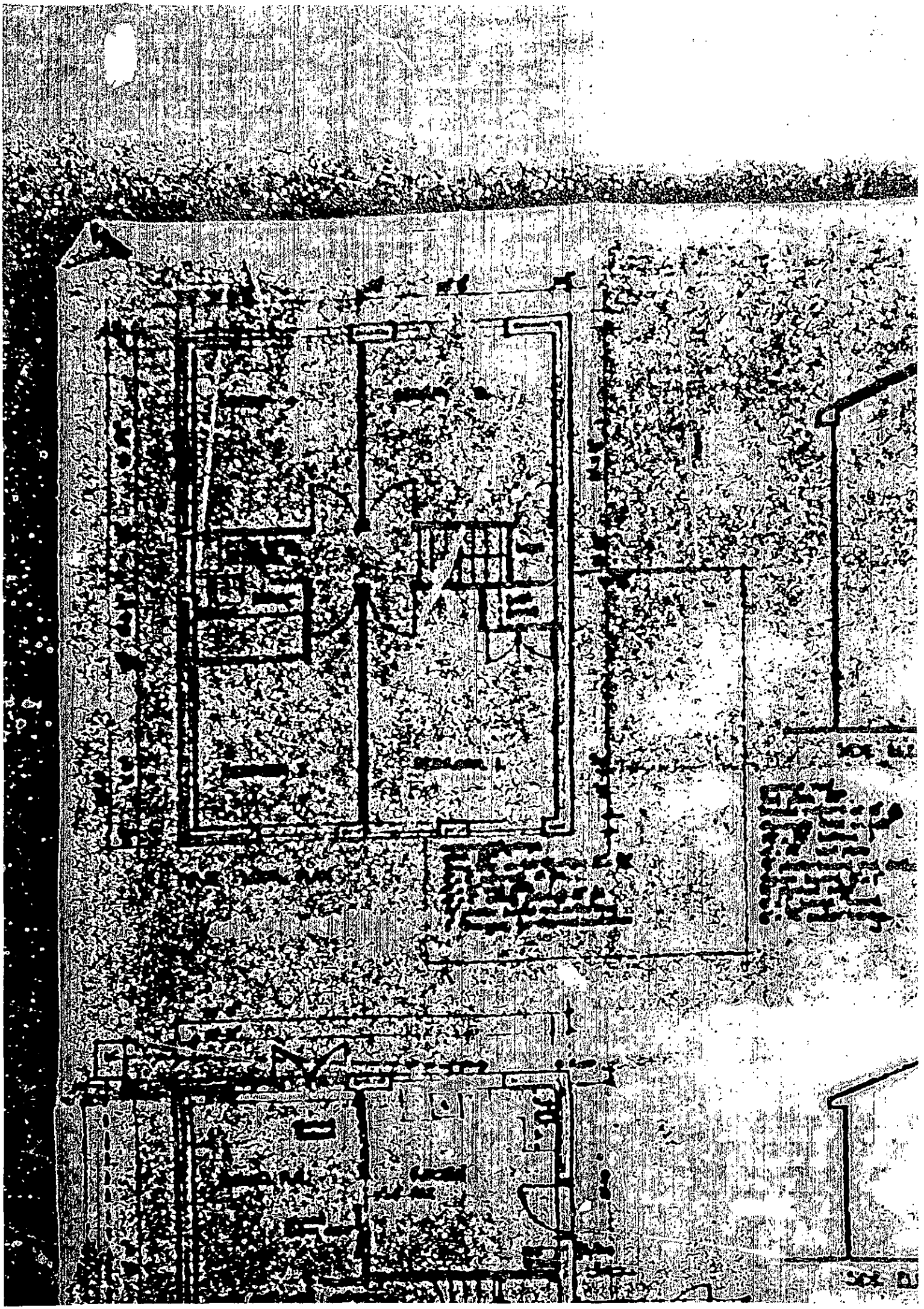


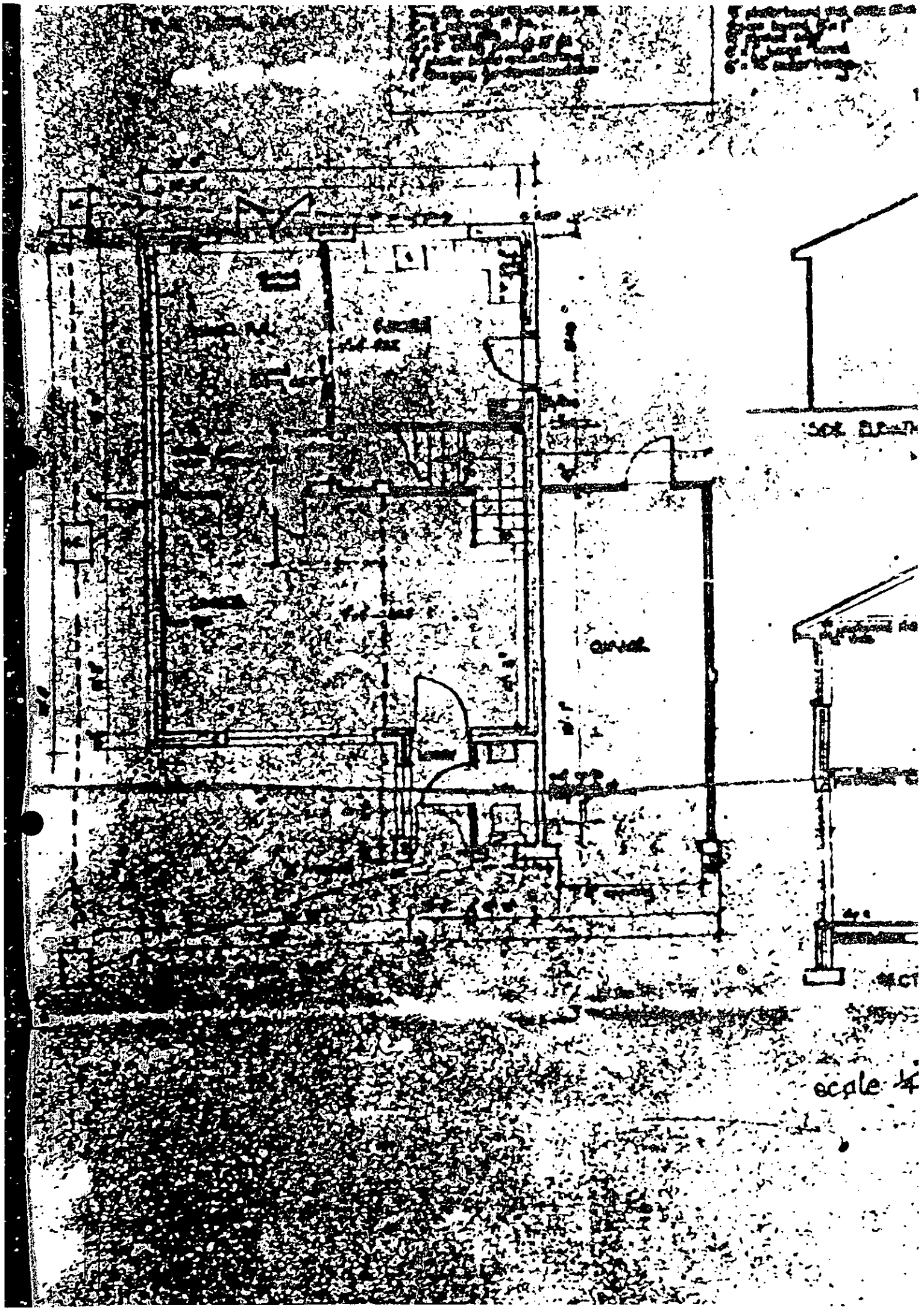
FRONT ELEVATION



REAR ELEVATION



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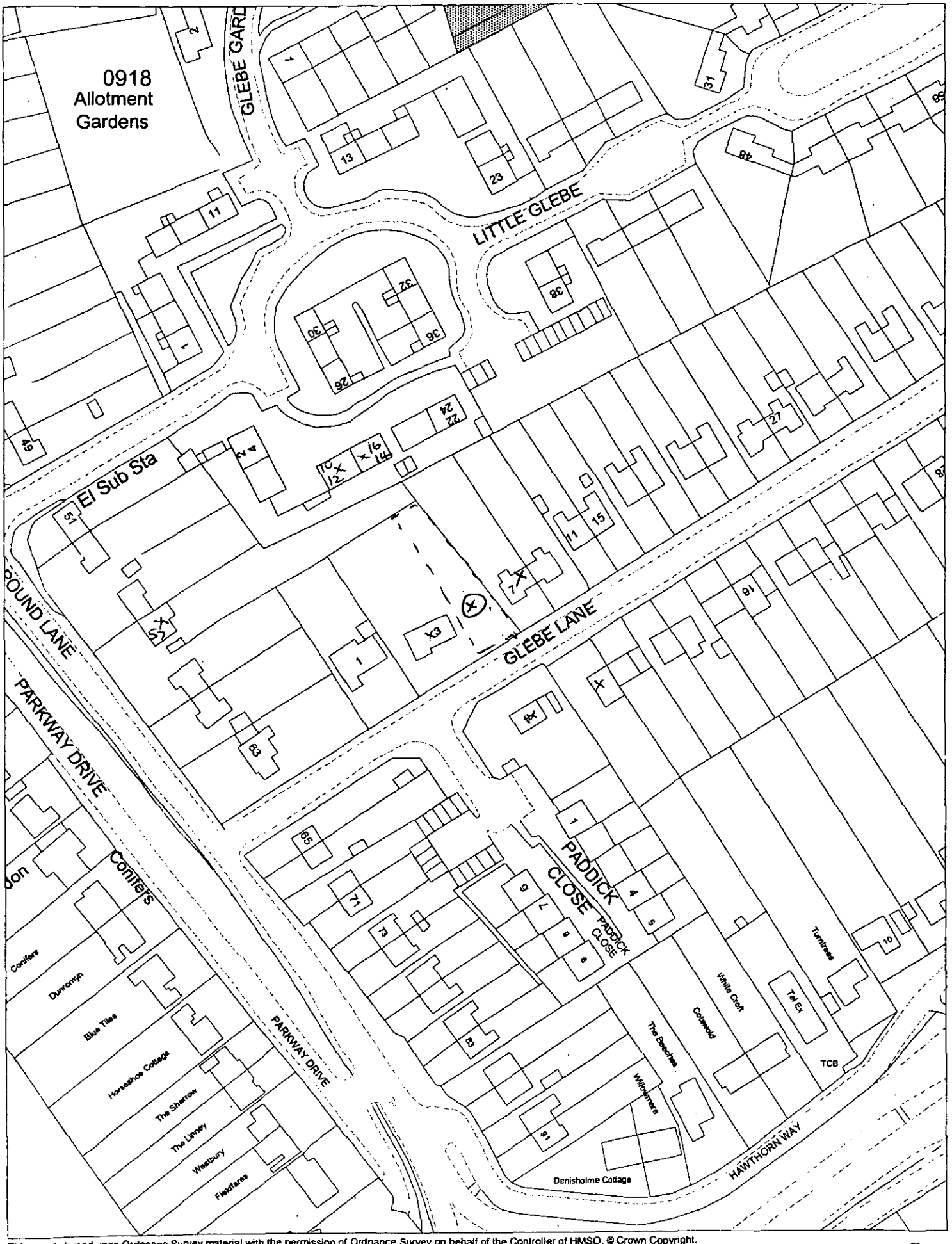
Development Control Section, Environmental Services, Wokingham District Council.

24 May 2000

Scale: 1 : 1250

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

24 May 2000

Scale: 1 : 1250

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