APPLICATION NO:
F/2002/5875

LOCATION:
23 Glebe Lane, Sonning Reading.

APPLICANT:
Mr Treverton C/O Peter Watkins

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

REFUSED

CASE OFFICER: **Louise Smith**

LISTING EXPIRY - 19/3/2

DI 958

Appeal Decision

Site visit made on 3 September 2002

by Robin Jacques MSc BSc(Hons Arch) RIBA FRSA

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

[illegible] 2002

Appeal Ref: APP/X0360/A/02/1089408
23 Glebe Lane, Sonning

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Treverton against the decision of Wokingham District Council.
- The application No: F/2002/5875, dated 6 February 2002, was refused by notice dated 26 March 2002.
- The development proposed is a first floor side and single rear extension.

Summary of Decision: The appeal is dismissed.

Preliminary Matters

1. The planning history includes a previous application for extensions, refused in December 2001 (Council Ref: F/2001/15159). Notwithstanding the description of the proposed development given above, which is taken from the planning application form, the proposal also includes a front porch extension.

Main Issue

2. I consider that the main issue in this case is the effect of the proposal on the living conditions of the adjacent occupier, with particular reference to visual impact and daylight.

Development Plan and Other Planning Guidance

3. The Development Plan includes the Berkshire Structure Plan, Incorporating Alterations adopted in August 1997 (SP), and the Lodden Area Local Plan, adopted May 1995 (LP). SP Policy LD3 aims to only permit development proposals where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or upon the amenities of neighbouring land uses. LP Policy LBE1 requires that new development shall be of a high standard of design. Amongst other things, it should contribute to the creation of a safe and attractive environment in which to live and work. Under Policy LBE2, development which is inappropriate in terms of its relationship with adjoining sites and buildings will not normally be permitted

4. There is an emerging Wokingham District Local Plan Deposit Draft 1997, with proposed amendments highlighted, published in a version dated February 2000 (LP/D). This has been subject to a Public Inquiry, and the Inspector's report was published in October 2001. The Council has not indicated that further amendments are proposed to policies relevant to this appeal. Therefore, in accordance with Government guidance in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles*

(PPG1), I have given the LP/D substantial weight. LP/D Policy WBE1 sets out considerations to which the council will have regard in considering any application for development. These include the privacy and amenity of the existing environment. LP/D Policy WOS3 identifies development control principles, including that proposals should be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers.

Reasons

5. The appeal property is one of several similar semi-detached properties, amongst a variety of mainly semi-detached properties on Glebe Lane. The proposal would add a small extension to the front of the garage, incorporating a porch to the front door. The proposed first floor over the existing garage would be set back at about 1.5m from the front elevation. An existing rear lean-to would also be replaced by a larger single storey rear extension. The Council does not object to the ground floor front porch or rear extensions.

6. The adjacent property to the east, No 25 Glebe Lane, is also one of a pair of semi-detached houses, set further forward towards the road than the appeal property. This is not correctly shown on the Site Plan on the application drawing. Notwithstanding the Council's indication that No 25 is set 3.5m to the front of No 23, on my site visit, the main parties agreed that the dimension is about 2.95m. The Council indicates that there is about 2.5m between the buildings, and this is not in dispute. I saw that the end wall of No 25 has two windows at ground floor level facing the appeal property which, the Council indicates, are to a kitchen in which meals are taken, and they consider it to be a habitable room.

7. The proposed front porch would extend in front of one of the smaller window, but this would have little detrimental effect on its daylight or outlook. I was able to view the other larger window towards the rear of No 25 from a landing window in the appeal property. It seems to me that, notwithstanding the proposed setting back of the front, the two-storey extension would be directly opposite that larger window ground floor window. The Council indicates that the proposed development would breach a 25 degree overshadowing angle. Although I do not have drawings showing the relationships, it seems to me on the available information, including my site visit, that the appeal property may already cut off light to those windows above that angle. In my view, the height and bulk of the proposed two storey gable elevation in relation to that particular window would be unacceptably intrusive and overbearing, and significantly worsen the daylight levels to the habitable room of the adjacent property.

8. In written representations, the adjacent occupier has referred to the effect of a 45 degree angle at the rear of the property on the loss of light. It is not disputed that the rear of the two storey extension would be about 4m behind the rear main elevation of No 25. At a separation distance of about 2.5m, in my view, this would accentuate the loss of daylight from the vertical overshadowing, and reinforce the detrimental effects on daylight and outlook that the proposed first floor extension would have on the adjacent property.

9. I have taken account of other properties on Glebe Lane with two storey extensions, including one where the fronts are offset in relation to each other. However, from what I could see, these do not affect the end windows of adjacent properties. I do not

know of all the circumstances under which the other extensions were permitted, and I have considered this proposal on its own merits. The appellant indicates that in pre-application consultations with the Council following a previous refusal of planning permission, he was advised that the only modification required was to step back the front of the first floor by 1.5m. The Council disputes this account but, in any case, I have considered this particular proposal afresh. I conclude that, for the reasons given above, the proposal would be unacceptably detrimental to the living conditions of the adjacent occupier, contrary to the aims and objectives of SP Policy LD3, LP Policies LBE1 and LBE2, and LP/D Policies WBE1 and WOS3.

Other Matters

10. I have taken account of all other matters, including the written representations of interested parties, but none outweigh my finding on the main issue.

Conclusion

11. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Formal Decision

12. In exercise of the powers transferred to me I dismiss this appeal.

Information

13. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within six weeks from the date of this decision.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Treverton
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/5875

Parish: **SONNING**

Location: **23, Glebe Lane, Sonning, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its bulk and design would form an overbearing feature and result in loss of light, to the detriment of the amenity of the adjacent dwelling, 25 Glebe Lane. As such the proposal is contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

Notice checked by: _____

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions *refuses permission to develop land or grants it subject to conditions*, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5875	LS
BUILDING CONTROL NUMBER	FP 2002/3367	North
~~APPLICANT~~/AGENT	Peter H Watkins	
ADDRESS OF SITE	23 Glebe Lane Scarning	
DESCRIPTION OF PROPOSED WORK	first floor side & s/s rear ext. + front porch ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 21187A	PW 21187A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
~~APPLIC.RECEIVED~~-NO DECISION Appeal not yet determined		
APPLIC.REFUSED	26/3/02.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	20/6/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ✓
Present:

MRS. TREVERTON (APPLICANT)
BASIA POLNIK (WDC)

Record of Telephone Call:
Conversation with:

Date: 29.4.2002

Time: 10.00

Place: (if applicable) SHUTE END OFFICES

NOTES Proposed extn. at 23 Glebe Lane, Sonning

Previous refusals F/2001/5159 and 5875

Explained reasons for refusal. Unlikely that there is any scope for 1st floor extn. over garage. Applicant may need to consider loft conversion in order to achieve additional bedrooms - skylights could be P.D. Likely to be no objection to s/s rear extn. (although mentioned draft SPG on household appln. re: 3m projection)

Also explained parking standards.

BD.

Copies to:

Application/File No:

Action:

Tel. 0118 974 6443 (Direct Line)

Date. 7 April, 2003

My ref. CD/FP2002/3367(5875)

Mr & Mrs Treverton
23 Glebe Lane
SONNING
Berkshire

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:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Mr & Mrs Treverton,

FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND FRONT PORCH EXTENSION AT 23 GLEBE LANE, SONNING

I have been informed that construction work has commenced on site, and I am writing to inform you that the related planning application (F/2002/5875) which was refused on 26 March 2002, was also dismissed on appeal to the Secretary of state on 20 September 2002. It may be that only part of the proposed work is taking place. In that case would you please submit drawings of the proposal to the Planning Department by 28 April. Any unauthorised work will be at your own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

cc: Shaun Andrewartha, Principal Planning Enforcement Officer
cc: Peter H Watkins, 48 Broomfield Road, Tilehurst, RG30 6AL

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD

To: Louise

~~Mr~~ / Mrs / ~~Miss~~ Harner

Of: 42 Little Glebe Tel No:

- [x] Telephoned
- [ ] Visited
- [ ] Wants to see you
- [ ] Please Phone
- [ ] Will call again
- [ ] URGENT

Message: Re:
23 Glebe Lane. (Neighbour)
Says she has no objections to appn. 5875 + while she was talking to owner, was told they may be erecting a new fence, + she has no objection to that either.

Message taken by: Den. Time: 14:30
04/03/02

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

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5875

Applicant : Mr Treverton C/O Peter Watkins.

Location : 23, Glebe Lane, Sonning, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/2

Date of Neighbour Notifications : .....

Date of Site Visit : 25/2/2

Date Registered : 11/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 08/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Countryside officer - no objection - informative if approved
Highways - conditional approval.
No 42 - no objections

Planning Issues :
Identified Settlement.
Impact on Neighbours
" " Street Scene
Parking Provision

Application Number: 2002/5875 - 23 Glebe Lane
Appraisal

Development
The site is a semi detached dwelling, situated within the identified settlement of Sonning.

The application is a re-submission to an earlier application which was refused (F/2001/5159). All details remain the same apart from the two storey component being set back 1.5m from the front building wall as opposed to 0.9m in the first submission.

The application is three-fold. Firstly, it proposes a pitched roof canopy above the porch and garage. Secondly, a two storey side extension is proposed, set back 1.5m from the front building wall of the dwelling and flank with the rear wall. The set back allows a 0.5m lower ridge height than the existing dwelling. Thirdly, a single storey rear extension is proposed, the existing single storey extension would be demolished and this new extension would cover almost the entire width of the curtilage. It would incorporate a pitched roof, 2.5m to the ridge and 3.6m to the join with the wall behind.

1) **Impact upon Neighbouring Properties**
No overlooking would be felt from this development, as only ground floor rear windows are proposed.

No 25 has two small habitable widows in the side elevation which would be overshadowed by the proposed development.

The two storey side extension would be set 0.5m from the boundary line which comprises of fencing and trellis c.1.6m high. Massing is added to the boundary by the garage of No 23 and the shed of No 25. No 25 lies c.2m from this boundary. The rear of this neighbour is set c.4.5m forward of the dwelling in question. Given this relative positioning and the proximity of the proposed development, it is considered that the two storey extension would be overbearing when viewed from this neighbouring property. The neighbour has voiced concerns over these areas.

No real impact in terms of overshadowing or overbearing will be felt from the single storey rear extension. The properties along this stretch of road already have small single storey rear extensions.

2) **Impact upon the Character of the Area**
Along the NW side of Glebe Road is a stretch of uniform semi-detached dwellings (No's 11, 15, 17, 19, 21, 23 and 25,27,29,30). These are Council dwellings, some of which have been purchased. No two storey extensions have been developed within this handful of semis, however, it is not felt that the

proposal would adversely affect the character of the road so as to warrant a refusal on this basis.

3) Highways and Parking

This proposed 4 bedroom property would require 3 parking spaces to meet Council requirements. Provided that the driveway is widened, and parking and turning spoace retained, Highways have no objections to the proposal.

Approved **Refused** ✓

Application Number F/2002/5875
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its bulk and design, would form an overbearing feature and result in loss of light to the detriment of the amenity of the adjacent dwelling, 25 Glebe Lane. As such the proposal is contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft)

Reduce pitch roof height to the rear.

Dinton Pastures - Newts.

RECORD OF SITE VISIT

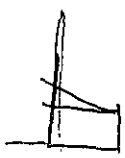
LOOK AT OLD PLAN.

SITE ADDRESS: 23 Glebe Lane
Sonning Reading.

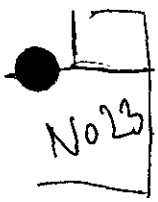
APPLICATION NUMBER: F/2002/5875

OFFICER: Louise Smith

DATE OF SITE VISIT: 25/2



1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front gate



2. DESCRIPTION OF SURROUNDINGS
Residential road - mixture of dwelling designs
~~[illegible]~~
Mostley semis.
Opp side of road - semis + same 1st fl. ext's overgge eg No 20 + 16 set back from front wall

3. DESCRIPTION OF SITE/BUILDING
semi - side garage. - pebbledash.

Nos (11,15) (17,19) (21,23) - all identical designed semis → Nos 25 + 27 v. Smith + 29, 30. ↓ all have porch canopy flat roof



4. RELATIONSHIP TO ADJOINING PROPERTIES
set to same front level as No 21 (adjoining) + back from front of No 25.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3. (1 is in gge)

LEVELS Same.

BOUNDARY TREATMENT → right - gge + then shed of neighbour at No 25 c. 2.2m high. and c 1.6m high cb fence

OTHERS No 1st floor side elevation windows in No 25.
2x gf windows. (kitchen)

left c. 1.3m hedge.

near wire fence.

Similar Extensions - extensions over garage only found on opposite side of rd - different style of dwellings

X ① Proposed new porch + garage canopy - 'out of keeping'

✓ ② single storey rear extension - pitch roof, perhaps too high
→ ok in principle though.

③ 2 storey side extension - 'out of keeping'
- overbearing on No 25 (combination of rear extension also.)
- o/s ?

To refused earlier application
- impact on streetscene (out of character)
- ~~[illegible]~~ overbear/o/s on neighbour.

Discussed with applicant re - setting back extension
0.9m → 1.5m now
not enough.
Doesn't change anything

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL
DC
APP
CS
08 MAR 2002
COPIES TO | ACK:
FILE:

From: Peter J Anderson
Property Services

My Ref: PJA/P3/01
Extn: 6720

To: Louise Smith
Planning

Your Ref: F/2002/5875

Date: March 5, 2002

23, GLEBE LANE, SONNING

With reference to the above application, the house in question is a fomer Council House purchased under the Right to Buy scheme and both the neighbouring properties are still under Council ownership. Therefore, I would be grateful if you could forward me plans and a consultation letter.

Many thanks

Peter Anderson
Technical Assistant
Property Services
e-mail: Peter.Anderson@wokingham.gov.uk

8/3 sent out consultation

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 19 February 2002

Application Number: F/2002/5875

Proposal: Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

Parish: SONNING PARISH

Site Address:
23, Glebe Lane, Sonning, Reading.

Applicant:
Mr Treverton C/O Peter Watkins.

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).

1/ Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

R: 1HSRC.

2/ C140 (INSERT: 5 metres), R140.

3/ C122, R122.

NOT.

Signed: _____ **Print name:** Adam 20/02/02

ADDRESS 23 Glebe Lane PARISH Sonning

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6R/18927	Gowers	Carport	2.7.02	Appr. N/A
F/2001/5159	Mr. Trewton	2/st side ext & S/st R ext + front porch ext.	ext 14.12.01	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 11.FEB.2002 5875

Householder planning application form

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

1	Your name	ML TREVERTON
	Address and postcode	23 GLEDE LANE SONNING
	Phone number	9692293
	Agent's Name	PETER H WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	23 GLEDE LANE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE & SINGLE REAR EXTN
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES & BRICK TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	RE-SUBMISSION	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: T W Watts

on behalf of Mr. TREVERTON

Date 6-2-2007

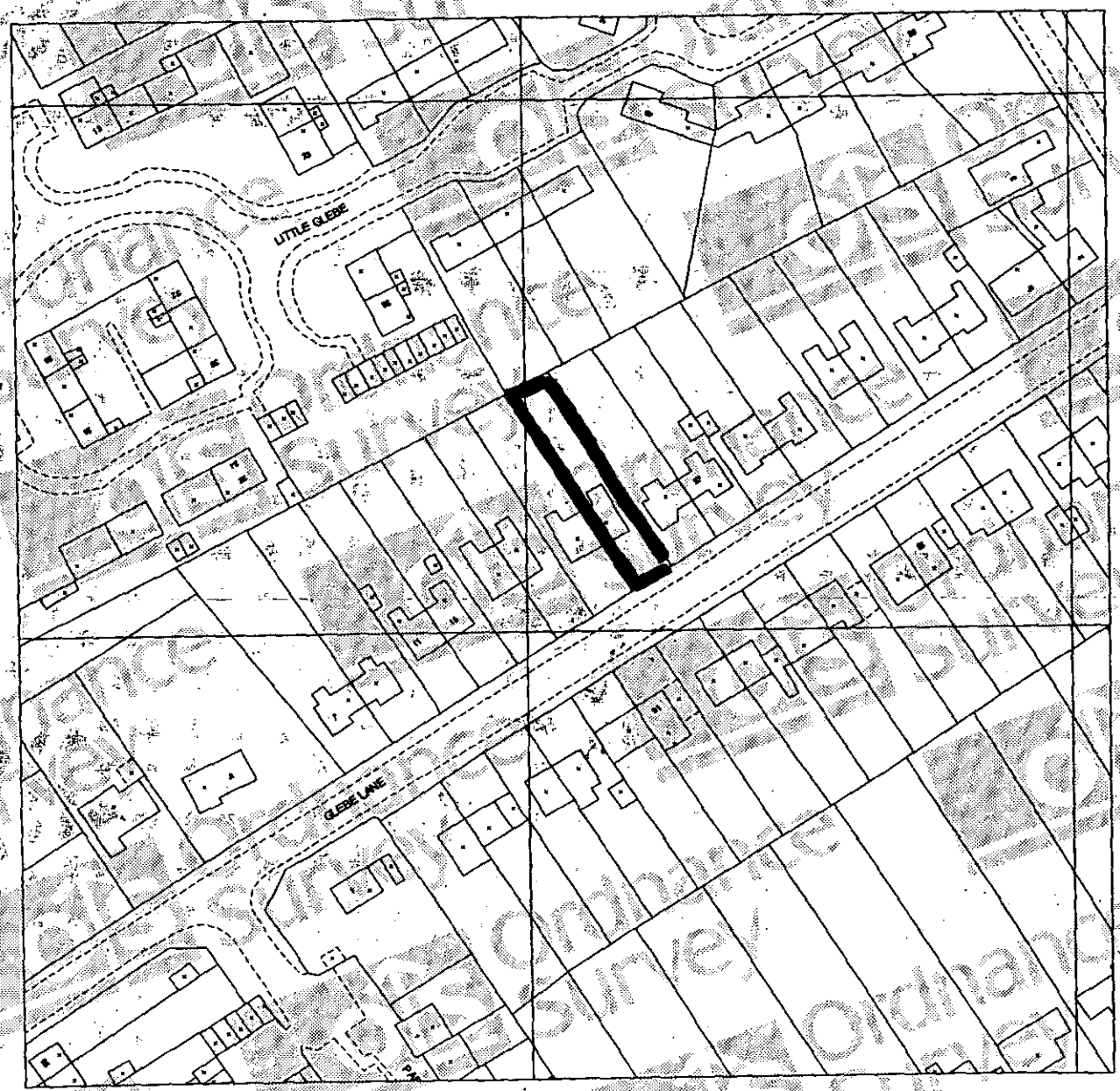
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

Ordnance Survey®

11.FEB.2002 5875

Siteplan®

1:1250 Scale



20 0 20 40 60 80

Metres

Produced 15 Oct 2001 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2001.

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Centre coordinates : 476206mE 175115mN

National Grid sheet reference at centre of this Siteplan: SU7675SW

Supplied by : Blackwell's Reading
Serial Number : 546

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

Louise Smith

From: Andy Glencross
Sent: 22 February 2002 13:12
To: Louise Smith
Subject: Planning Application F/2002/5875 23 Glebe Lane Sonning

Hi Louise

This property is over 450metres from the nearest great crested newt breeding pond. and it is seperated from that pond by wide single carriageway road and dense residential development. Consequently this application does not in my opinion require a newt mitigation strategy. I suggest we attach the following informative.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Received by Wokingham District Council

Application No: F/2002/5875

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

Location:
23, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5875 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 February 2002

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

Tel: (0118) 974 6463

Date: **19 February 2002**

My ref: F/2002/5875

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5875
23, Glebe Lane, Sonning, Reading.
Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

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. This form 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. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5875**
23, Glebe Lane, Sonning, Reading.
Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Application Number : F/2002/5875	Map No : 32
Case Officer : LS	Site Area : 0.04
Valid Date : 11/02/02	Received Date: 11/02/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling and single storey rear extension. ~~[illegible]~~ and front porch extension.

Location : 23, Glebe Lane, Sonning, Reading.

Parish : SO **Ward : SON**

Applicant : Mr Treverton C/O Peter Watkins.

Fee Required: £0 **Fee Received: £0** Resubmission 5159 refused.

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Pastures ✓ re Newts ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

+ Ms. W. Nafzger
25 Glebe Lane
Sonning ✓

.....

No pre-app's

5875

Environmental Services

For office use only.
Application number: 11.FEB.2002* 5875

Householder planning application form

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

1	Your name Address and postcode Phone number	MR TREVERTON 23 GLEDE LANE SONNING 9692293
2	Agent's Name Address and postcode Phone number	PETER H WATKINS 48 BLOOMFIELD ROAD TILEHURST RG30 6AL 4623696
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	23 GLEDE LANE
4	Give brief details of the proposal for example, two storey side extension About the application	FIRST FLOOR SIDE & SINGLE REAR EXTN

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES & BRICK TO MATCH	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	E-Submission	
c	Six copies of each set of plans and drawings listed below		
	• 1:2500 scale location plan with the site outlined in red.	=	
	• 1:500 scale site layout plan.	=	
	• 1:100 or 1:200 scale floor plans and elevations.	=	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr Thornton

Date 6-7-2006

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 23 Glebe Lane PARISH Sonning

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
GR 18927	Gowers	Carport	2.7.82	App. N/A
F/2001/5159	Mr. Trewarton	2/st side ext & 5/st R ext + front porch ext.	14.12.01	Ref.

DATE OF COMPLETION

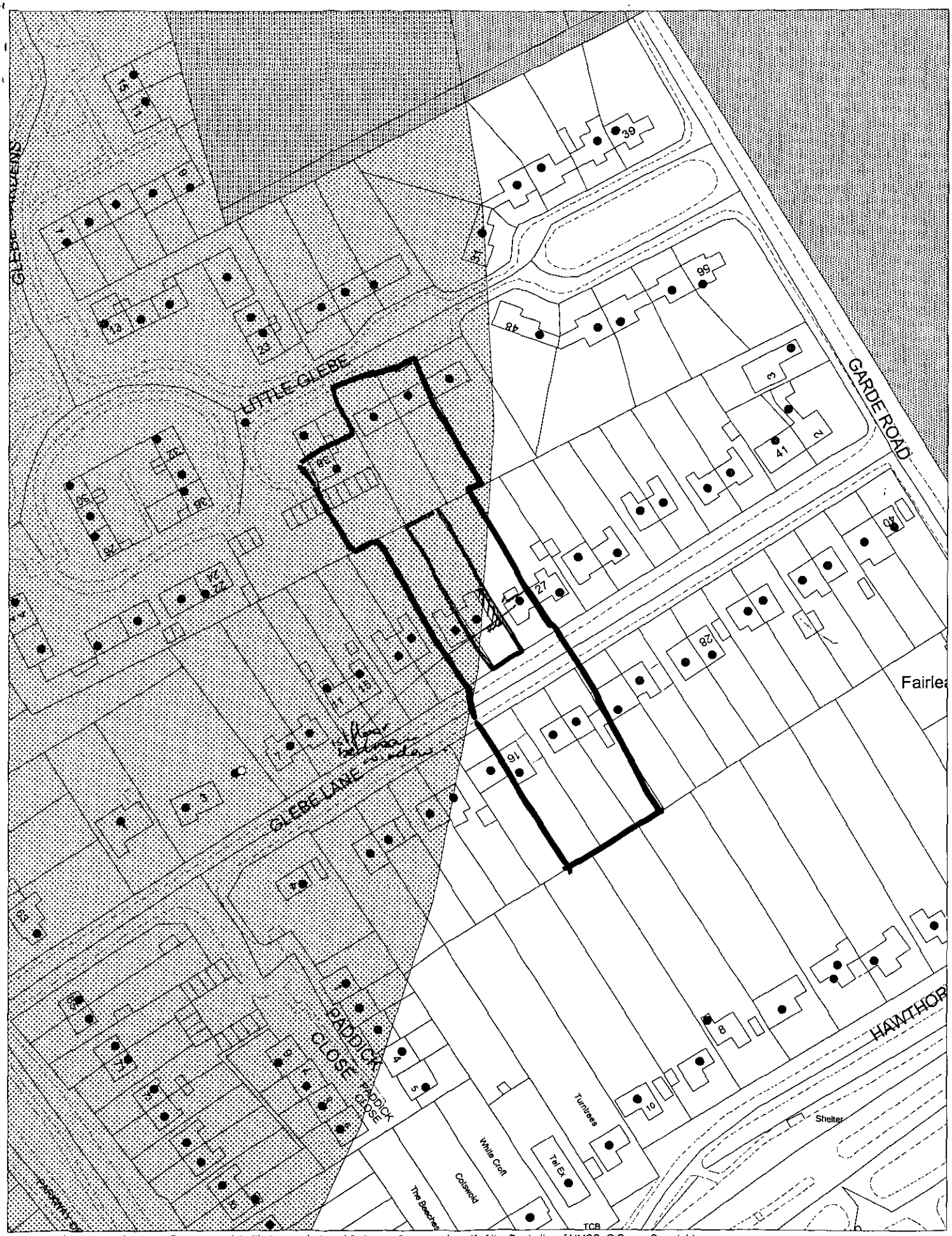
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11.FEB.2002 5875



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Development Control Section, Environmental Services, Wokingham District Council.
15 February 2002 Scale: 1 : 1250

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Development Control Section, Environmental Services, Wokingham District Council.
26 November 2001

Scale: 1 : 500

N
W E
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