4/6

APPLICATION NO:
F/2002/6240

LOCATION:
Appletree Thames Street, Sonning Reading.

APPLICANT:
Mr/Mrs A Popham C/O Glanville Consultants

PROPOSAL:
Proposed erection of detached double garage with new front boundary fence and gates.

EARLIEST DATE FOR DECISION: **31/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/06/2002

CASE OFFICER: **Louise Smith**

APPROVED

Ref
190

D5

LEX SYSTEMS LTD
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LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Popham
C/O Glanville Consultants
Corinthian Court
80 Milton Park
Abingdon
Oxon
OX14 4RY

Application Number: F/2002/6240

Parish: **SONNING**

Location: **Appletree, Thames Street, Sonning, Reading.**

Proposal: **Proposed erection of detached double garage with new front boundary fence and gates.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. 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 roof of the west facing elevation of the garage hereby permitted except for any which may be shown on the approved drawing(s).

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) 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
5. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
6. The garage shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
8. No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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

Reason
7. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
8. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

Informative
1. If great crested newts or bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
2. 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:

Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LTV1, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6, WOS2, WHE2 and WHE4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/06/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6240	LS
BUILDING CONTROL NUMBER.	Rf 2002/3274 North	
~~APPLICANT~~/AGENT	Glanville Consultants	
ADDRESS OF SITE	Appletree, Thames Street SONNING	
DESCRIPTION OF PROPOSED WORK	new double garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	BS210698/113D	BS210698/113B
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/7/02	

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	

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 13th November 2002
My ref: LS/BP/F/2002/6240

Dr S Ford
Thames Valley Archaeological Services
47-49 De Beauvoir Road
Reading
Berkshire
RG1 5NR

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

Dear Dr Ford

RE: CONDITION 8 OF PLANNING PERMISSION F/2002/6240 – APPLETREE, THAMES STREET, SONNING.

I can confirm that our archaeological consultants have approved the watching brief report, and condition 8 is now satisfied.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

Mrs B Polnik

Senior Planning Officer

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02 **Your ref** As below

11th November 2002.

Louise Smith
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLA	6-3137
POL	TES
DC LS	ENF
APP	
CS	
12 NOV 2002	
COPIES TO	FILE

Dear Louise,

APPLICATION F/2002/6240
Appletree, Thames St, Sonning

I write to advise that I have received and approved a copy of the Watching Brief report on tha above property.

Would you consider ant archaeological condition attached the above planning permission as completed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

REGISTERED IFA ORGANISATION

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

62054
LS
11 OCT 2002
COPIES TO Ltd
FILE:

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 02/83

10th October 2002

Dear Sir,

Appletree, Thames Street, Sonning
Archaeological watching brief

F/2001/5168

I am pleased to enclose a copy of our report for this site. Unfortunately on this occasion we did not find anything of archaeological interest.

I have also forwarded a copy to Kev Beachus at Babtie.

I hope this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
encs

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

Appletree, Thames Street Sonning, Berkshire

An Archaeological Watching Brief

by Sian Anthony

Site Code ATS 02/83

(SU 7589 7553)

Appletree, Thames Street, Sonning
Berkshire

An Archaeological Watching Brief

for Mr and Mrs A Popham

by Sian Anthony

Thames Valley Archaeological Services Ltd

Site Code ATS 02/83

PLANNING SERVICES | HPT
POL | TLS
DC | EHF
APP
CS
11 OCT 2002

October 2002

Summary

Site name: Appletree, Thames Street, Sonning, Berkshire

Grid reference: SU 7589 7553

Site activity: Watching Brief

Date and duration of project: 7th–8th October 2002

Project manager: Steve Ford

Site supervisor: Sian Anthony

Site code: ATS 02/83

Area of site: -

Summary of results: No archaeological features or finds were recovered

Monuments identified: None

Location and reference of archive: The archive is currently held at Thames Valley Archaeological Services Ltd, 47-49 De Beauvoir Road, Reading, RG1 5NR and will be deposited with Reading Museum in due course.

This report may be copied for bona fide *research or planning purposes without the explicit permission of the copyright holder*

Report edited/checked by:	Steve Ford✓ 10.10.02
	Steve Preston✓ 09.10.02

revealed dense Medieval activity represented by a large pit group (Hall and Hull forthcoming). The site of the palace of the Bishop of Salisbury, who held the lordship at the time of the Domesday Survey (1086), lies 500m to the west of the outskirts of the village (Ford 1987).

Objectives and methodology

The purpose of the watching brief was to observe, excavate and record all archaeological deposits within the area of ground disturbance associated with the groundworks. The foundation trenches proposed for the double garage were located just to the south-west of the demolished garage. They were intended to be 7m long, 0.6m wide and *c.*1.2m deep (Fig. 3). All spoil was to be monitored for finds.

Results

The foundation trenches were inspected, as shown on Figure 3. No archaeological features or finds were observed. The sections of the trenches consisted of 0.6m of made ground and rubble onto 0.5m of a mid brown silty clay with occasional brick rubble. This lay on the yellow-brown sandy clay natural, which fluctuated in height from 1m to 1.3m below the surface. Occasional patches of dirty chalk were exposed where the sandy clay rose in the section. Only modern brick rubble, modern iron objects and occasional cattle bones were recovered from the rubble and the brown silty clay layers.

Conclusion

No deposits of archaeological interest were observed in the foundation trenches and no finds recovered from the spoilheaps.

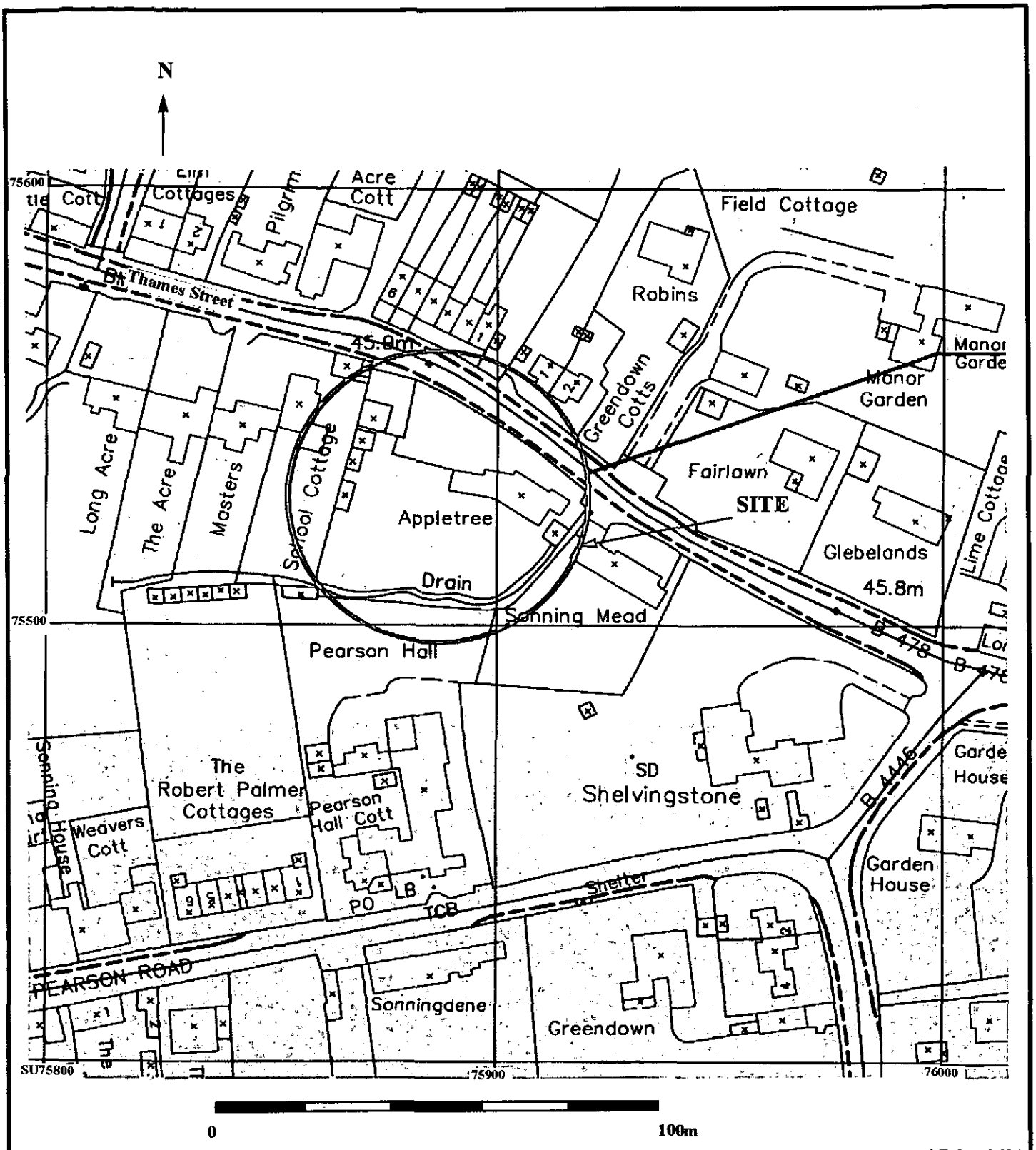
References

BGS, 1946 *British Geological Survey*, 1:50 000, Sheet 268 Drift Edition, Keyworth

Ford, S. 1987, *East Berkshire Archaeological Survey*. Berkshire County Council Dept Highways and Planning Occas Pap 1, Reading

Hall, M and Hull, G (forthcoming), The excavation of medieval features at Sonning Vicarage, Sonning (Berkshire Archaeol J), Thames Valley Archaeological services report 95/67, Reading

PPG 16, 1990, *Archaeology and Planning*, Dept of the Environment Planning Policy Guidance 16, HMSO



ATS 02/83

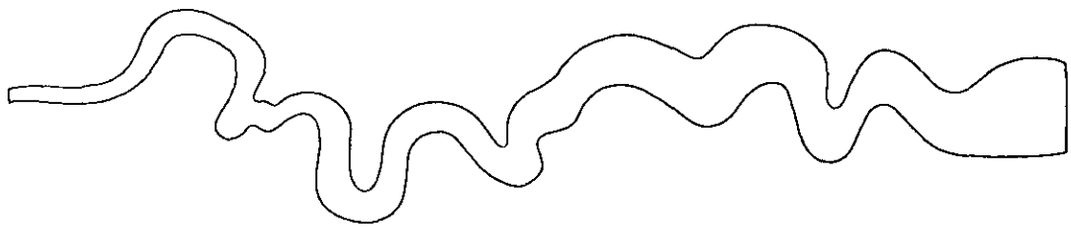
Appletree, Thames Street, Sonning, Berkshire, 2002

Figure 2. Location of site within Sonning and Berkshire.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

TIME CHART

	Calendar Years
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43 AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10,000 BC
Palaeolithic: Upper	50,000 BC
Palaeolithic: Middle	70,000 BC
Palaeolithic: Lower	2,000,000 BC



Thames Valley Archaeological Services Ltd,
47–49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR

Tel: 0118 9260552
Fax: 0118 9260553

6240.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR. TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 02e124

12th September 2002

PLANNING SERVICES	HPT 61038
POL	TLS
F LS	ENF
16 SEP 2002	
COPIES TO	FILE:

Dear Sir,

Appletree, Thames Street, Sonning
Proposals for an archaeological watching brief

I am pleased to enclose a copy of our proposal for this site.

I have also forwarded a copy to Kev Beachus at Babtie.

I hope this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
encs

Appletree,
Thames Street,
Sonning,
Berkshire

Proposal for an archaeological watching brief

12th September 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

16 SEP 2002

COPIES TO	ACK:
	FILE:

Appletree, Thames Street, Sonning, Berkshire
Project specification for an archaeological watching brief

02e123

prepared by Thames Valley Archaeological Services

1.0 Background

1.1 Site location and description

1.1.1 The site is located on a plot of land on the south side of Thames Street, Sonning within the historic core of the village (SU 75900 75520).

1.2 Archaeological background

1.2.1 The potential of the site derives from its position within the historic core of the village. Sonning was a Saxon administrative centre and was a Bishopric though the exact location of the Saxon settlement is not known. The (Medieval) Bishops palace lies c. 500m to the west on the outskirts of the contemporary village.

1.3 Proposed groundworks

1.3.1 Planning permission (F/2001/5168) has been granted to construct a new double garage to replace an existing garage. The planning permission is subject to a condition (8) relating to archaeology which requires a watching brief to be carried out during groundworks. This is as set out in *Archaeology and Planning* (PPG16, 1990) and the District policies on archaeology.

1.3.2 Following site clearance, the groundworks relevant to archaeological observation are expected to comprise the digging of foundation trenches.

2.0 AIMS AND OBJECTIVES

The aims of the fieldwork will be to:

2.1 Observe and record all archaeological deposits within areas of ground disturbance associated with the groundworks.

2.2 Excavate and record any archaeological deposits which will be damaged or disturbed during the groundworks.

2.3 Produce, where possible, relative and absolute dating and phasing for the features on the site.

2.4 Provide, if possible, information on the economy and the local environment of the site.

2.5 Establish the character of the deposits, in order to define functional areas of the site, such as industrial, domestic, etc., and produce a settlement history of the site.

THODOLOGY

ere necessary, archaeological deposits will be excavated and fully ınd sufficient time will be allowed within the groundworkers schedules ıis out.

general, all finds and artefacts will be retained, though all but a some classes of building material will be discarded after recording. ɔries of artefacts to be discarded will be discussed with the recipient nd the Archaeological Advisors to the District Council.

nservation on site will follow guidelines in **First Aid For Finds** with specialist conservation work subcontracted to an establishment such as County Council Conservation Section at Salisbury Museum.

rogramme of environmental sampling will take place should sufficient fied subsoil deposits be located. Typically this involves samples of 20 ending on the size of the feature examined.

overy of any human remains will be reported to the coroner and will ed on receipt of the appropriate Home Office licence and in consulta- he Archaeological Advisor to the District Council.

English Heritage regional scientific advisor will be consulted about nd nature of any environmental or scientific sampling if appropriate.

ding Methodology

single context recording system will be used in accordance with the ld Recording Manual (3rd edition 2000). Descriptions of individual ıd features will be recorded on pro-forma context recording sheets.

archaeological deposits exposed will be planned at a scale of 1:20 and awn at a scale of 1:10. All site drawings will be by pencil on drafting

ghts above OD will be taken and recorded on plans and sections.

ere appropriate, significant finds will be recorded in 3D.

locations of all plans and sections will be tied into the National Grid.

ull photographic record will be made of the evaluation project, con- olour slide, colour print, and b/w print (contact sheet). It will record al features and finds discovered, both in detail and in their general

ieldwork

processing and analysis will commence immediately following the of the fieldwork.

acts/ecofacts will be cleaned, conserved and prepared for long term orage.

4.3 Specialist reports will be prepared on the artefacts recovered, Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.

4.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

pottery - Dr J. Timby, C. Underwood-Keevil, Mr. P. Blinkhorn or Dr. M. Lyne (consultants)
stone - Dr J. Williams (Southampton University)
metalwork - L Keys (Museum of London)
bone - S. Hamilton-Dyer (consultant), K. Rielly (Museum of London) or S. Anthony (TVAS)
botanical/environmental remains- Dr. M. Robinson, (Oxford University Museum)
struck flint - Dr. S. Ford (TVAS)

5.0 Report and Dissemination

5.1 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

5.2 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting.

5.3 The report will include a frontsheet providing the following information:

*Site name
*Grid reference
*Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
*Date and duration of project
*Site code
*Area of site
*Summary of results
*Monuments identified (referenced to the RCHME Thesaurus of Monument Types
*Location and reference of archive

5.4 The illustrations will include:

a site location plan
a trench layout plan
trench plans and sections
profiles/sections of a representative selection of excavated features
a selection of colour photos of significant findings

5.5 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

5.6 The findings, even if negative, will be published as a note in an appropriate journal such as the *Berkshire Archaeological Journal.*

5.7 A copy of the results along with selected, catalogued slides will be supplied to the District SMR, (if requested).

5.8 Project details will be provided to the Oasis project.

6.0 Archive Deposition

6.1 The finds and site archive will be prepared in accordance with guidelines in **Management of Archaeological Projects 2** and after consultation with the recipient museum.

6.2 The site archive will be deposited with Reading Museum.

6.3 The site finds will be deposited with Reading Museum with the agreement of the landowner.

6.4 No title will be assumed by the finder of any gold or silver objects and the provisions of the Treasure Act (1996) will be implemented where appropriate.

6.5 The records will be copied onto microfiche for the National Archaeological Record.

7.0 General Items

7.1 The project will be managed on a regular basis by a Member of the Institute of Field Archaeologists (S. Ford) with an appropriated area of competence.

7.2 The project will be carried out in accordance with the IFA Code of Conduct, Code of Practice and Standards and Guidance for Field Evaluations, Finds work and desk-based assessments and the quality control mechanisms set out in the fieldwork and post-fieldwork manuals. The fieldwork will be intermittent as defined by the IFA standards and guidance on watching briefs para 3.2.7.

7.3 Safe working practices will be as set out in the TVAS health and safety manual and current health and safety regulations will be adhered to.

7.4 In the event of any dispute with the client arising out of this scheme of investigation either party may refer to the Arbitration Scheme of the Institute of Field Archaeologists for a decision.

7.5 Our insurance cover comprises £5 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £2m.

7.6 The fieldwork and post-fieldwork will be monitored by the archaeological advisor to Wokingham District and all reasonable access will be provided to the works. Any changes in the agreed project design will be discussed and agreed with the archaeological advisor before implementation.

8.0 References

PPG16, 1990, **Archaeology and Planning.** DoE Planning Policy Guidance note 16. (HMSO).

Glanville

Our Ref: BS210698/SB/BB/149

26 July 2002

Corinthian Court, 80 Milton Park
Abingdon, Oxon OX14 4RY
Tel: (01235) 833002
Fax: (01235) 835492
postbox@glanvillegroup.com
www.glanvillegroup.com

59076

PLANNING SERVICES
POL
DC LS
APP
CS
29 JUL 2002
COPIES TO
FILE:

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

Dear Louise

APPLICATION NUMBER F/2002/6240
APPLETREE, THAMES STREET, SONNING

We are writing in connection with the Planning Consent granted in respect of the above application.

We enclose a copy of a Report commissioned to check for the presence of Bats and Great Crested Newts. The report confirms that there is no evidence to suggest the presence of either species in the affected areas although if they are encountered during the development, works will stop and you will be notified along with English Nature.

We contacted Harold Saunders regarding Condition 8 on the Planning Consent. He advised that you would be issuing an informative guide/details regarding your requirements for the Archaeological Survey. We have not received this to date and would be grateful if you could provide this information as soon as possible as the owner would like to commence work shortly. Sent 2/8/2

The Conditions applied to the Consent do not require any matters to be resolved prior to commencement on site as most relate to requirements at the time of occupation of the new garage. However, we do not fully understand Condition 6 and the visibility splays of 2.4 meters x 2.4 meters. Normally we would expect to see visibility splays measured from the back edge of the road and extending along the approach to the entrance. Could you please clarify this Condition. Explained over phone 2/8/2

We look forward to hearing from you.

Yours sincerely

S. Berger

Steve Berger
Associate Director

Dr Paula Cox
Consultant Ecologist

102 Westwood Road
Tilehurst
Reading
Berkshire RG31 5PP

Telephone:0118 9412058
Mobile 07980 881634

Date: 25 July 2002

INVOICE

To: Glanville, Corinthian Court, 80 Milton Park, Abingdon, Oxon OX14 4RY
FAO: Mr Steve Berger

Job description:

'Appletree', Thames Street, Sonning: bat survey and check for great crested newts and report to fulfil conditions of planning permission

Total hours (inc. travel time)	12
Hourly rate £35	£420
Travel expenses (2 x 20 miles at 0.45p)	£18
Total due	**£438**

Payment to be made within 30 days

WOKINGHAM UNITARY
Aiming for Excellence

Building Control Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr & Mrs Popham
c/o Glanville Consultants
Coronation Court
80 Milton Park
Abingdon
Oxon
OX14 4RY

BUILDING ACT 1984; BUILDING REGULATIONS 2000

NOTICE OF PASSING OF FULL PLANS

The plans deposited in accordance with Section 16 of the Building Act 1984 in respect of the work described below have been passed as complying with the Building Regulations 2000.

Full Plans Application No. **FP/2002/3274/**

Date of Deposit **12/07/2002**

Description of work **Detached double garage**

Address of the Work **Appletree Thames Street Sonning Reading**

GLANVILLE CONSULTANTS
INITIALS SB
25 JUL 2002
JOB NO 21698
S | S+F | F

Brian Stone
Senior Building Control Officer

Decision Date: **22/07/2002**

Notes
This notice does not give approval of plans for any other purpose such as the Town and Country Planning Acts or the Town and Country Planning Development Orders. If an application has been made under any such Legislation, a separate decision notice will be issued

Under the requirements of the Building Regulations, the person carrying out the work to which the Building Regulations relate, is required to notify the Council at certain stages during the execution of the works.

If work is not commenced within three years of submitting the full plans application, the Council may declare that the deposit of plans is of no effect under the provisions of Section 32 of the Building Act 1984.

Commissioned by:

Glanville Consultants
Corinthian Court
80 Milton Park
Abingdon
Oxon OX14 4RY

REPORT OF A SURVEY OF 'APPLETREE', THAMES STREET, SONNING FOR BATS AND A CHECK FOR GREAT CRESTED NEWTS

July 2002

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF 'APPLETREE', THAMES STREET, SONNING FOR BATS AND A CHECK FOR GREAT CRESTED NEWTS

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Figure 1: Sites mentioned in text

REPORT OF A SURVEY OF 'APPLETREE', THAMES STREET, SONNING FOR BATS AND A CHECK FOR GREAT CRESTED NEWTS

1.0 Background

'Appletree' is being extensively renovated, and part of the work involves the demolition of a garage and sheds and construction of a replacement garage. As a condition of the planning permission, Wokingham District Council required that the buildings be inspected to establish if bats were present before demolition took place. As the site had a boundary ditch and was within 400m of a known great crested newt breeding pond, a check was also requested to assess if this species was likely to be present. Glanville Consultants, acting for the owners, therefore instructed Dr Paula Cox, a licensed and experienced ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts and great crested newts and their places of shelter are protected by Schedule 5 of the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, injure or possess any animal on Schedule 5 or to sell it or offer it for sale. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to its place of shelter or protection, or to disturb the animal using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

3.1 Bats

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular

building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

3.2 Great crested newts

Great crested newts need a pond for breeding as the larvae are amphibious, but the adults are terrestrial for most of the year, requiring a variety of different habitat features to provide food, shelter and a place to spend the winter. The newts may return to the breeding pond as early as January, but usually mating and egg laying takes place between April and June with the adults leaving the water by the end of July to actively hunt for food before hibernating for the winter. By late autumn most of the larvae have developed legs and lungs and will leave the pond to over-winter on land, although a few may remain in the water. Immature animals may disperse as far as 500m from the pond and will remain on land for a couple of years before finding a pond, often the one they were born in, to breed.

An ideal location for great crested newts would include a breeding pond, between 100 and 300m square with a variable depth, preferably being one of a number of ponds within a 250m radius. A relatively undisturbed landscape is preferred, with a number of damp, shady places for shelter. Piles of rubble or rock, compost heaps, log piles and ground fissures provide shelter and damp, frost-free hibernation sites.

To obtain the invertebrates taken as food, a range of vegetation is required. The ideal habitat would include scrub and woodland with a variety of plants, plus lightly grazed pasture. Mown grass should be fairly long and there should be little or no herbicide or pesticide use.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats *Myotis daubentonii*, are frequently found roosting in bridges; brown long-eared *Plecotus auritus* and lesser horseshoe *Rhinolophus hipposideros* bats show a marked preference for older buildings, whilst common and soprano pipistrelles *Pipistrellus pipistrellus* and *P. pygmaeus* are commonly found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines *Eptesicus serotinus*, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found along the ridge boards or purlins, often visible from the

inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

5.0 Methodology

A full survey of the outbuildings at 'Appletree', Thames Street, Sonning was carried out on 22 July 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The buildings were scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles or spaces behind wooden facing panels, using 10x50 binoculars where necessary. Using high-powered lamps, the interior of the buildings were examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on the floor, walls and surfaces, or staining caused by urine, faeces or fur rubbing. Where the underside of the pitched roof was visible from the ground it was examined to see if bats were present on the ridges or joists. On warm days a colony of bats makes a considerable amount of noise, scrabbling and audible squeaking, and this was listened for.

The stream running around the boundary of the garden was assessed for its suitability as a breeding site for great crested newts, and a number of stones, rubble piles and logs were lifted to see if any amphibians were sheltering underneath.

As the survey was carried out in July when bats have returned to their breeding and summer roosts, an evening survey was carried out later the same day. Two surveyors, using a Bat Box 111 and a QMC ultrasonic bat detector tuned to 45Khz, watched the outbuildings for emerging bats from shortly before sunset at 20.45 until 22.30, ninety minutes after sunset, to ensure that late emerging species such as Natterers and long-eared were recorded. The time and direction of flight was noted as the earlier a bat is seen at sunset the closer it is likely to be to its roost (Mitchell-Jones and McLeish 1999).

6.0 Results of survey (read in conjunction with Figure 1)

6.1 General description

'Appletree' is a detached house set in a large garden near the River Thames at Sonning, Berkshire. The house faces north onto Thames Street. The outbuildings proposed for demolition lie to the west of the property, next to the boundary wall. They comprise a garage, a brick shed, a lean-to shed and a summerhouse currently used as the site office.

6.2 The outbuildings

6.2.1 Building 1, the garage

The wall on the west side was brick, but the other three were faced with rough-cut wooden planks laid horizontally. The roof was pitched and constructed with large, flat

tiles fitting flush to the rafters. There some tiles missing at the side of the gable over the front doors and gaps under the ridge tiles.

At the southern end, rear, some facing planks were damaged and warped allowing access to spaces behind, although some of these were filled with the dead remains of a climbing plant. No droppings were present on the wall, door or in the cobwebs. Wasps were entering the roof void at the gable apex.

The eastern side had a gap between the roof and walls, but this was full of dead vegetation. As at the rear there was damage to the wooden planking allowing potential access to the space between the external and internal walls. A single pane of glass was broken in the window, but stored materials inside partially blocked the gap. No droppings were visible.

There were double wooden doors facing the road and again there were some gaps in the planking, but no signs of bats.

The north corner of the west wall and roof was obscured by a large bay tree, which also blocked an open window. There were a couple of bricks missing in this wall but there were no cavities behind and the holes were thick with cobwebs.

The interior was used for storage of building materials for the renovation work. Except for the brick wall, the interior was lined with tongued and grooved wooden panelling that extended up to form a ceiling, and there was a deep shelf area above head height. There was no access to the small roof void between the pitched roof and the ceiling, so this area and the ridge could not be inspected. There was no way, except the broken, partially blocked window, for bats to reach the main garage interior and no obvious roost sites. The ceiling was well cobwebbed and there were no droppings on walls or surfaces.

6.2.2 Building 2, a shed

This was a small brick building with a pitched, clay tiled roof with gables at the west and east sides. There were tiles and bricks missing and gaps around the window frame and in the roof would allow access by bats or birds to the interior. There were no bat droppings in the gutter or on the walls, door and window.

Inside there was a small hole in the wooden boarded ceiling showing that the tiles were laid directly onto the rafters with straw between, leaving no space for roosting bats. Most of the ridge was visible and was thickly cobwebbed, and no bats were seen. There was no evidence of bat presence on the inside walls, window, surfaces or in cobwebs.

6.2.3 Building 3, a lean-to shed

This was attached to building 2 to the north, the rear wall was the boundary wall to the property and the south wall was formed by a badly fitting section of planked wood. There was no eastern wall so there was open access to the draughty interior. The roof was half pitched with clay tiles over underfelting. There was no evidence of bats inside and the building did not look suitable for summer roosting or hibernation.

6.2.4 Building 4, a summerhouse

This was a wooden 'summer-house' type building with a half pitched, asphalt roof. It had windows and a glass double door on the east side facing the garden. Inside the ceiling was planked wood laid directly under the asphalt leaving no obvious space for roosting bats. The wooden walls inside were covered with a thin, waterproof lining again leaving no space for roosting. The inside of the building was in constant daily use as a site office and no signs of the presence of bats were found.

6.3 Great crested newts

A 0.5m wide drainage channel or stream entered the garden at the northeast corner, via a pipe from the road. The channel ran along the east and south boundaries and continued along the rear of adjoining properties to the west. At the time of visit the water was flowing well and the depth varied between less than 1cm to a maximum of 16cm. The watercourse was very overgrown with ivy, nettles, garden shrubs and trees and it had stone-faced edges.

There was no aquatic vegetation and the substrate was a mixture of gravel, silt and rubble. There was no open body of water in the garden.

The site was too large to conduct a systematic examination, but a random selection of stones, wood and rubble was lifted to check for amphibians beneath. None were found.

6.4 Evening survey with bat detectors

Sunset was at 21.03 on 22 July and observations started at 20.45. The weather was fine and dry with light cloud and a slight breeze, and the temperature was 18.2 degrees Celsius. There were insects on the wing, ranging from *Chironomids* to medium sized moths. Observations of the buildings were continued until 22.30.

The first bat at 21.49 was a pipistrelle that did not remain long enough for a positive species identification to be made. It flew across the garden from the south in the direction of the river. Three medium sized, broad winged bats were seen at 21.54, 22.05 and 22.21 respectively. These flew low over buildings 2 and 3 from the west and were not heard with the detectors until very close. These were almost certainly brown long-eared, which are only detected at very close range as a series of 'tick' sounds.

No bats were seen emerging from any of the buildings during the one hundred and five minutes of observations.

6.5 Summary of results

An inspection of the four outbuildings at 'Appletree', Sonning was carried out on 22 July 2002. Although there were many gaps in the external structures that would allow bats to access the interior, and the wooden facing to the garage appeared suitable for roosting, no evidence of the presence of bats was found in the accessible sections of the buildings. Small sections could not be reached or were not visible without a

destructive search, but no droppings on walls or surfaces were found that would indicate a roost. During the evening survey with ultra-sonic detectors, no bats were seen emerging from the buildings, although bats of two species were present in the vicinity.

No evidence of the presence of great crested newts was found, and the drainage channel/stream did not appear suitable for breeding.

7.0 Discussion

Of the outbuildings inspected, only two appeared to have roosting potential but no evidence was found of the current presence of bats. The space behind the wooden planking on the garage would be a favoured site for pipistrelles, and long-eared bats could use the ridge beams in 1 and 2, but these could not be viewed without a destructive search. Although it was an ideal night for foraging an evening survey did not record any bats emerging from any of the buildings.

The garden could offer shelter and foraging opportunities, but the nearest known breeding pond for great crested newts is about 400m away from the site, and newts from it would need to negotiate several busy roads to reach 'Appletree'. This species prefers small to medium ponds with extensive aquatic vegetation and a healthy invertebrate fauna for breeding (Langton, Beckett and Foster 2001), and so the stream/drainage ditch would not be suitable.

8.0 Impact of proposed development on bats and great crested newts

The demolition of these outbuildings should have no adverse impact on individual bats or local bat populations, as no bats or evidence of their presence was found. However, certain sections could not be inspected without a destructive search and therefore note should be taken of the precautions in section 9.0 below.

As the stream/ditch is not suitable for breeding great crested newts and proposed works should not affect the garden, demolition of the outbuildings should not adversely affect local populations.

9.0 Suggested mitigation and precautionary measures

As no evidence of bats was found in the buildings, no specific mitigation is needed. Not all sections could be examined, however, and there were roosting opportunities, particularly behind the wooden planking on the garage. There were gaps in the fabric of buildings 1 and 2 that could allow access to potential roost sites in the roof void. Although no bats emerged from the buildings during the evening survey, populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the buildings in the future. Therefore the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from a licensed bat ecologist or from English Nature.

The small drainage ditch/stream is not suitable for great crested newts to breed in so no specific protective measures are needed. The renovation work and demolition of the outbuildings will not encroach on the garden to any great extent and storage of materials is mainly inside of the buildings, so disturbance of hibernating or resting newts is unlikely. However, as a precaution, the builders should be advised that if a newt is found under piles of materials or in a foundation trench, work in the vicinity should stop until advice has been sought from English Nature.

10.0 Summary and conclusions

'Appletree', Thames Street, Sonning was examined for signs of bats on 23 July 2002. No bats or evidence of their presence were found and no bats emerged during the evening survey, so proposed works on the existing building should not have any adverse effects on bat populations in the area. As two of the buildings could provide potential roost sites, advice is given in case a bat enters in the interval before demolition.

The watercourse around the property does not seem suitable for breeding great crested newts, and no amphibians were found during a brief search of the garden. It is not likely that newts from the pond 400m away would reach the site, but an advisory note is given in case a hibernating or resting newt is found during works.

11.0 Bibliography

Anon (1986) *Bats in Roofs: a Guide for Surveyors* NCC

Cox, PR (1996) *Wildlife on Site – a Guide for Developers and Planners* Babtie Group Ltd

English Nature (1995) *Facts about great crested newts*

English Nature (1996) *Great crested newts: Guidelines for Developers*

English Nature (2001) *Great crested newt mitigation guidelines*

DEFRA (Sep 2001) *European Protected Species: Guidance Note*

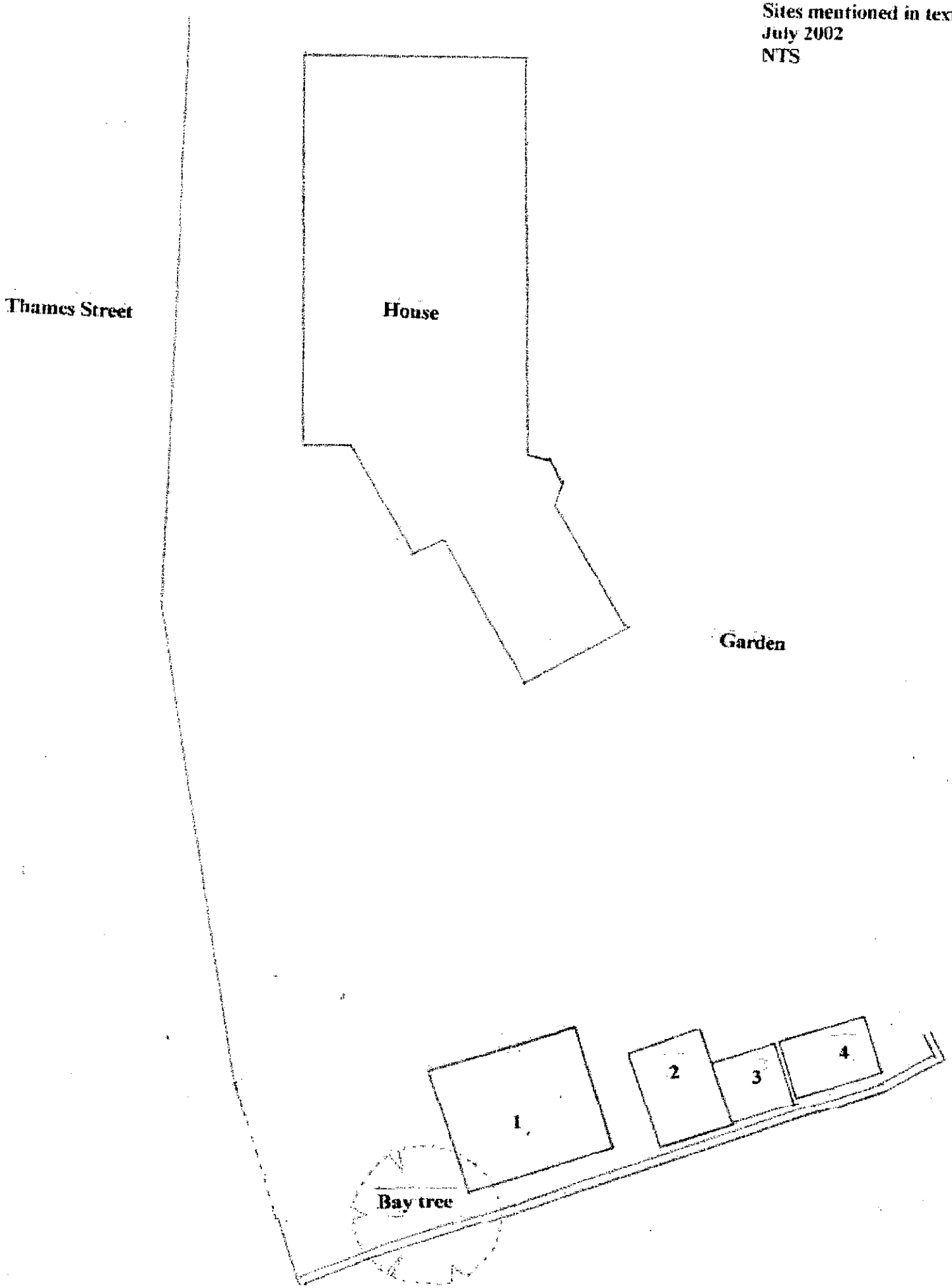
Hutson, A M (1990) *Bats in Houses* FFPS, NCC and the Vincent Wildlife Trust

Mitchell-Jones, AJ and McLeish AP ed. (1999) *The Bat Workers Manual* JNCC

Ransome, R (1990) *Hibernating Bats* Christopher Helm

Swan MJS & Oldham RS (1993) *National Amphibian Survey Final Report* Vol 1

Figure 1
'Appletree'
Sites mentioned in text
July 2002
NTS



Date: 28 May 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6240

Location: Appletree, Thames Street, Sonning, Reading.

Proposal: Proposed erection of detached double garage with new front boundary fence and gates.

Applicant: Mr/Mrs A Popham C/O Glanville Consultants.

Case Officer: Louise Smith

The new plans show the following: Gates set back 5m from highway boundary and entrance fence amendments.

Comments are required by 10/06/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

CONDITIONAL APPROVAL.

C049, R049
C138, R138
C128, R128
C139 (INSERT: 5), R139

AR 30/05/02.

Glanville

Corinthian Court, 80 Milton Park
Abingdon, Oxon OX14 4RY
Tel: (01235) 833002
Fax: (01235) 835492
postbox@glanvillegroup.com
www.glanvillegroup.com

PLANNING SERVICES
TLS
LS
ENF
20 MAY 2002

Our Ref: BS210698/SB/JJ/090

17 May 2002

Louise Smith
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN
6240

Dear Ms Smith

APPLETREE,THAMES STREET, SONNING

Further to our meeting yesterday, please find enclosed copies of our amended drawings BS210698/113B and 114C. The amendments to the originally submitted proposals are as follows:

1. The entrance gates have been relocated to a distance of 5m from the back edge of the pavement.

2. The fencing and low level brick plinth wall have been realigned to reduce the set back at the entrance gates.

3. The plans and elevations of the garage have been amended to include for a pedestrian door opening to the south facing elevation.

With regard to the concerns over the bulk of the garage, please find enclosed photographs of the existing garage and a sketch showing the outline of the existing garage superimposed onto the north elevation of the proposed garage. From this sketch, it is clear that whilst the proposed garage is wider than the existing, there is little increase in bulk to the roof structure over door head level.

We trust the amended drawings deal satisfactorily with the concerns you had on the original submission. If there are, however, any other issues you wish to discuss, please do not hesitate to contact the undersigned.

Yours sincerely

Steve Berger
Associate Director

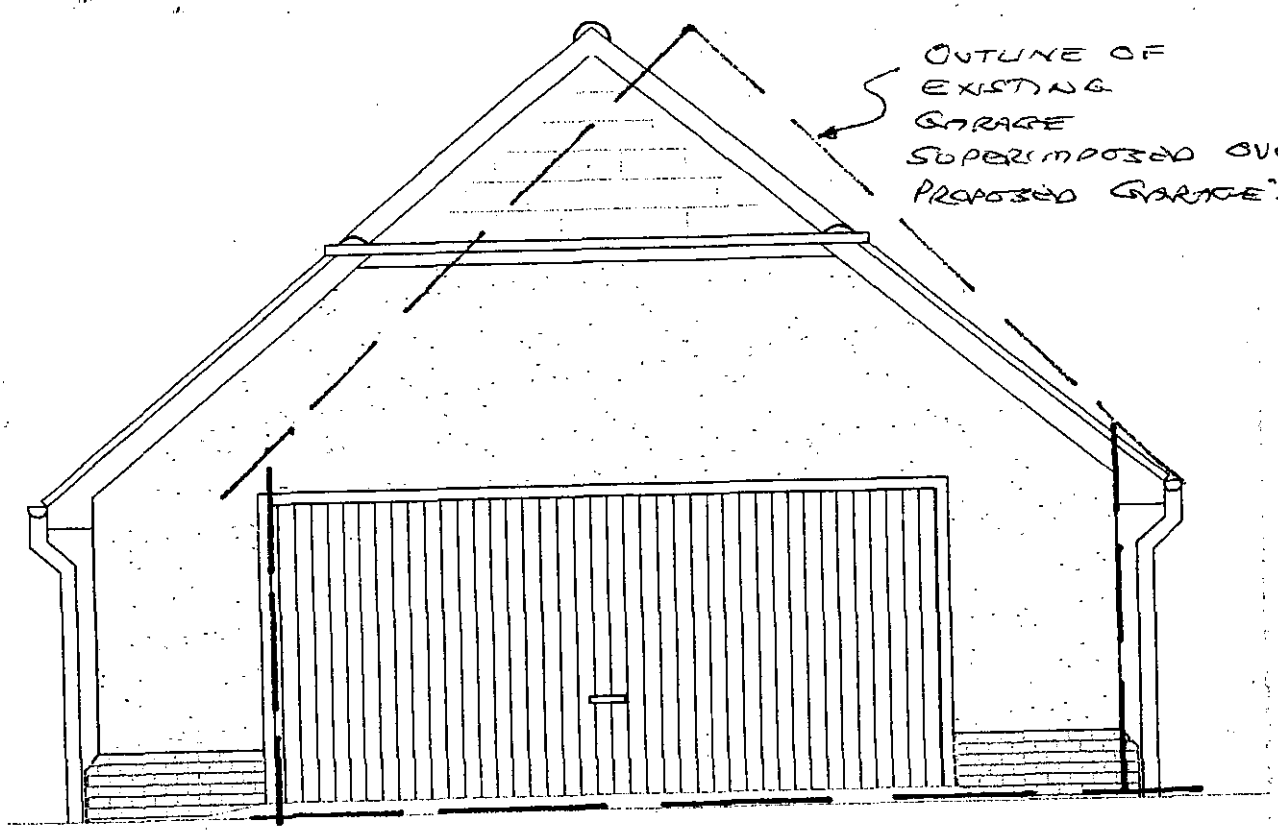
cc Mr & Mrs Popham
Howard Saunders - Wokingham District Council



REVISED PLAN

6240

20 MAY 2002



NORTH ELEVATION

APPLETREE, THAMES STREET, SONNING

REVISED PLAN

6240-1

26 MAY 2002

BS/10698

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6240

Applicant : Mr/Mrs A Popham C/O Glanville Consultants.

Location : Appletree, Thames Street, Sonning, Reading.
Proposal : Proposed erection of detached double garage with new front boundary fence and gates.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 13/5/2

Date Registered : 30/04/2002

Earliest Date for Decision : 31/05/2002

Latest Consultation Date/Site Notice Expiry Date : 31/05/2002

This application will have expired on: 25/06/2002. 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 :

Highways - conditional approval
Urban Design + Conservation Officer - C/A.
Archaeological consultant - C/A
Countryside officer - newt informative
- bat survey.

Planning Issues :

Identified settlement
Conservation Area.
Impact on Neighbouring Properties
Highway Safety.

Application Number: F/2002/6240

Appraisal :

The site is a detached dwelling with detached garage and outbuildings, situated within the identified settlement boundary + 'Conservation Area' of Sonning. This application proposes the demolition of existing garage and outbuildings and the creation of new detached double garage with new front boundary fence + gates.

Impact on neighbouring Property:
The new garage would be set 18m from the boundary with the highway and set in 1m from the 3.5m high side boundary wall with 'School Cottage'. The garage would have a pitched roof with small hips in the front + rear elevations (2.1m to the eaves, 5.1m to ridge - similar heights as existing). Due to the screening provided along this side boundary and the distance to the neighbour (9.1m) it is not considered to be overbearing. No habitable windows in School Cottage would face the garage and the development would not breach the 45° overshadowing angle with regard to the rear lounge window (primary window) in this neighbour.

Impact on Conservation Area:
Although the garage would be slightly ~~less~~ wider than the existing, it is set further back from the road with half-hipped ends, and therefore its impact on the street scene / conservation area is reduced. The front gates + boundary fence would screen the garage from the street scene. The eaves detail of the garage is to be added as a condition.
(1.9m fencing above 0.3m high brick wall base)
The proposed gates + fencing do not represent a dramatic change from the existing and are in keeping with the front boundaries found along Thames Street. Therefore no adverse impacts are considered for the conservation area.
Furthermore, there would be no detrimental loss / adverse impact on landscape features on site.

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

Highway Safety:
Our highways department see no threats to highway safety and therefore have conditionally approved the application.

Application Number F/2002/6240
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT: ~~West facing~~ roof of the West facing elevation of the ~~garage~~ garage
4	C049	R049	
5	C138	R138	
6	C128	R128	
7	C139	R139	INSERT : J.
8			No development will take place within the area indicated until the applicant has ~~secured~~ secured the implimentation of a programe of archaeological work in accordance with a written schame of investigation which has been submitted by the applicant and approved by the Planning Authority.
INFORMATIVES:			If great crested newts or bats are encountered at any point during development then all works must stop immediately + local English nature office + WDC must be informed.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6 LTU1 LBE14 LBE15
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2 WHE2 (WHE4)
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp J.S. Andrewartha
(Development Control Manager)

Date: 26/6/02

Conservation area

RECORD OF SITE VISIT

SITE ADDRESS: Appletree Thames Street Sonning Reading.

APPLICATION NUMBER: F/2002/6240

OFFICER: Louise Smith

DATE OF SITE VISIT: 13/5/25

1 SITE/STATUTORY NOTICE DISPLAYED ? –

2. DESCRIPTION OF SURROUNDINGS
Residential rd - Large + small plots - set back from rd.
Conservation area.
Large detached properties + ~~[illegible]~~ smaller terraced properties.

3. DESCRIPTION OF SITE/BUILDING
Detached dwelling. Cream render -
Building work + present
existing gge - wooden (pitched) - behind is red brick pitched roof outbuilding

4. RELATIONSHIP TO ADJOINING PROPERTIES
Large plot - House set away from site boundaries

5. SITE CONSTRAINTS

trees along first part of [illegible] side boundary

right 4m high wall next to proposed gge location

TREES N/A

ACCESS/PARKING —

LEVELS gentle slope down driveway

BOUNDARY TREATMENT existing 2m ch fence at front 0.4m brick wall beneath

OTHERS
STREET SCENE - front boundaries The Old House 2.2m wall
long acre 1.2m wall

- gges

The Old Dairy - detached pitched roof.
c. 5m back from rd behind 2m brick wall

Littlemede - double length gge 2m back from rd to front of property
0.3m wall + 2m fencing above

School cottage - double gge on front entrance - rear entry

To: Louise Smith

Date: 27 May 2002

Application number: F/2002/6240

Site address: Appletree, Thames Street, Sonning

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

For plans see Part One or Officer file

To:
Landscape

From: Louise Smith

Date: 07 May 2002

Application Number: F/2002/6240 8 MAY 2002

Proposal: Proposed erection of detached double garage with new front boundary fence and gates..

Site Address:
Appletree, Thames Street, Sonning, Reading.

Applicant:
Mr/Mrs A Popham C/O Glanville Consultants.

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

No TPO
Within Conservation Area.

Glanville

PLANNING SERVICES	HPT
POL	TLS
DC	SHF
APP	
CS	
20 MAY 2002	
COPIES TO	CWR
	FILE

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Abingdon, Oxon OX14 4RY
Tel: (01235) 833002
Fax: (01235) 835492
postbox@glanvillegroup.com
www.glanvillegroup.com

Our Ref: BS210698/SB/JJ/090

17 May 2002

Louise Smith
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Smith

APPLETREE,THAMES STREET, SONNING

Further to our meeting yesterday, please find enclosed copies of our amended drawings BS210698/113B and 114C. The amendments to the originally submitted proposals are as follows:

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✓ 2. The fencing and low level brick plinth wall have been realigned to reduce the set back at the entrance gates.

✗ 3. The plans and elevations of the garage have been amended to include for a pedestrian door opening to the south facing elevation.

With regard to the concerns over the bulk of the garage, please find enclosed photographs of the existing garage and a sketch showing the outline of the existing garage superimposed onto the north elevation of the proposed garage. From this sketch, it is clear that whilst the proposed garage is wider than the existing, there is little increase in bulk to the roof structure over door head level.

We trust the amended drawings deal satisfactorily with the concerns you had on the original submission. If there are, however, any other issues you wish to discuss, please do not hesitate to contact the undersigned.

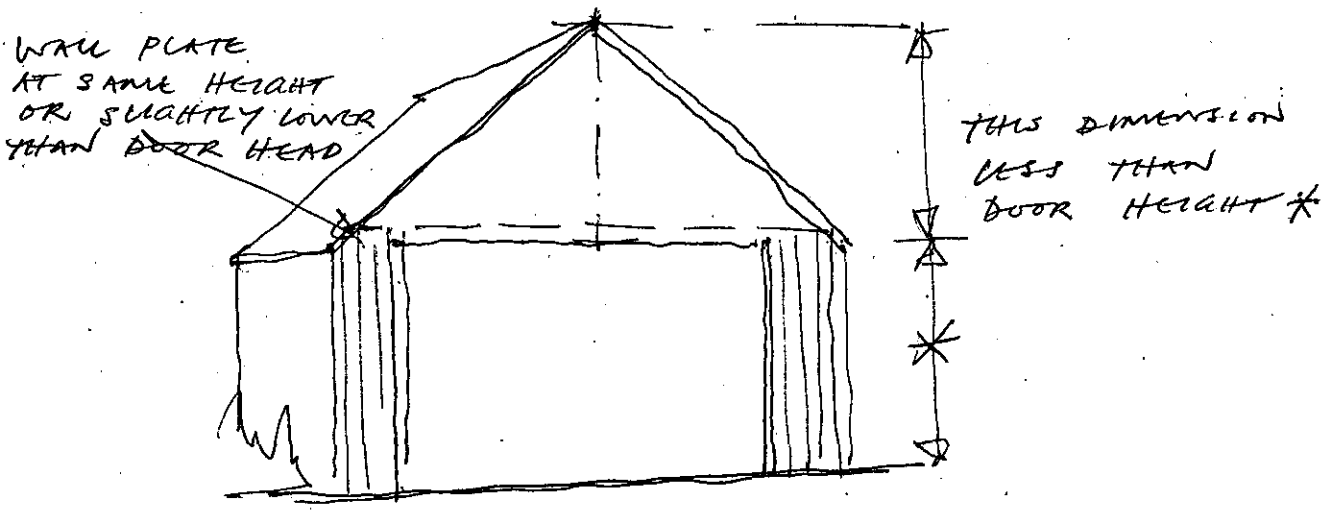
Yours sincerely

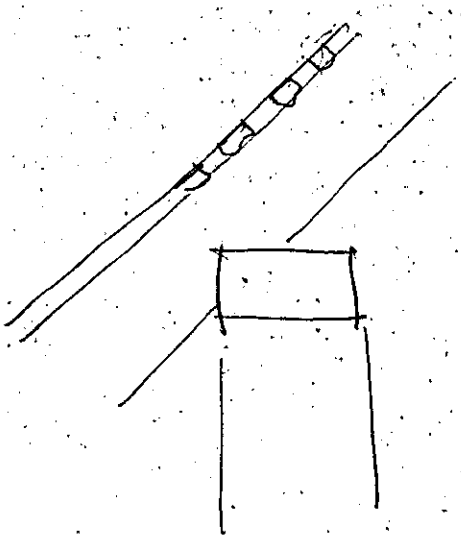
S. Berger

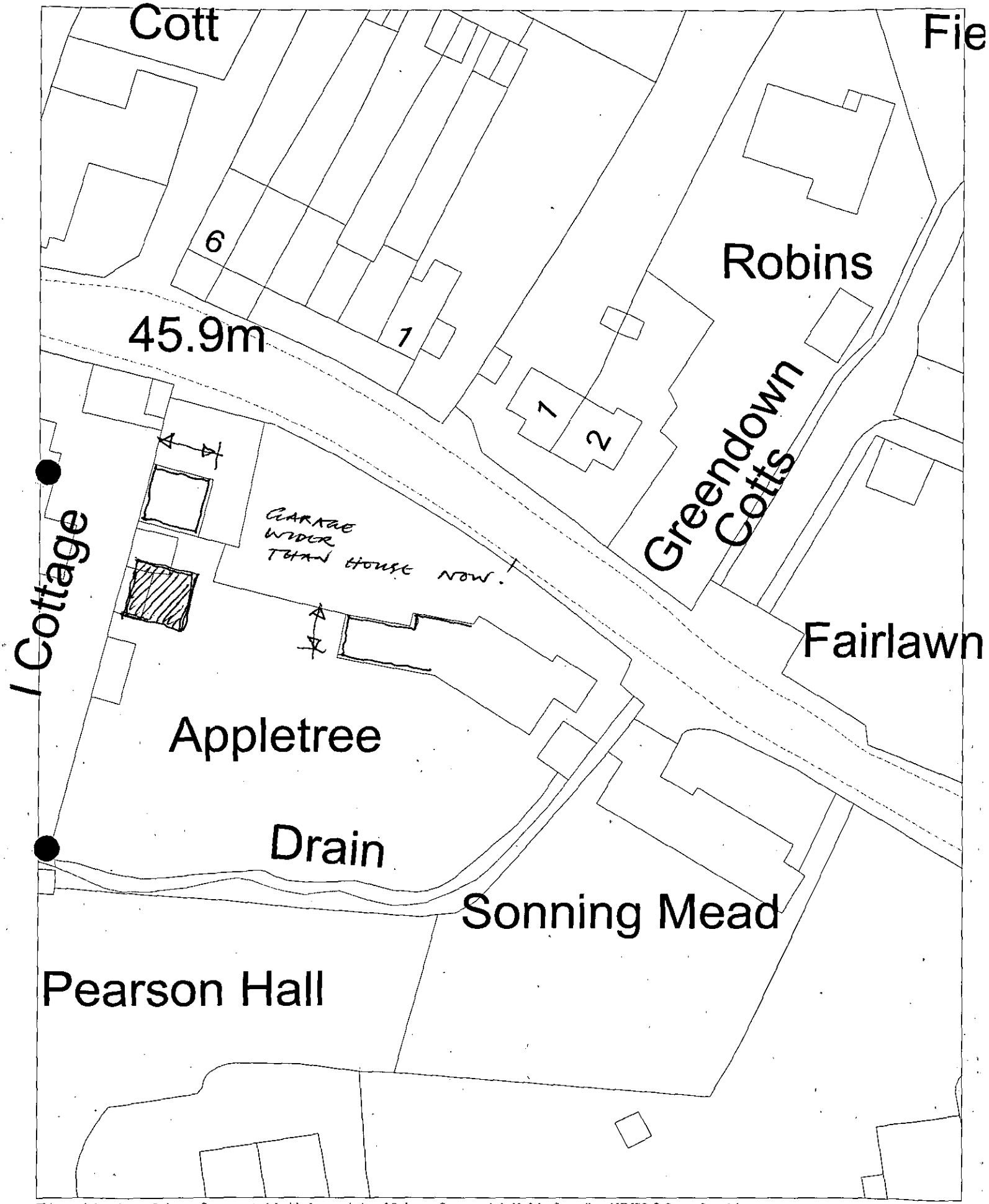
Steve Berger
Associate Director

ALTHOUGH LARGER, IT IS SET FURTHER BACK FROM ROAD AND HAS HALF-HIPPED END FACING ROAD. + NEW GATES AND FENCE. to SCREEN FROM PUBLIC VIEW.

cc Mr & Mrs Popham
Howard Saunders - Wokingham District Council


WALL PLATE
AT SAME HEIGHT
OR SLIGHTLY LOWER
THAN DOOR HEAD
THIS DIMENSION
LESS THAN
DOOR HEIGHT *





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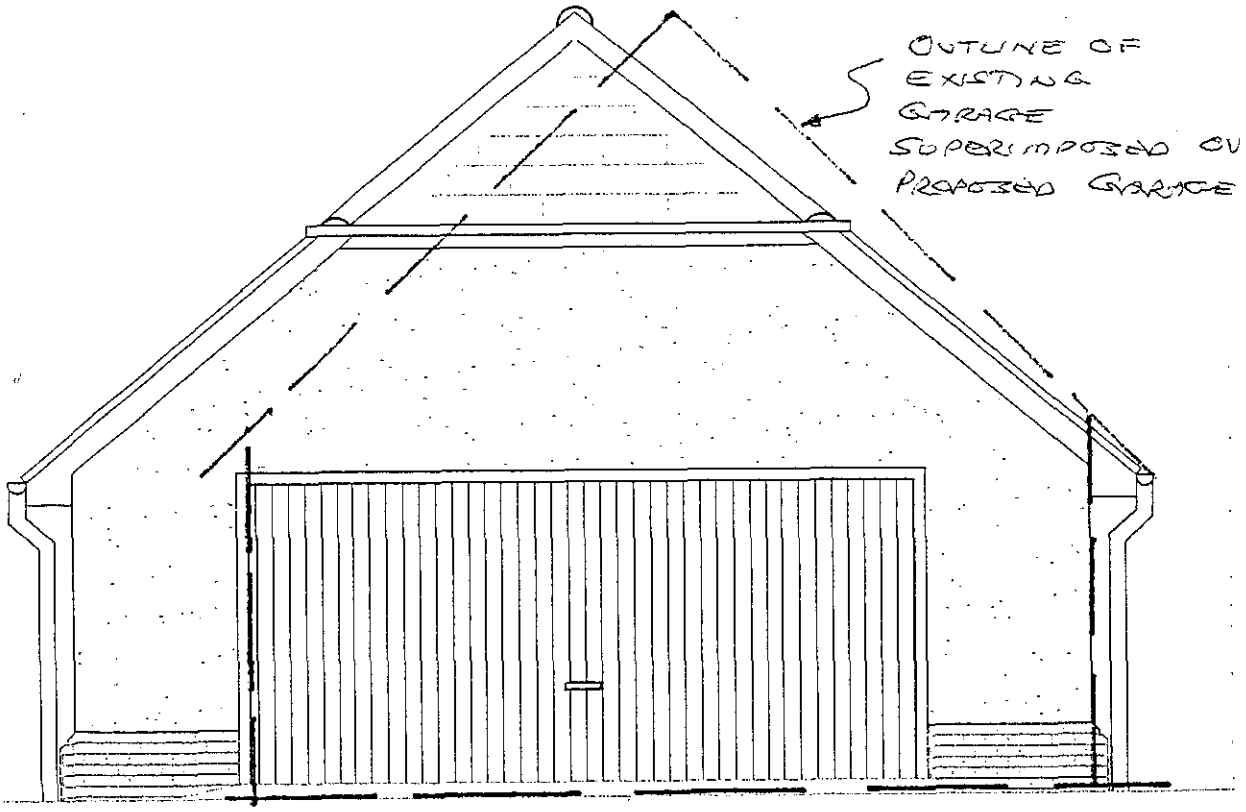
Urban Design Section, Environmental Services, Wokingham District Council.
23 May 2002 Scale: 1 : 500

N
W E
S





NORTH ELEVATION

APPLETREE, THAMES STREET, SONNING

PLANNING SERVICES	HCT
POL	[illegible]
DC	[illegible]
APP	
GS	
20 MAY 2002	
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	FILE:

BS/10698

For plans see Part One or Officer file

To:
Harold Sanders
Urban Design And Conservation Officer

From: Louise Smith

Date: 07 May 2002 ZOOC ACTN 8 - 8 MAY 2002

Application Number: F/2002/6240

Proposal: Proposed erection of detached double garage with new front boundary fence and gates..

Site Address:
Appletree, Thames Street, Sonning, Reading.

Applicant:
Mr/Mrs A Popham C/O Glanville Consultants.

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

I CONSIDER THE FENCE AND SIZE OF GARAGE IS UNACCEPTABLE IN THIS VISUALLY SENSITIVE LOCATION IN THE CONSERVATION AREA.

THE NEW FENCE SHOULD BE SPLAYED AT THE ENTRANCE TO REDUCE THE EXTENT OF 'CUT' INTO THE ROAD FRONTAGE. SOME PLANTING TO BE RETAINED.

THE PLAN FORM OF THE GARAGE (16 SQUARE) AND HEIGHT OF EAVES CREATES AN UNACCEPTABLE BULK MASS AND SCALE OF STRUCTURE.

THE UPPER SECTION MUST BE REDUCED TO PROVIDE AN ACCEPTABLE PROFILE WHEN CONSIDERED IN RELATION TO THE EXISTING GARAGE.

Harold Sanders. 16.05.02

Louise Smith

From: Andy Glencross
Sent: 13 May 2002 17:18
To: Louise Smith
Subject: PA F/2002/6240 Appletree Thames St Sonning

WOKINGHAM UNITARY
Aiming for Excellence

Hi Louise

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

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

In additon all buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **As this application involves the demolition or conversion of a barn or outhouse then surveys and mitigation strategies cannot be attached as condition of any planning permission granted.**

Attach as informative ✓

Cheers

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

PLANNING SERVICES	HPT S6388
POL	TLS
DC LS	EHF
AP	
CS	
14 MAY 2002	
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	FILE:

Our ref Kgb02

Your ref As below

13th May 2002.

Louise Smith
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Dear Louise,

APPLICATION F/2002/6240
Appletree, Thames St, Sonning

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16 Planning Conditions, Paragraph 30:

26/6 - spoke to Elizabeth for clarification - this means the site as a whole ie red lined area.

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

I refer you to the previous archaeological watching brief, which was issued on 12th November 2001.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
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Registered Office:
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Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 07 May 2002

Application Number: F/2002/6240

Proposal: Proposed erection of detached double garage with new front boundary fence and gates.

Parish: SONNING PARISH

Site Address:
Appletree, Thames Street, Sonning, Reading.

Applicant:
Mr/Mrs A Popham C/O Glanville Consultants.

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).

Comment

Gates are to be set-back a minimum of 5.0metres from the highway boundary - a plan is required showing this.

Confirmation that the replacement fence will not be erected any closer to the highway.

NB. It should be noted that the proposed position does not maximise the visibility available from the access.

Signed: _____ **Print name:** AE 9/5/02.

Application Number : F/2002/6240	**Map No : 31**
Case Officer : LS	**Site Area : 0.22**
Valid Date : 30 APR 2002	**Received Date: 27/03/2002**

Level : Delegated Application

Description : Proposed erection of detached double garage with new front boundary fence and gates.

Location : Appletree, Thames Street, Sonning, Reading.

Parish : SO Ward : SON

Applicant : Mr/Mrs A Popham C/O Glanville Consultants.

Fee Required: £95 Fee Received: £95 (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None	phoned	30/4
BLOCK PLANS	None	11/4	30/4
FORMS UNSIGNED		to follow	
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 Sonning ✓

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Dev. in Conservation Area. ✓

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 ✓

D. Pastures, A. Glencross Newsts. ✓

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

.....

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		1THAMES TERRACEREADING	RG4 6XA
		5THAMES TERRACEREADING	RG4 6XA
	1 GREENDOWN COTTAGE	1 GREENDOWN COTTAGESTHAMES STREETREADI	RG4 6UX
	2 GREENDOWN COTTAGE	2 GREENDOWN COTTAGESTHAMES STREETREADI	RG4 6UX
	PEARSON HALL	PEARSON HALLPEARSON ROADREADING	RG4 6UL
	ACRE COTTAGE	ACRE COTTAGETHAMES STREETREADING	RG4 6UR
	APPLETREE	APPLETREETHAMES STREETREADING	RG4 6UR
	FAIRLAWN	FAIRLAWNTHAMES STREETREADING	RG4 6UR
	ROBINS	ROBINSTHAMES STREETREADING	RG4 6UR
	SCHOOL COTTAGE	SCHOOL COTTAGETHAMES STREETREADING	RG4 6UR
	CHERRY TREE COTTAGE	CHERRY TREE COTTAGETHAMES TERRACEREADI	RG4 6XA
	LANE END COTTAGE	LANE END COTTAGETHAMES TERRACEREADING	RG4 6XA
	NUTSHELL	NUTSHELLTHAMES TERRACEREADING	RG4 6XA
	PAX COTTAGE	PAX COTTAGETHAMES TERRACEREADING	RG4 6XA
SONNING WORKING MENS CLUB			RG4 6UL
	SONNING MEAD	SONNING MEADTHAMES STREETREADING	RG4 6UR

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

Tel: (0118) 974 6463

Date: 07 May 2002

My ref: F/2002/6240

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6240
Appletree, Thames Street, Sonning, Reading.
Proposed erection of detached double garage with new front boundary fence and gates.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6240**
Appletree, Thames Street, Sonning, Reading.
Proposed erection of detached double garage with new front boundary fence and gates.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

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

Signed: _____ Date: _____

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

Received by Wokingham District Council

Application No: F/2002/6240

Proposal:
Proposed erection of detached double garage with new front boundary fence and gates.

Location:
Appletree, Thames Street, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6240 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 31/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

07 May 2002

ADDRESS APPLETREE THAMES STREET PARISH SONNING

ORD. SHEET No. SU7575 (31)

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/5168	Mr. & Mrs. Popham	1st Floor side ext + S/St front ext	25.1.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02/6240

Glanville

PLANNING SERVICES	HPT
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DC	
APP	
CS	
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Corinthian Court, 80 Milton Park
Abingdon, Oxon OX14 4RY
Tel: (01235) 833002
Fax: (01235) 835492
postbox@glanvillegroup.com
www.glanvillegroup.com

Our Ref: BS210698/SB/MS/072

29 April 2002

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

30.APR.2002 6240

Dear Sir

APPLETREE, THAMES STREET, SONNING-ON-THAMES

We refer to our letter dated 25 March 2002 enclosing the Planning Submission for the new double garage at the above property.

We now enclose the following additional details as requested in a recent telephone conversation;

1. 6 No. copies of the site plan BS210698/114B at a scale of 1:500, which has been amended to show the adjacent buildings.

2. 6 No. copies of a site location plan at a scale of 1:1250.

We trust the enclosed provides you with the additional information you require and look forward to receiving confirmation of the registration of the application in due course.

Yours faithfully

S. Berger

Steve Berger
Associate Director

6240

Glanville

Corinthian Court, 80 Milton Park
Abingdon, Oxon OX14 4RY
Tel: (01235) 833002
Fax: (01235) 835492
postbox@glanvillegroup.com
www.glanvillegroup.com

Our Ref: BS210698/SB/MS/054

25 March 2002

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

30 APR 2002 6240

Dear Sir

APPLETREE, SONNING-ON-THAMES, BERKSHIRE

Please find enclosed a Planning Application in respect of the above property. The details enclosed are as follows:

1. 6 No. copies of the Householder Planning Application Forms.
2. Application fee in the sum of £95.00.
3. 6 No. copies of Glanville Consultants' drawings BS210698/113A and 114A.
4. 6 No. copies of Glanville Consultants' Summary of Proposals.

We trust you find the application in order and look forward to hearing from you in due course.

Yours faithfully

Steve Berger
Associate Director

Enc

SUMMARY OF PROPOSALS FOR NEW DOUBLE GARAGE AND ALTERATIONS TO ACCESS/FRONT BOUNDARY

Existing Buildings

1. The existing garage structure is badly sited within the existing plot leaving insufficient space for vehicles to turn around within the boundaries of the site. The garage structure itself is out of keeping with the other properties in the area and the adjacent listed building, School Cottage.

2. There are a number of small outbuildings to the rear of the garage and adjacent to the west boundary wall with School Cottage. These outbuildings are generally in a poor structural condition and consequently of limited use.

Proposed Double Garage

3. Th proposal under this Planning Application is for the demolition of the existing garage and outbuildings and construction of a new double garage. The siting of the new garage is to be further back from the existing position thereby improving and enlarging the parking and turning area for vehicles entering and leaving the property.

4. The ridge line of the existing garage structure is approximately 5.2m high. The ride line of the proposed new double garage will not exceed 5.2m and as ground levels fall by around 700mm from the site entrance to the proposed garage position, the new garage will be significantly less prominent.

5. The proposed double garage is to be constructed approximately 1.0m from the existing boundary wall with School Cottage. At the position proposed for the new garage, the boundary wall increases to a height of around 3.5m. Consequently, the proposals should not result in any loss of amenity to the Adjoining Property.

Proposed Boundary/Access Alterations

6. The existing front boundary alignment currently restricts visibility onto Thames Street and vehicle movements out of the site are potentially hazardous. The proposals therefore include for the realignment of the boundary to improve visibility sight lines to on-coming traffic.

7. Electrically controlled hardwood timber gates are to be installed within the realigned boundary. The gates are to be positioned at a suitable distance set back from the road to ensure that any cars entering the site do not restrict traffic flow on the main highway.

8. As part of the general upgrading works to the external areas of the property, it is also proposed to replace the existing timber fence to the front boundary with a new fence of a similar height. The new fence, entrance gates and the door to the double garage will all be to the same design in a hardwood timber (Iroko).

30.APR.2002 6240

DELEGATED

Environmental Services

For office use only. Application number: 30.APR.2002 6240

Householder planning application form

DELEGATED WOKINGHAM DISTRICT COUNCIL

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	MR AND MRS A PORHAM
	Address and postcode	APPLETREE THAMES STREET SONNING BERKSHIRE RG4 6UR
	Phone number	
2	Agent's Name	GLANVILLE CONSULTANTS
	Address and postcode	CORINTHIAN COURT 80 MILTON PARK ABINGDON, OXON OX14 4RY
	Phone number	01235 833002
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.	APPLETREE THAMES STREET SONNING BERKSHIRE RG4 6UR
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW DOUBLE GARAGE AND ALTERATIONS TO ACCESS/ FRONT BOUNDARY
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.	CLAY ROOF TILES TO MATCH MAIN HOUSE ROOF PAINTED RENDER FINISH TO MATCH MAIN HOUSE ELEVATIONS
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: N/A	Proposed: N/A
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.		
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

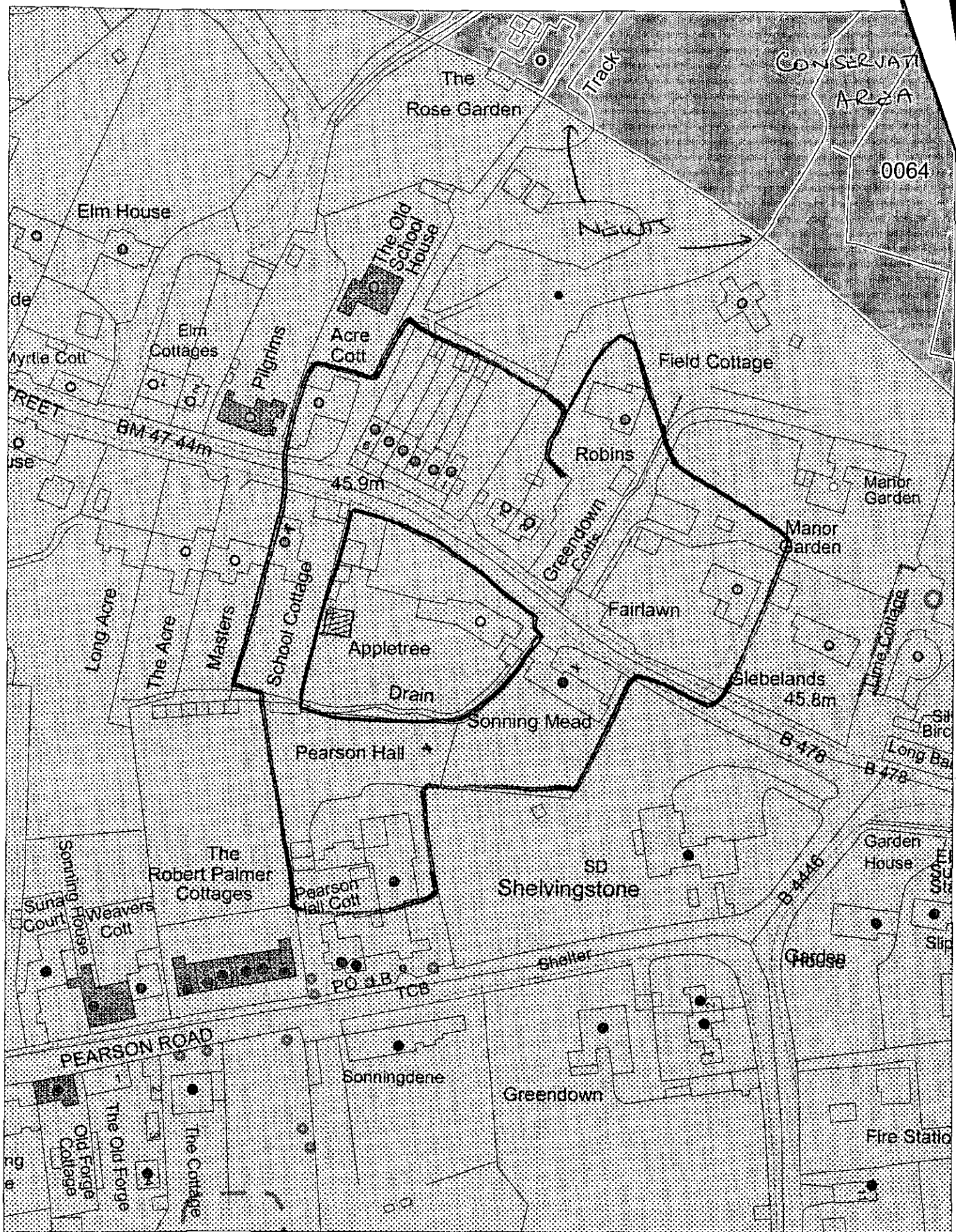
None of the land forms part of an agricultural holding.

Your signature: Glanville Consultants

on behalf of MR AND MRS ADAMS

Date 18/3/02

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



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2002 Scale: 1 : 1250

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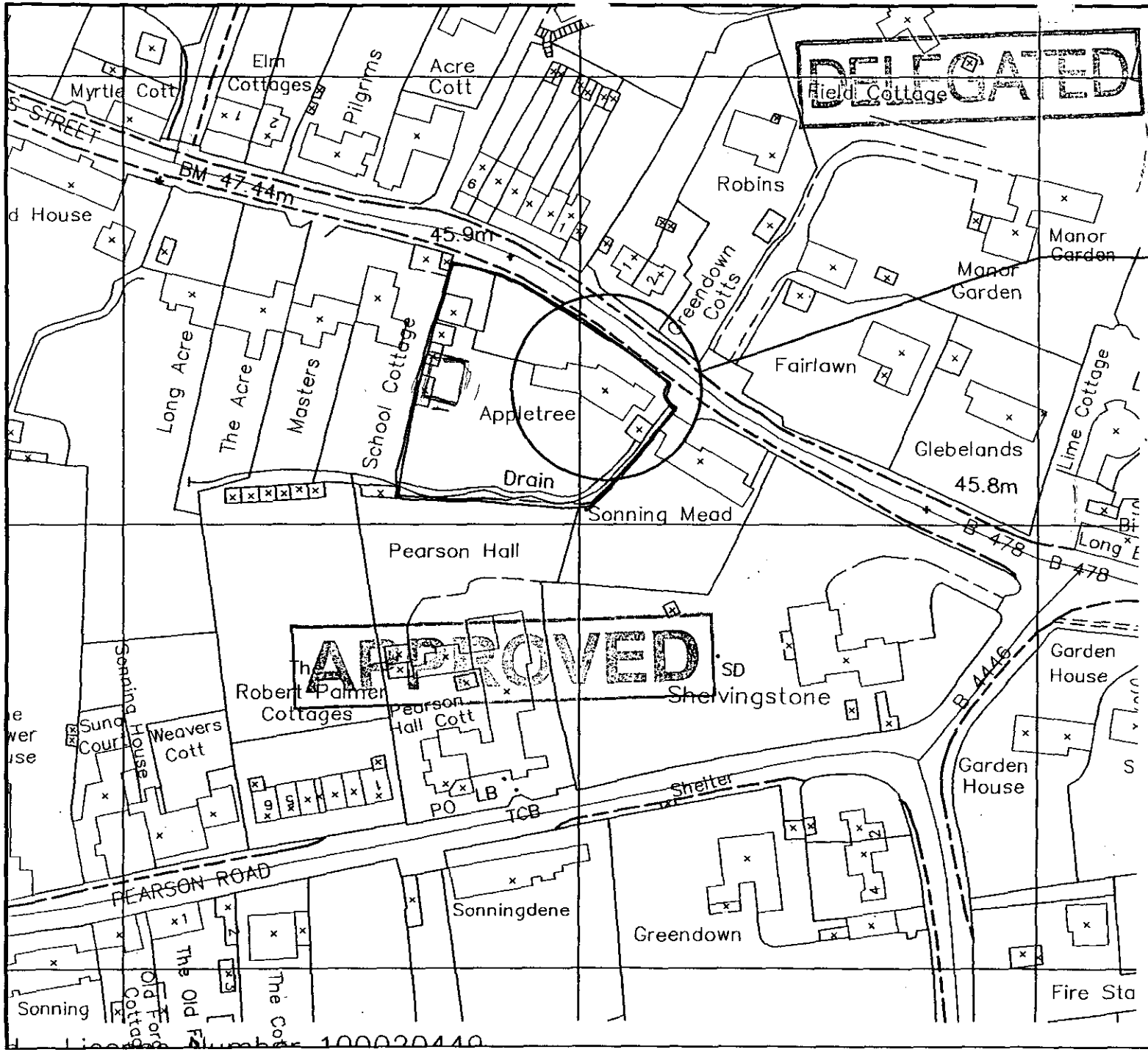

30 APR 2002 C240

PLANN
PO
LS
30 APR 2002
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SITE LOCATION PLAN SCALE 1:1250
O.S. Extract Ref No SU7575
O.S. Co-Ordinates 475500/175300
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Glanville Consultants
Corinthian Court
80 Milton Park, Abingdon
Oxfordshire OX14 4RY
Telephone (01235) 833002 Facsimile (01235) 835492
E-mail: engineers@milton.glanconsult.co.uk

- ☐ Civil and Structural Engineers
- ☐ Roofing and Cladding Specialists
- ☐ Subsidence Specialists
- ☐ Land Surveyors
- ☒ Building Surveyors
- ☐ Highway and Traffic Engineers

Client :

Project :
APPLETREE, THAMES TREE
SONNING-ON-THAMES

Title :
OS MAP

Project Engineer :	Scale	1:1250
Project Director :	Date	

Drawing No. BS210698/03 Revision